



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 32022-004 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
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- ☐ APPLICATIONS
- ☐ RECEIPT
- ☐ LOCATION MAP
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- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION

LOT

BLOCK

GENERAL LOCATION FARMIN & JACKSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ?

CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING

PROPOSED USE

ACREAGE .74 ACRES

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER MIKE & MARY FRASIER

☐ APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

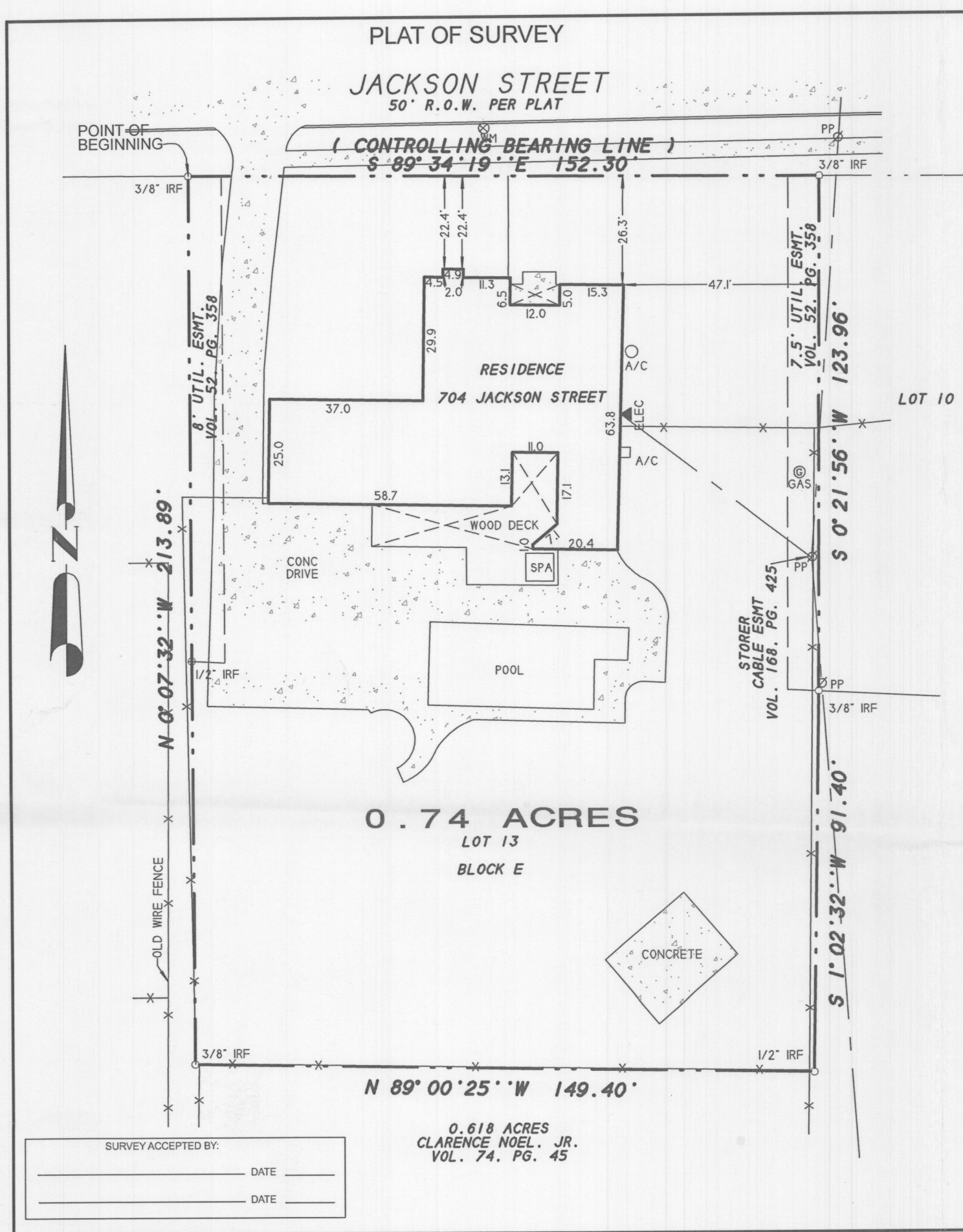
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of February, 2016.

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



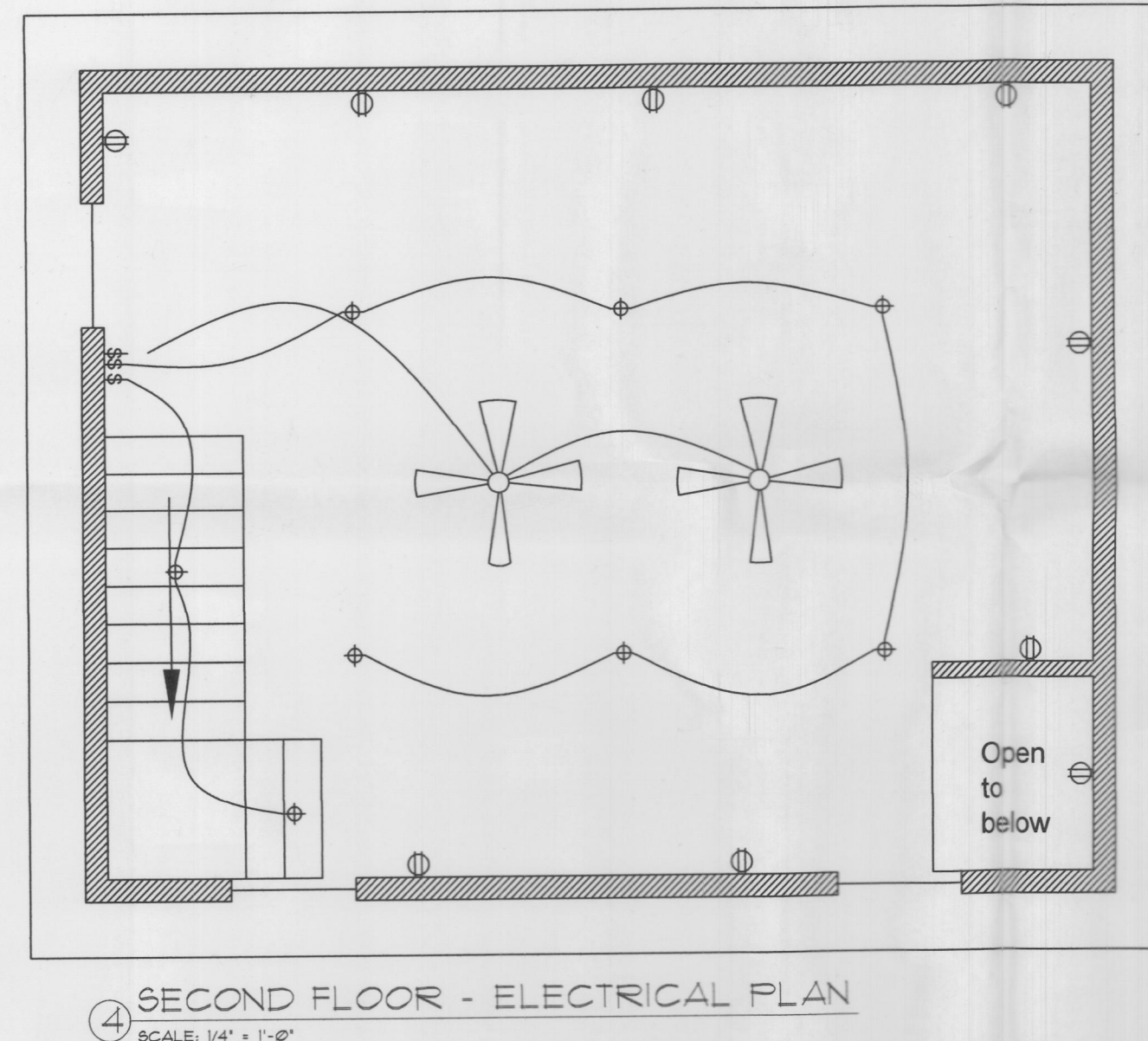
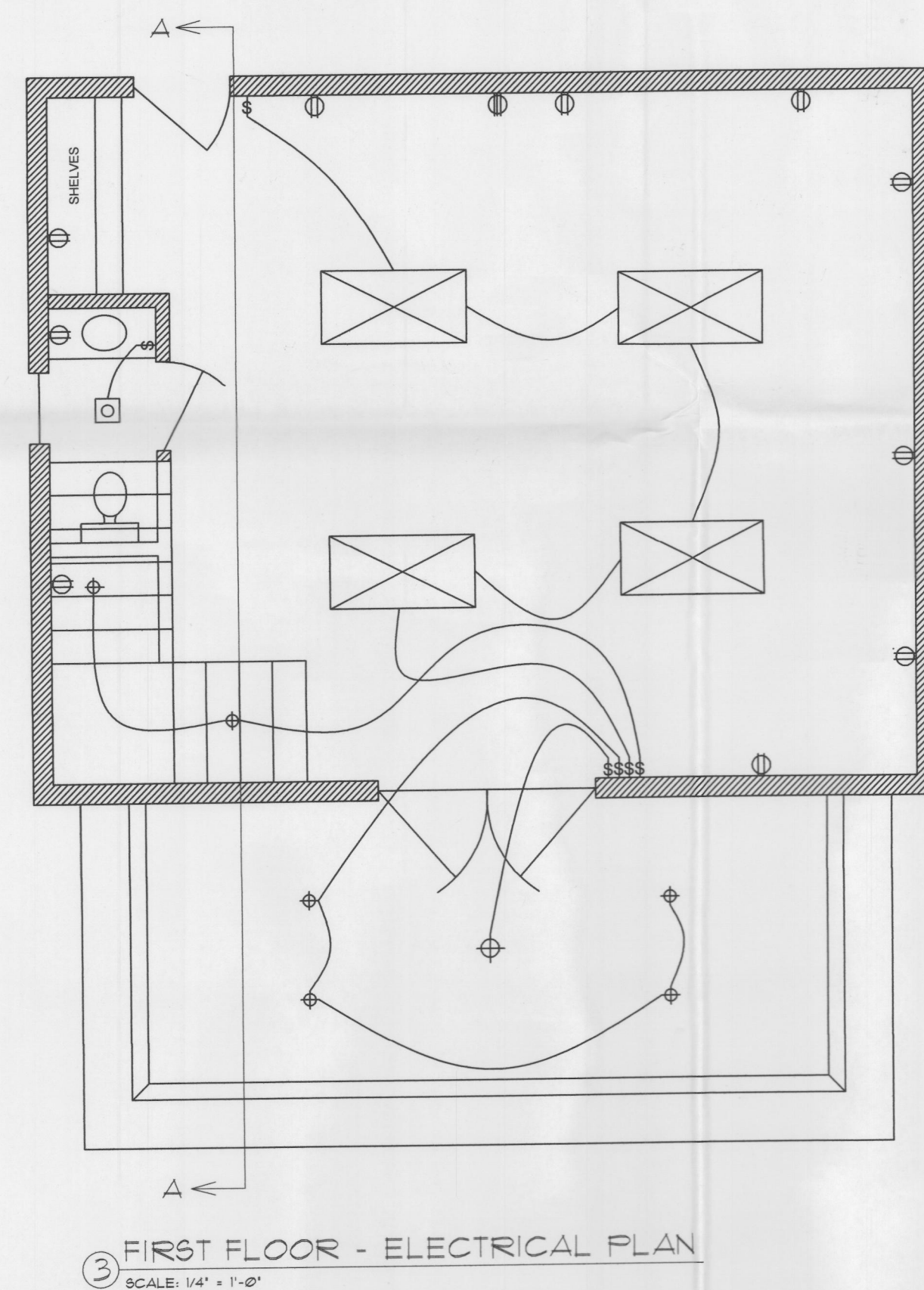
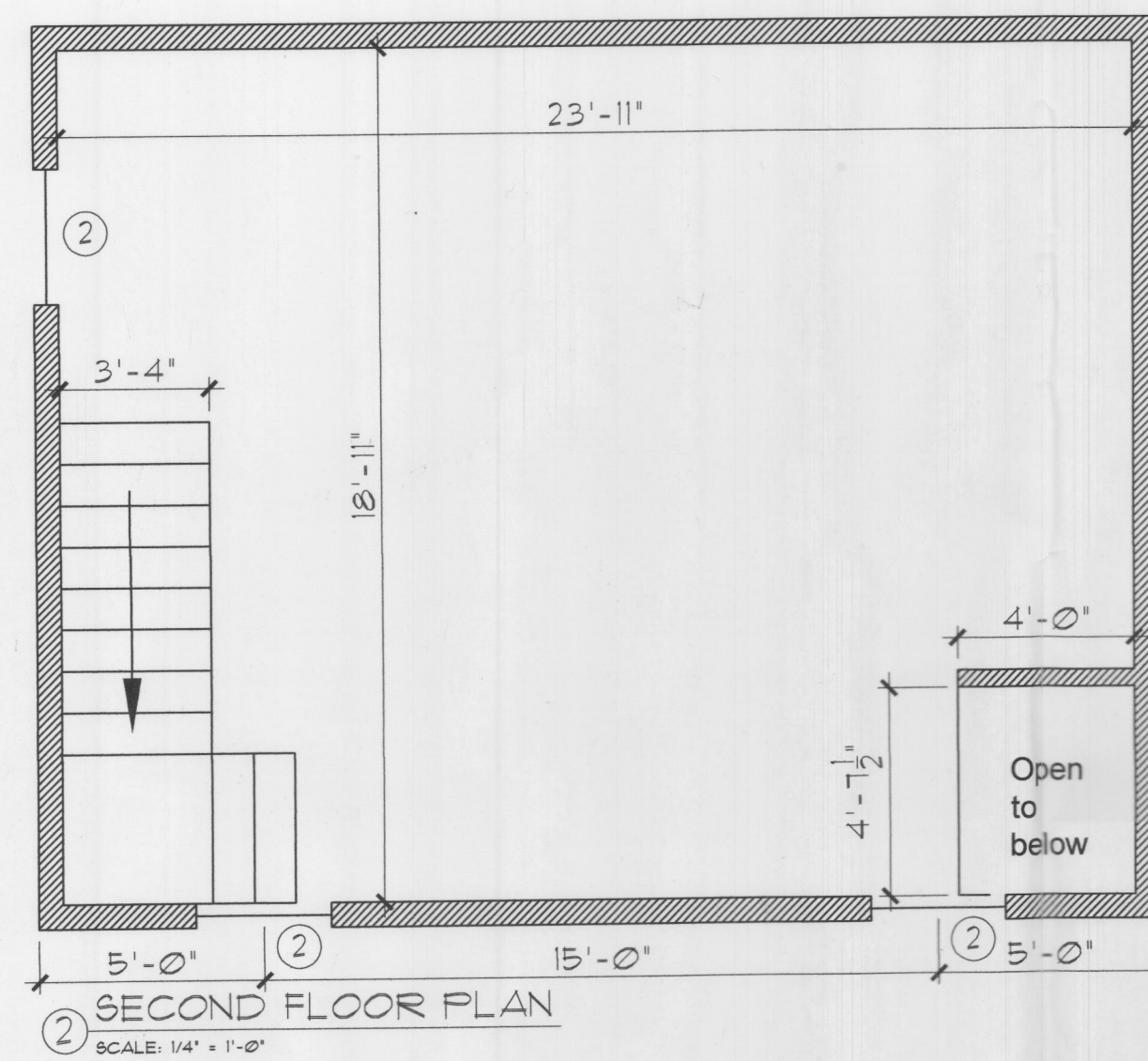
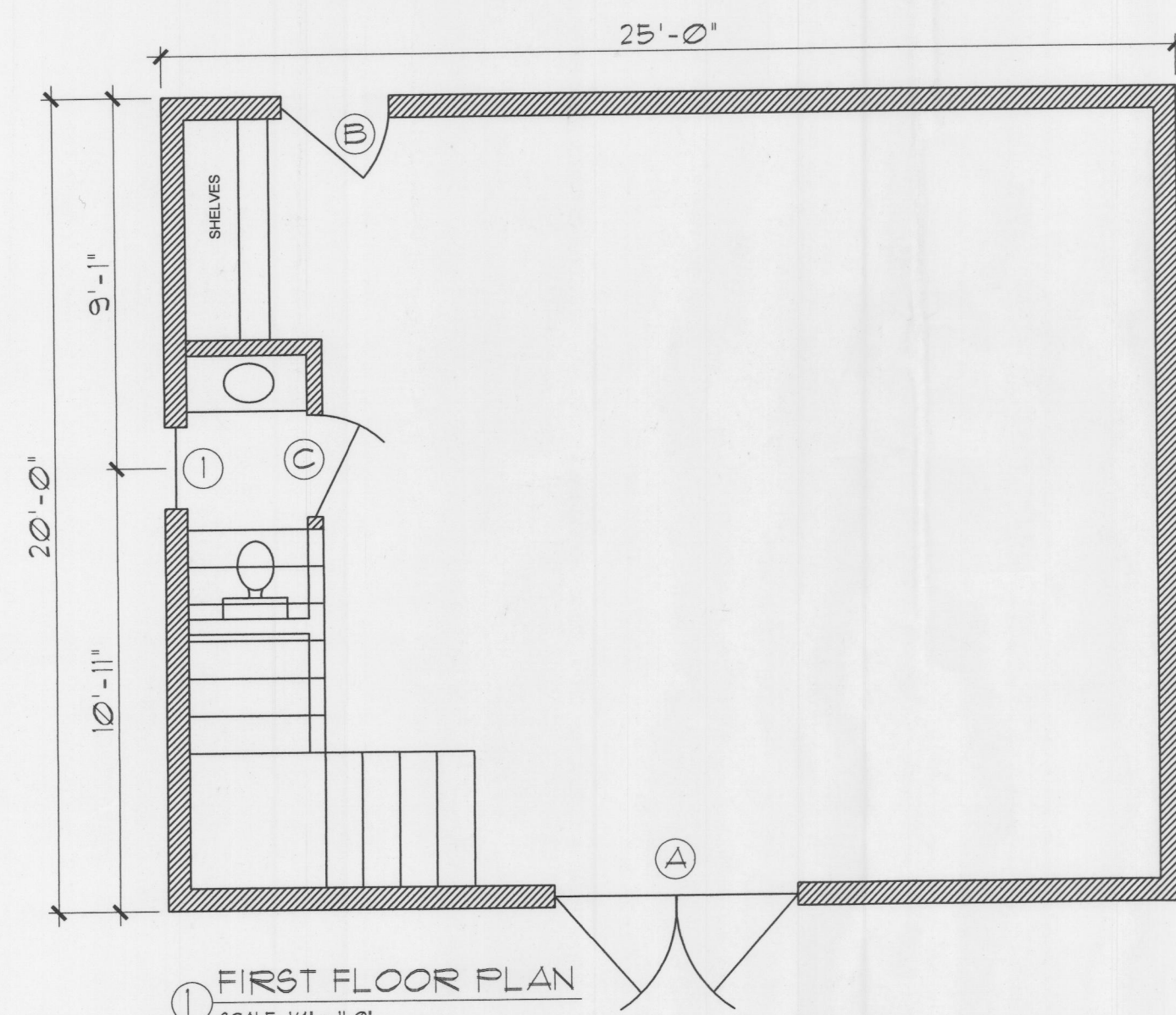
SYMBOL LEGEND									
TV	GAS	TEL	FH	PP	ELEC	ELEC	WM	LP	1/2" IRF
CABLE RISER	METER	RISER	HYDRANT	POLE	METER	BOX	METER	POLE	IRON ROD FOUND
						SUBSURFACE			(CORNER)
						JUNCTION BOX			
-X-									
FENCE									

SURVEY DATE FEBRUARY 12, 2016
SCALE 1" = 30' FILE # 20001339-F
CLIENT FRASIER GF# NONE

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

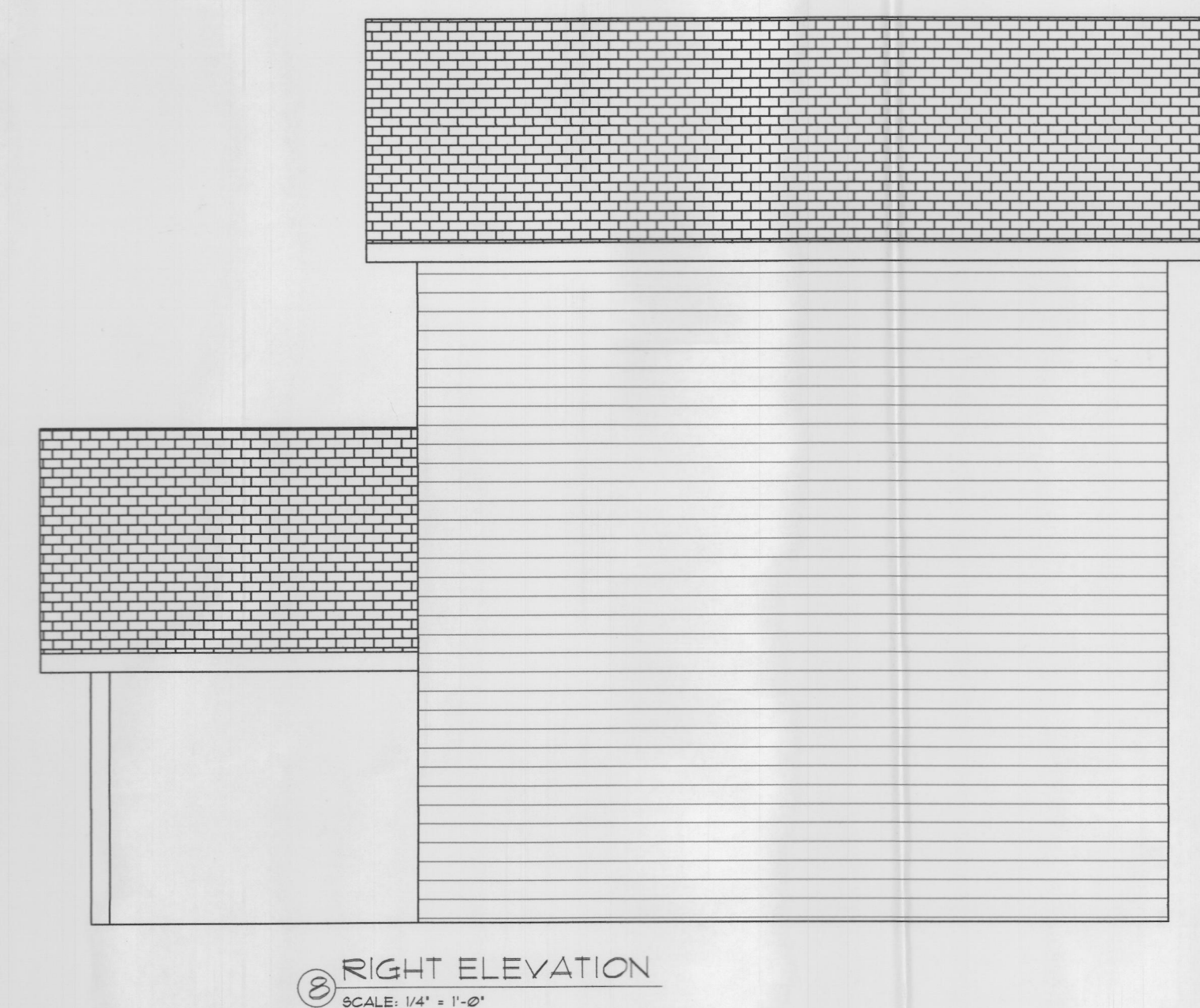
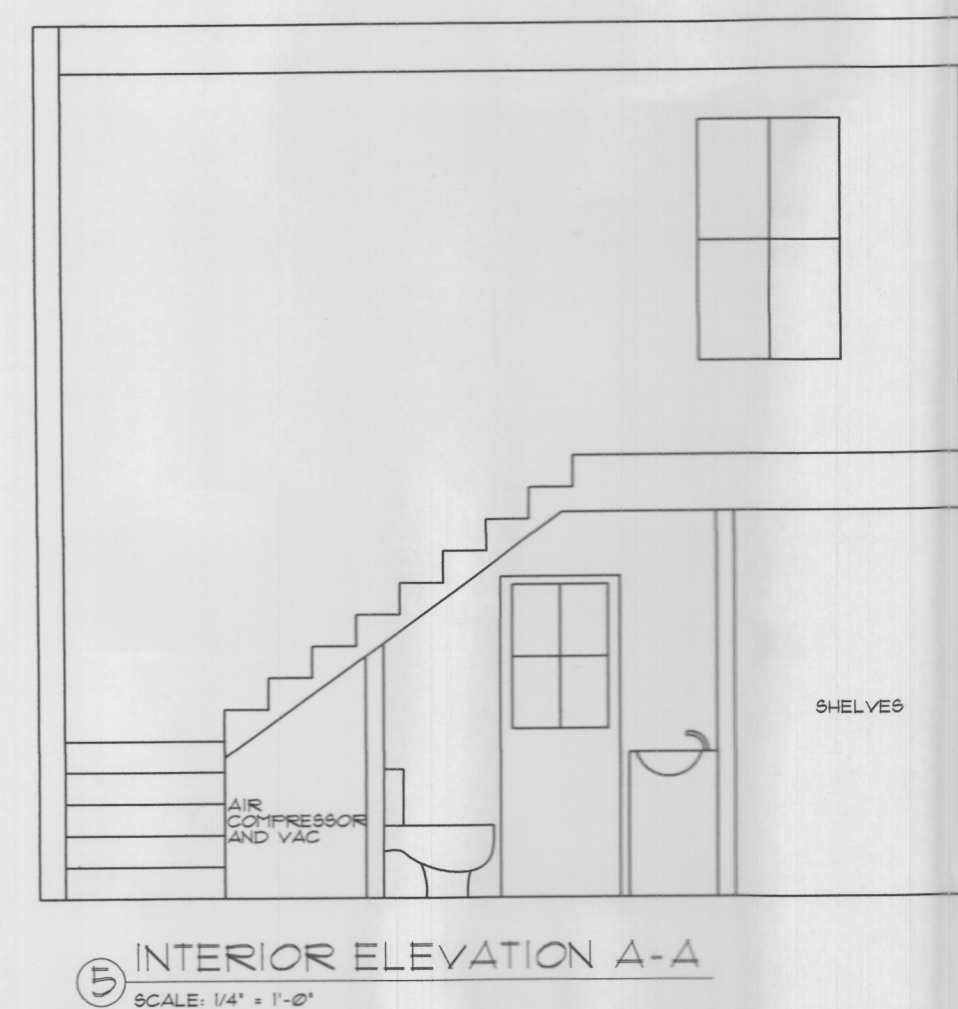


WINDOW & DOOR SCHEDULE

A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

ELECTRICAL LEGEND

⌘	SWITCH
⊕	110 OUTLET
⊖	220 OUTLET
⊗	FAN
⊕	CEILING FIXTURE
⊗	FLUORESCENT
⊖	EXHAUST FAN W/LIGHT



SHOP PLANS
FRASIER RESIDENCE
104 JACKSON ST.
ROCKWALL, TEXAS 75087

TITLE:
PLANS / ELEVATIONS
SCALE:
AS SHOWN

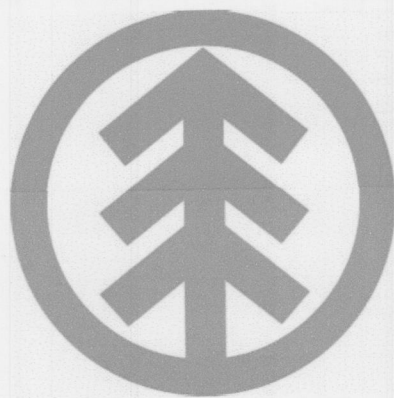
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
09/03/20

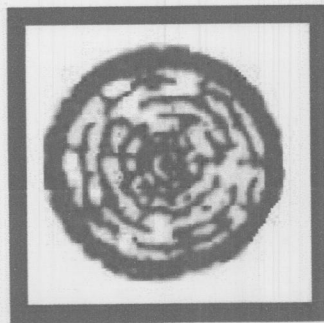
REVISION DATE:

SHEET
A1

JOB NO.
15820CAD



Boise Cascade
Engineered Wood Products



OLDHAM LUMBER CO.
The Finest From The Forest Since 1921

DESIGN LOADS

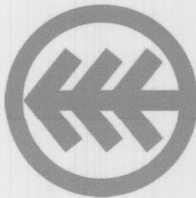
LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions: BY:

Boise Cascade



NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been check by Boise Engineering.

**OLDHAM
FRASIER**
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS

BC FRAMER

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

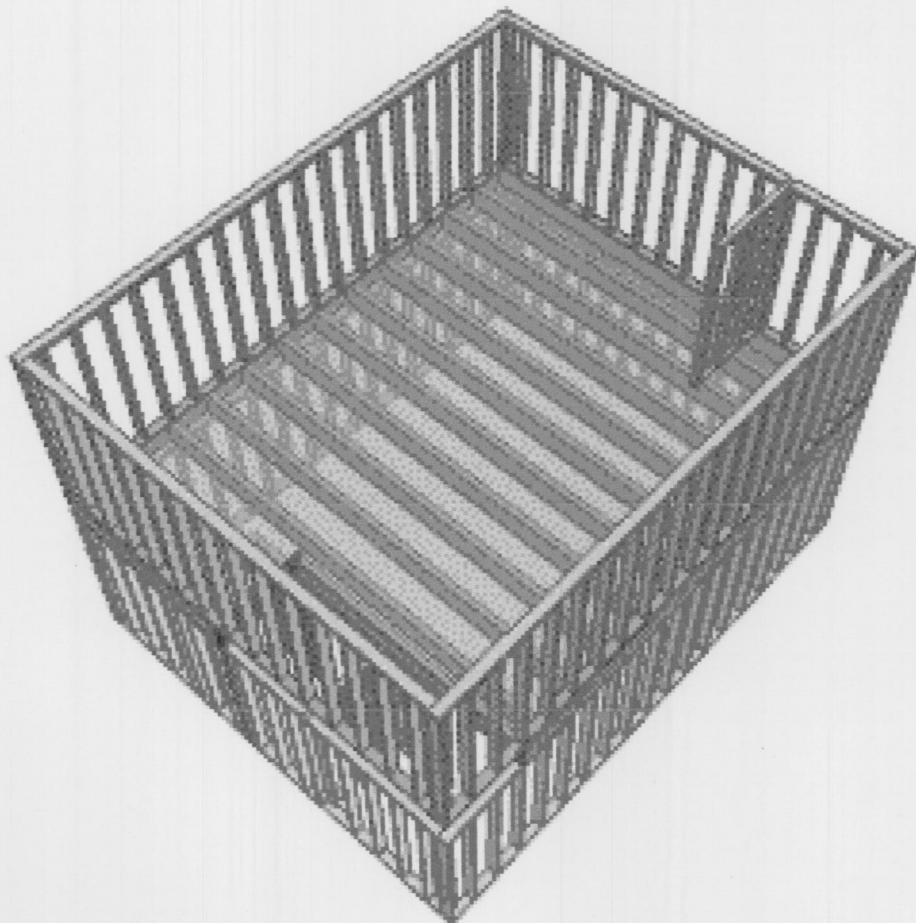
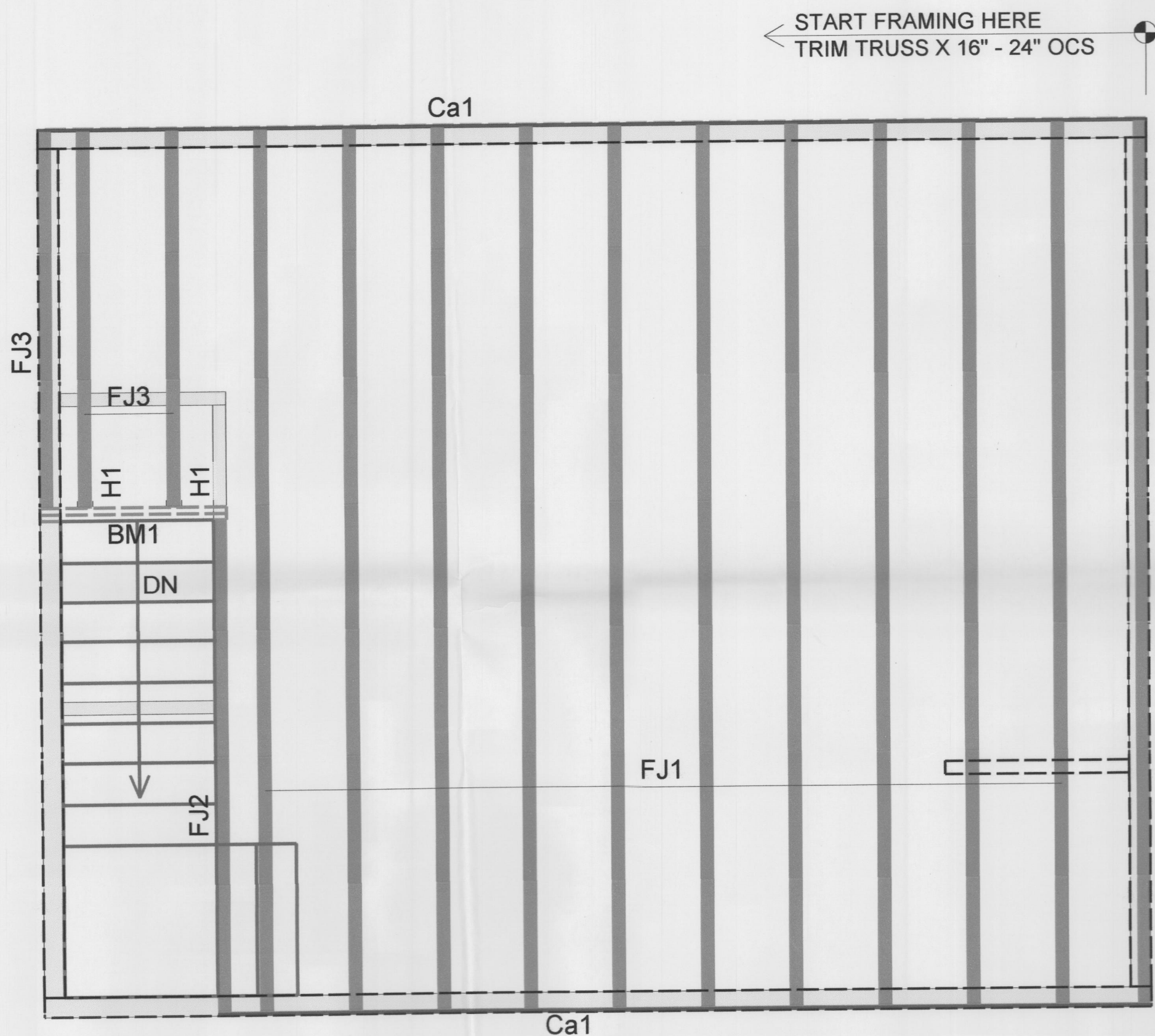
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

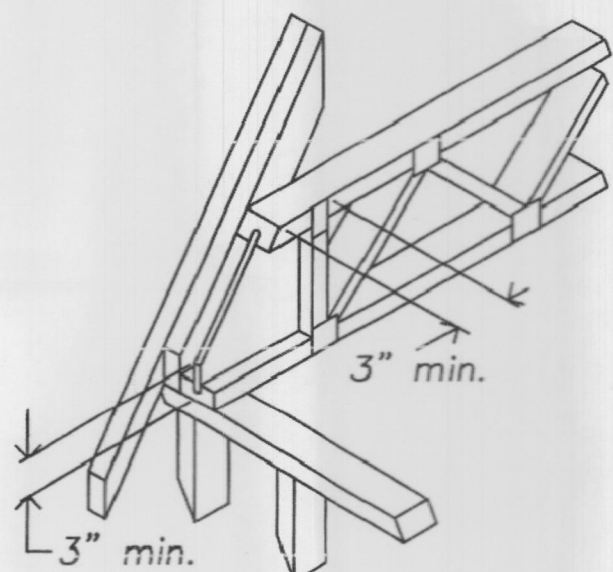
Sheet: 1/1



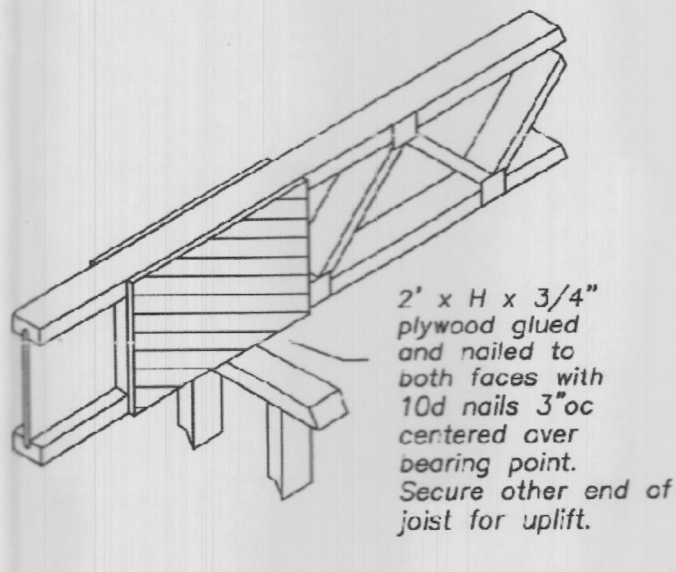
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

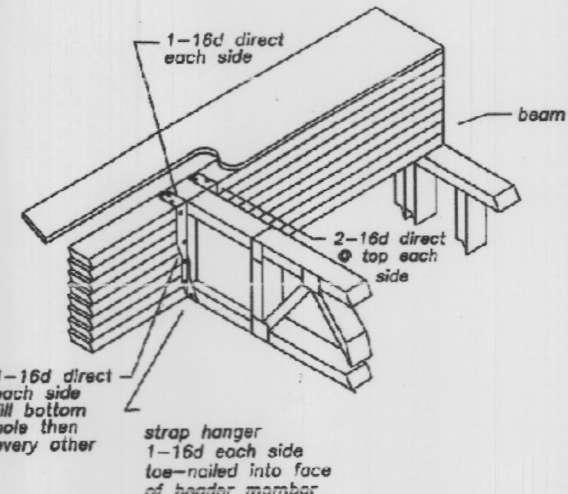
Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None



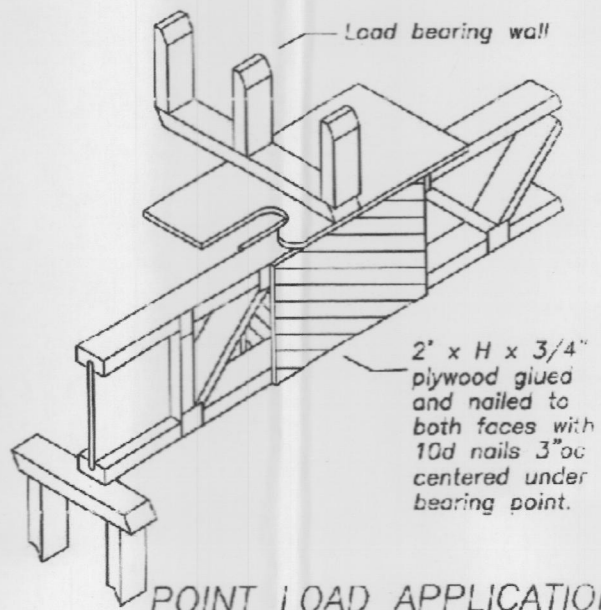
RAFTER CUT



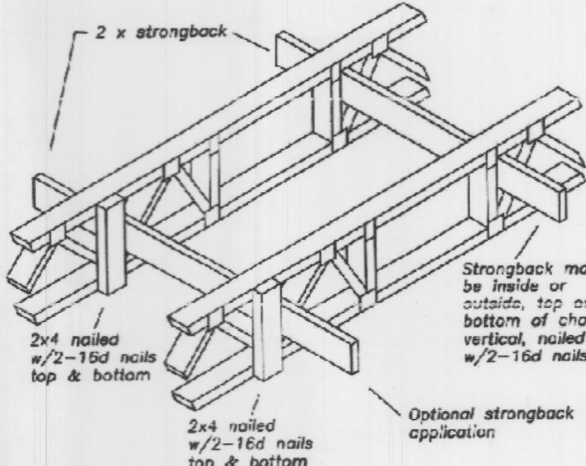
CANTILEVER JOIST



HANGERED JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION



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- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
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NOTES: _____

ZONING MAP UPDATED _____



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LOT

BLOCK

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CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING

PROPOSED USE

ACREAGE .74 ACRES

LOTS [CURRENT]

LOTS [PROPOSED]

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☒ OWNER MIKE & MARY FRASIER

☐ APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING.COM

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

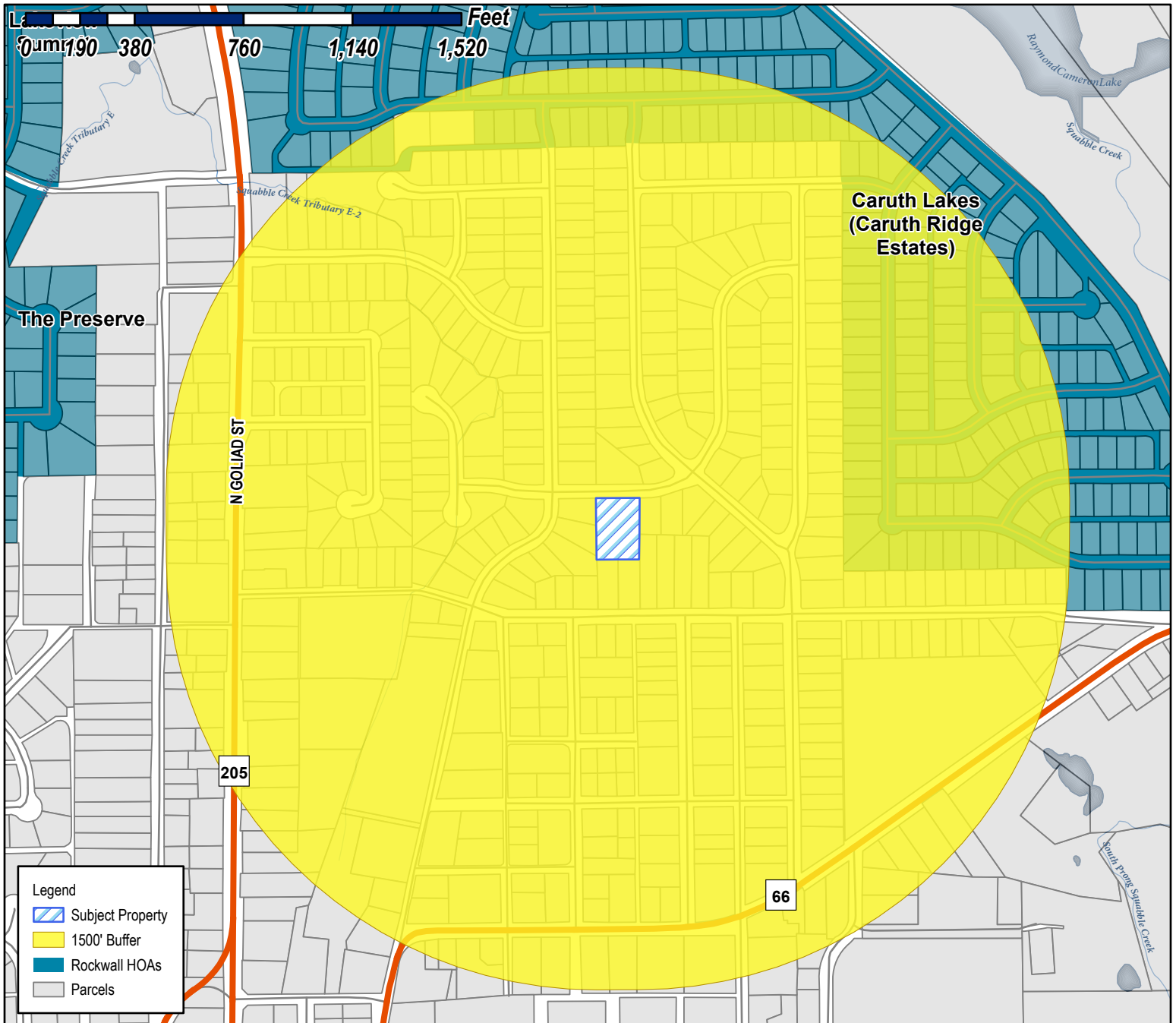




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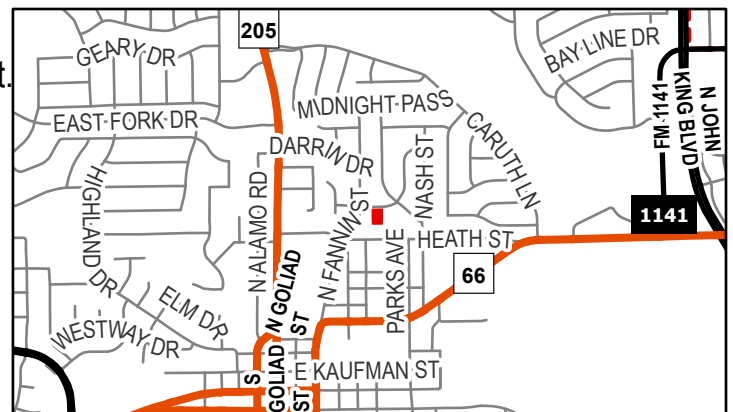
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Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.

Date Saved: 1/14/2022

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

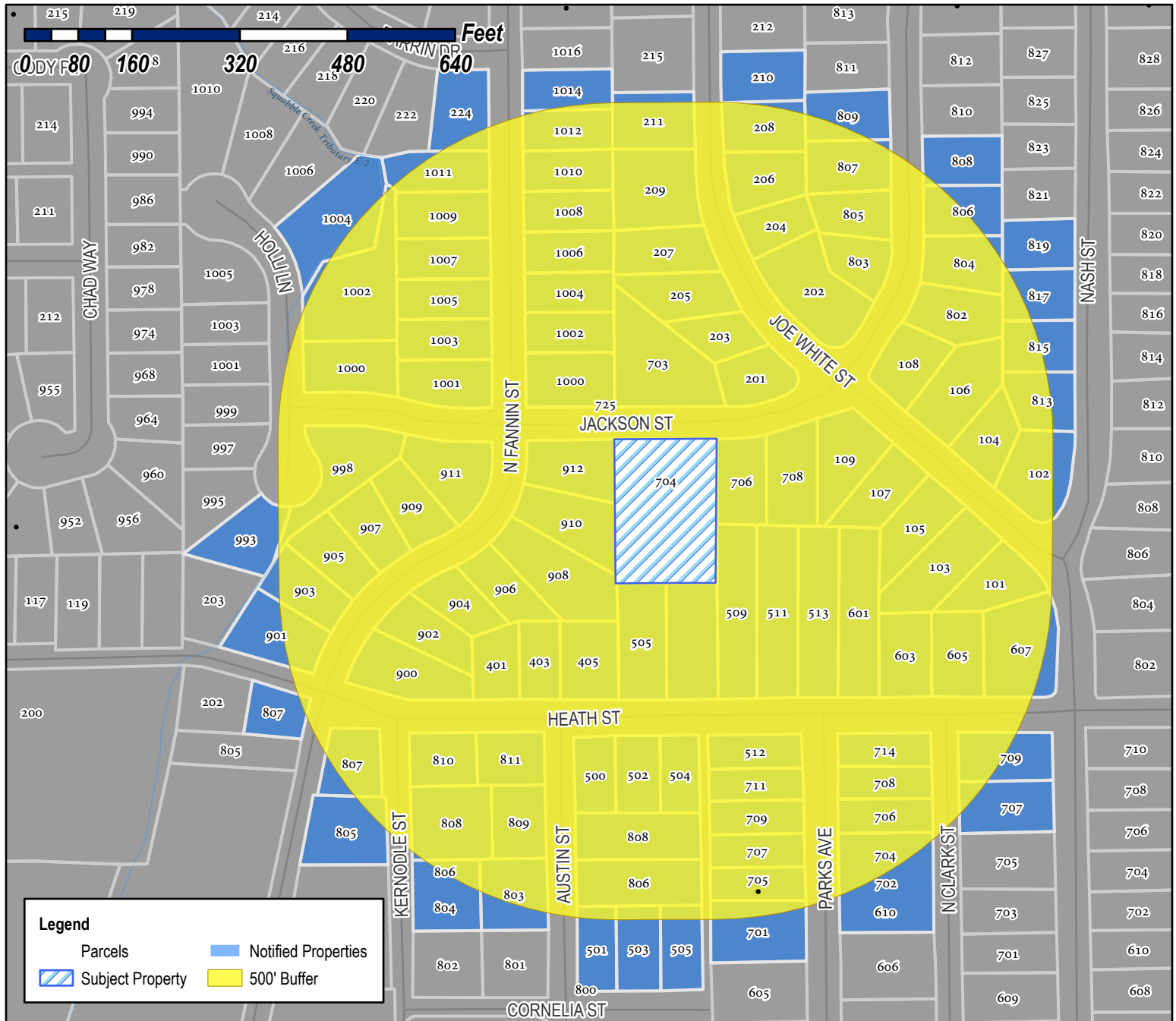




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HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE
224 DARRIN DRIVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

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

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

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

SOJOURN FARMS LLC SERIES A
1578 FM 1141
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
10713 MEADOWBROOK BV
FORNEY, TX 75044

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

ISELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

BROWN GARI K
807 JACKSON ST
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC
805 JACKSON ST
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD
STE A-66
ROCKWALL, TX 75032

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

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

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

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

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

MACCORMACK BRENDA & JOHN
207 JOE WHITE ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY 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

SEAMAN WANDA L
1611 STONEYBROOK DR
ROCKWALL, TX 75087

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

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

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087
BAUTISTA TEOBALDA SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

BRIGHTMEADOW LLC
ONE BRIGHT MEADOW RD
ROCKWALL, TX 75032

HALEY DAVID G ETUX
1001 N FANNIN ST
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

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

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

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

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

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

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE
210 JOE WHITE ST
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
602 N VICTORIA RD LOT 172
DONNA, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75087

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

BAF 3 LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

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

HELMS MIKEL B
206 JOE WHITE STREET
ROCKWALL, TX 75087

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

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY
#110
RICHARDSON, TX 75087

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

PUBLIC NOTICE



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

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

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

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 22, 2022 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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Please place a check mark on the appropriate line below:

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

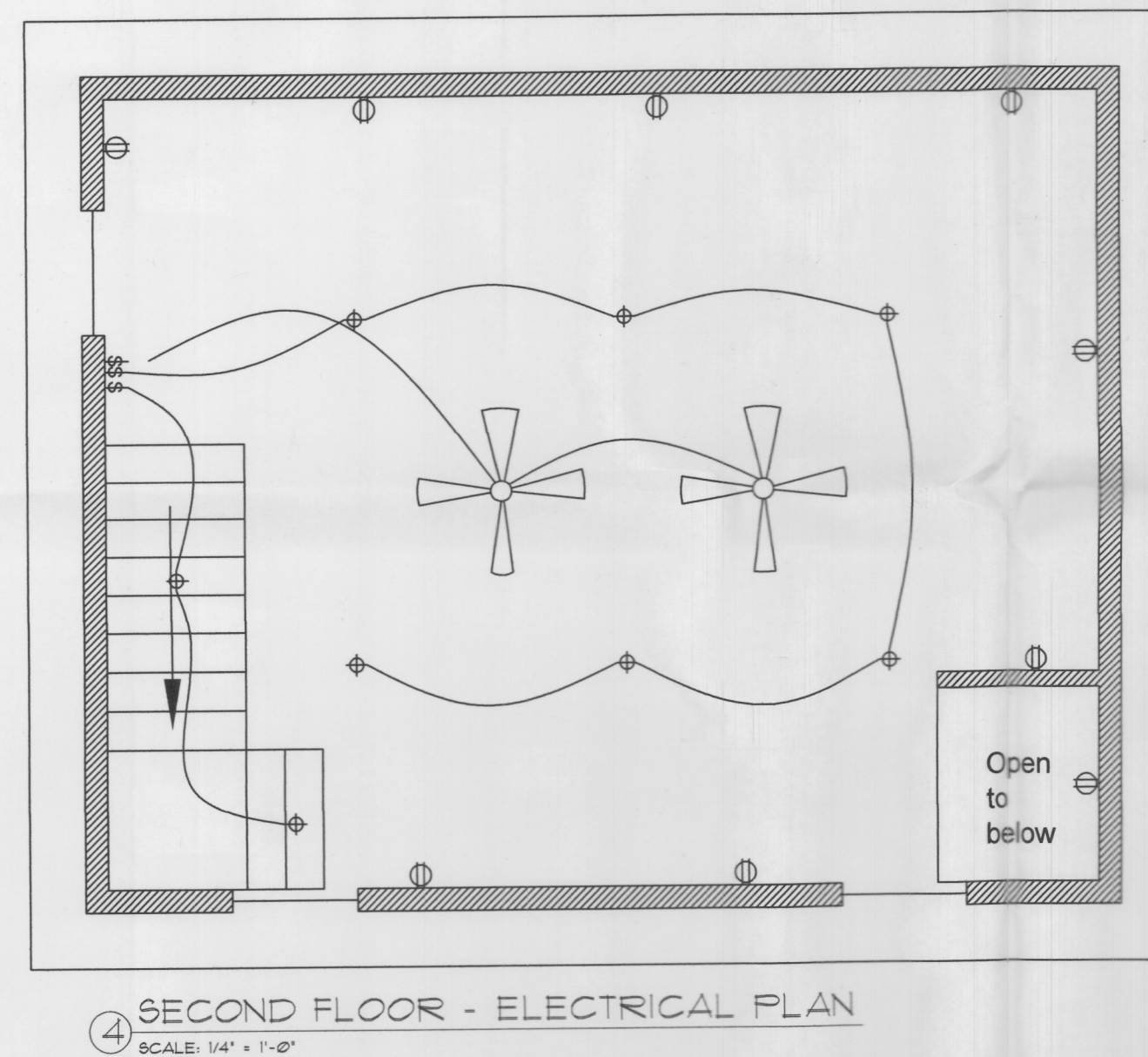
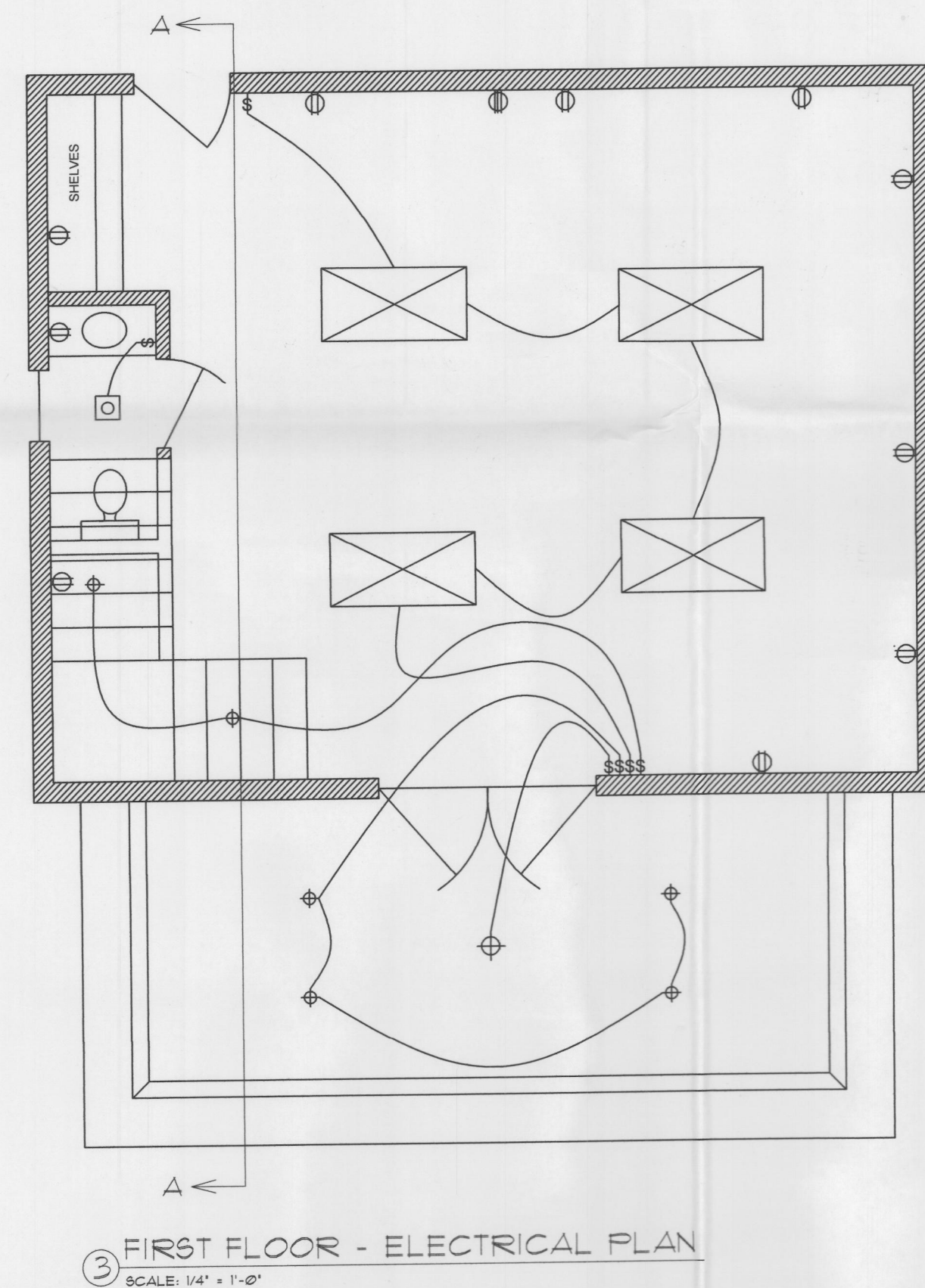
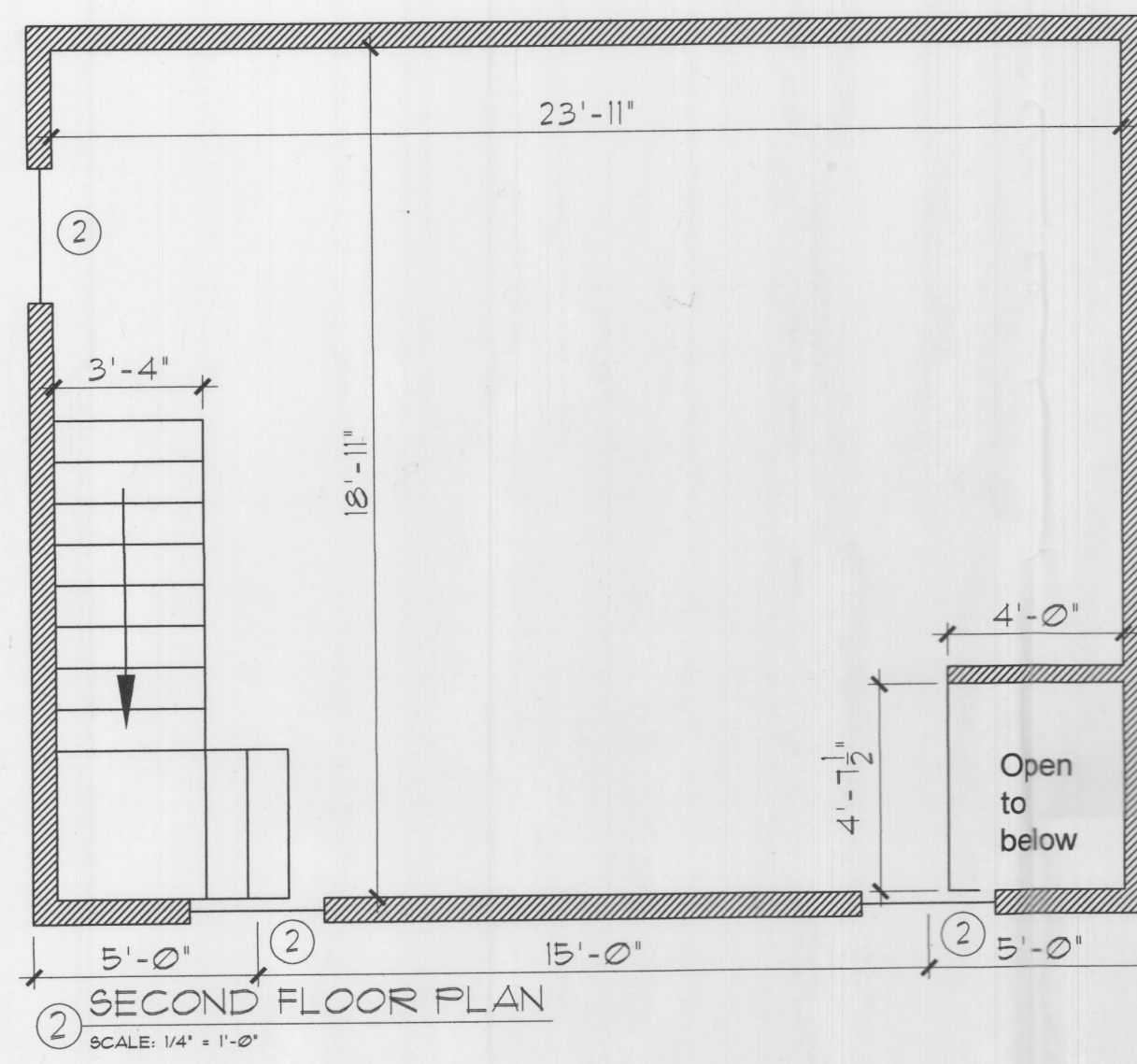
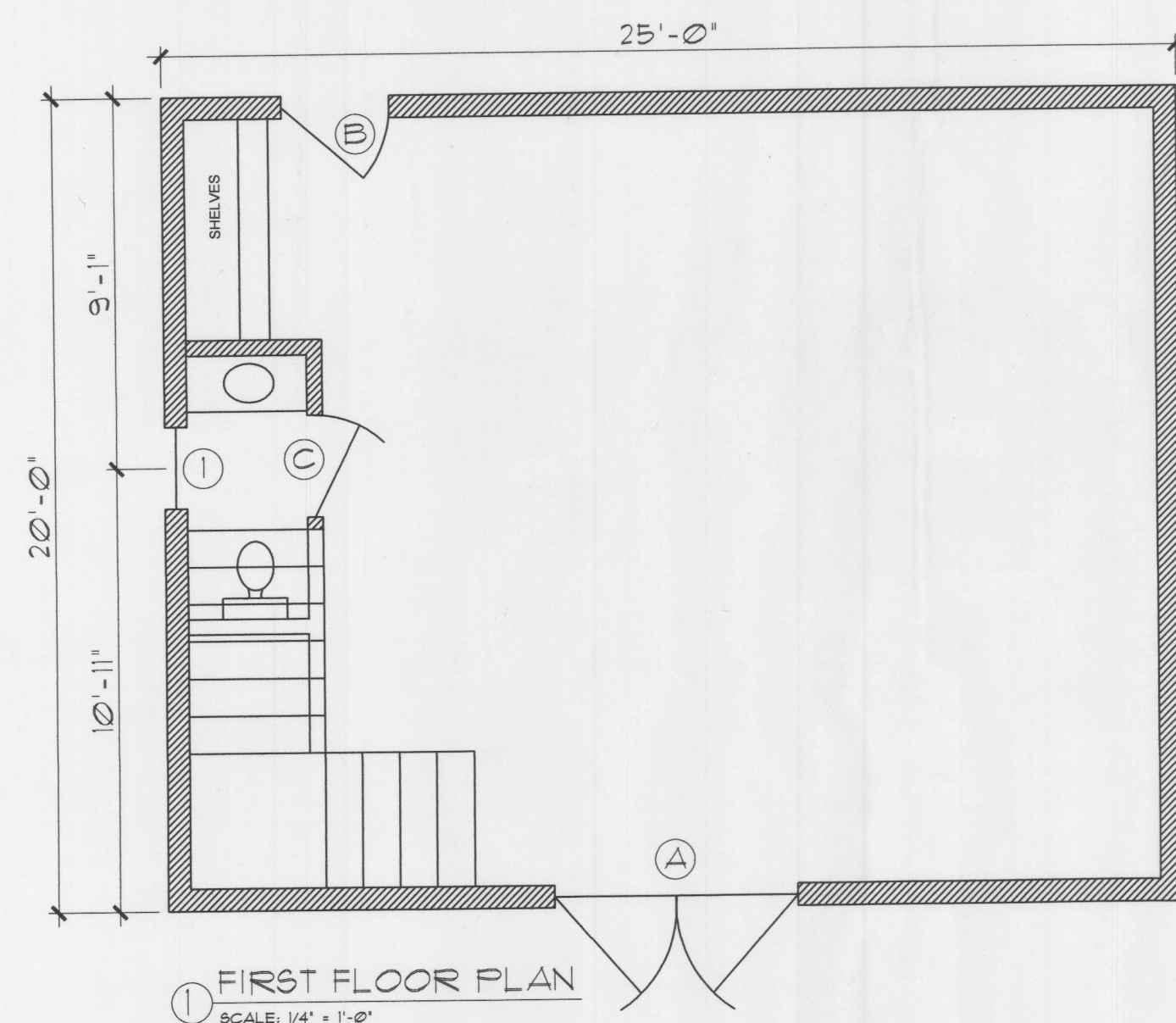
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

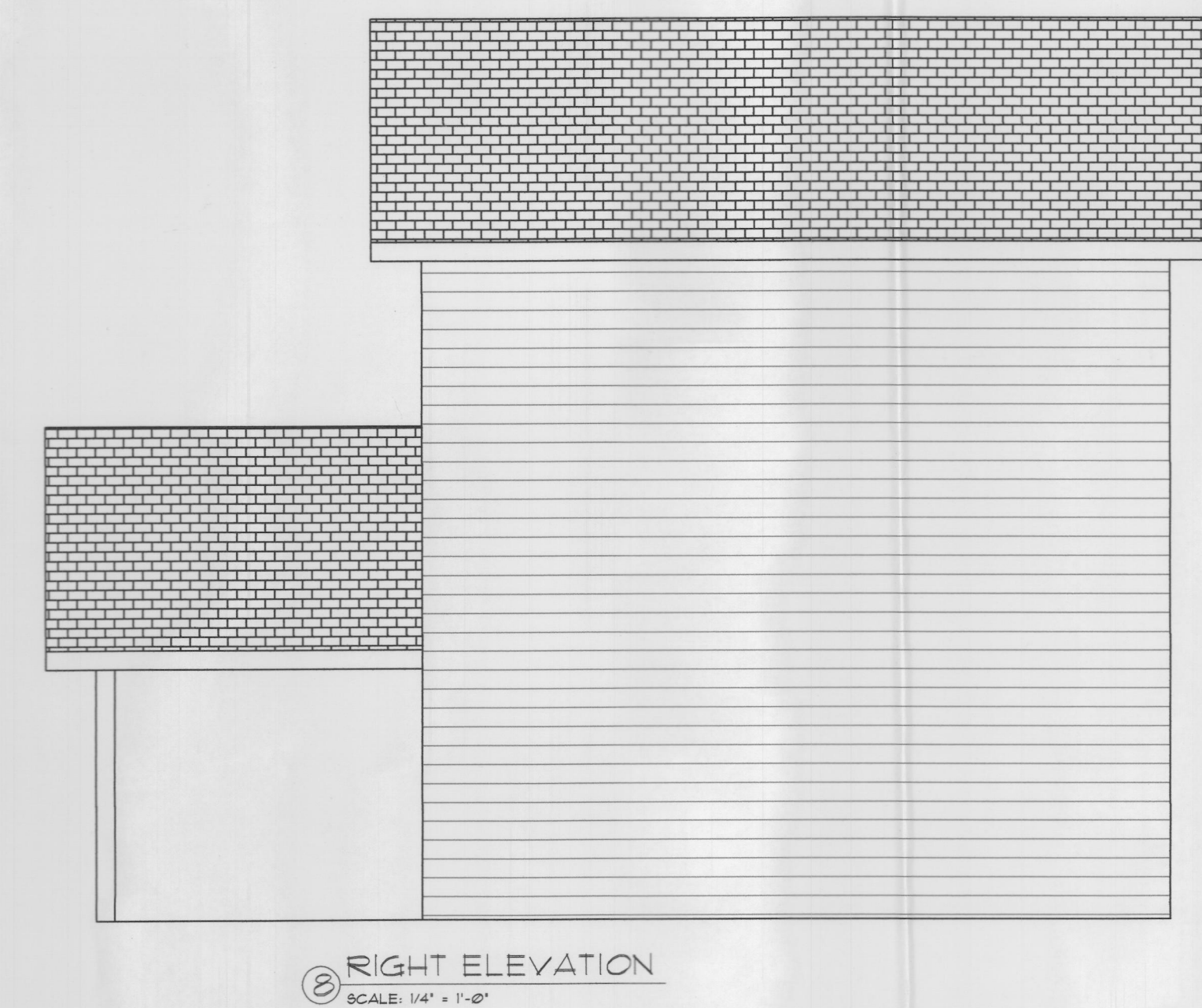
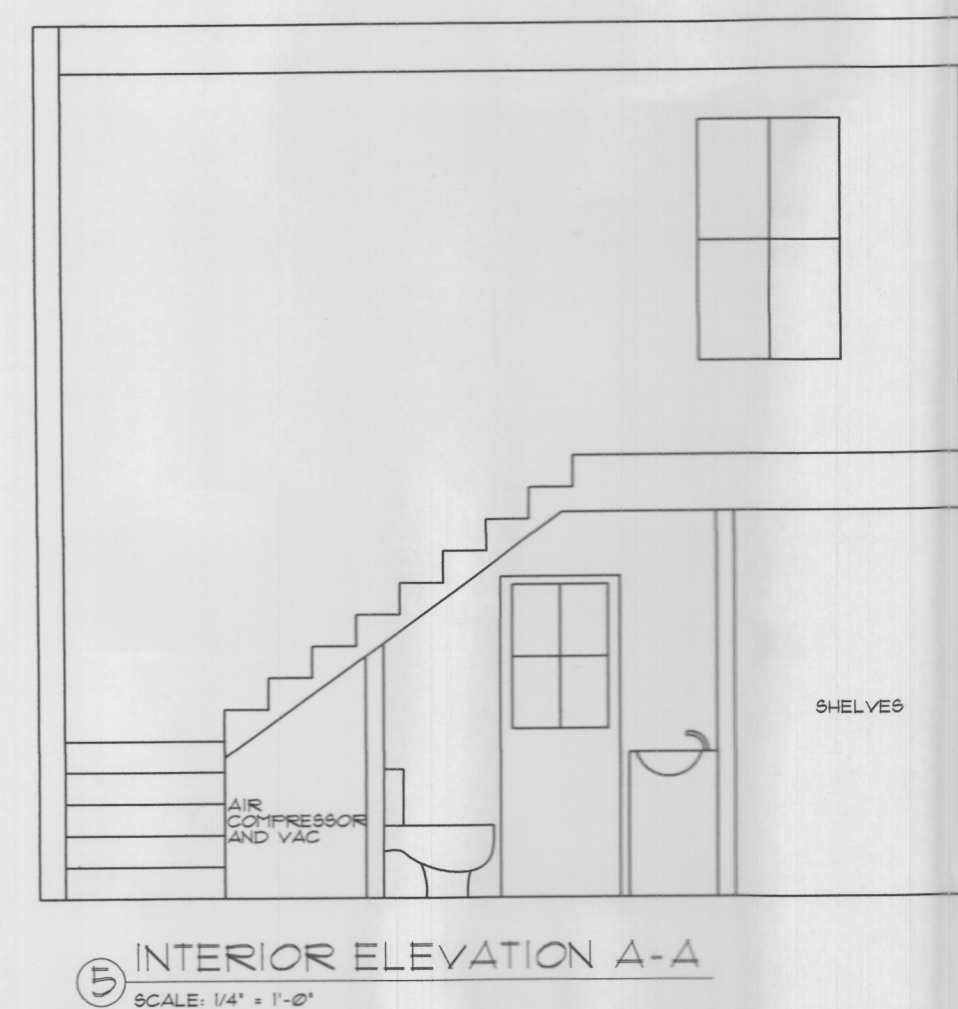
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

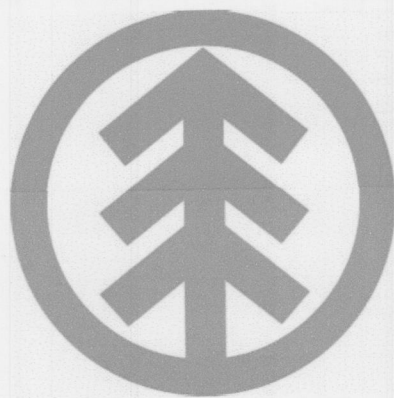


WINDOW & DOOR SCHEDULE	
A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

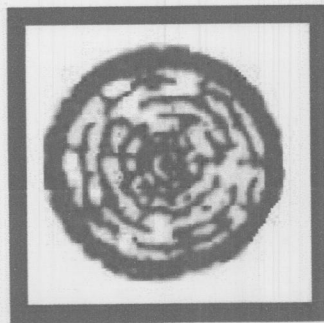
ELECTRICAL LEGEND	
⊞	SWITCH
⊕	110 OUTLET
⊖	220 OUTLET
⊗	FAN
⊕	CEILING FIXTURE
⊗	FLUORESCENT
⊕	EXHAUST FAN W/LIGHT



SHOP PLANS FRASIER RESIDENCE 104 JACKSON ST. ROCKWALL, TEXAS 75087	
TITLE: PLANS / ELEVATIONS	SCALE: AS SHOWN
SHANNON NEUSOM MARK NEUSOM CADAZIGN ROYSE CITY, TEXAS 75189 469-338-9863	
DATE 09/03/20	
REVISION DATE:	
SHEET A1	
JOB NO. 15820CAD	



Boise Cascade
Engineered Wood Products



OLDHAM LUMBER CO.
The Finest From The Forest Since 1921

DESIGN LOADS

LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions: BY:

NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been check by Boise Engineering.

**OLDHAM
FRASIER**
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS

BC FRAMER

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

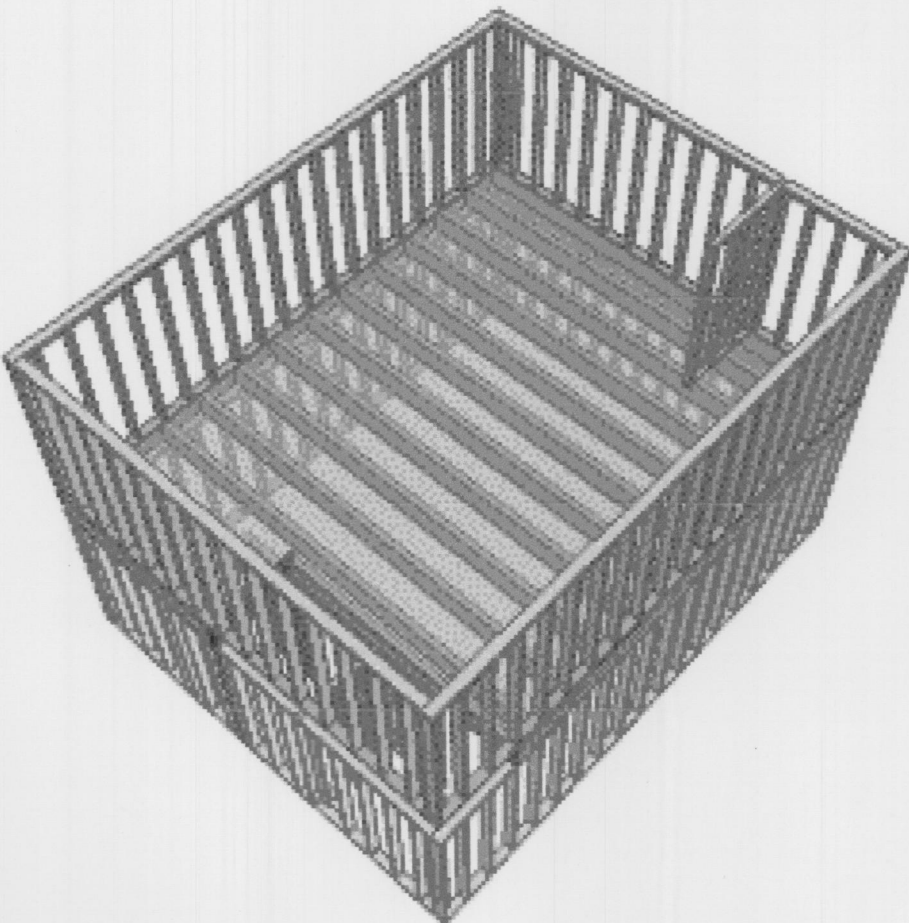
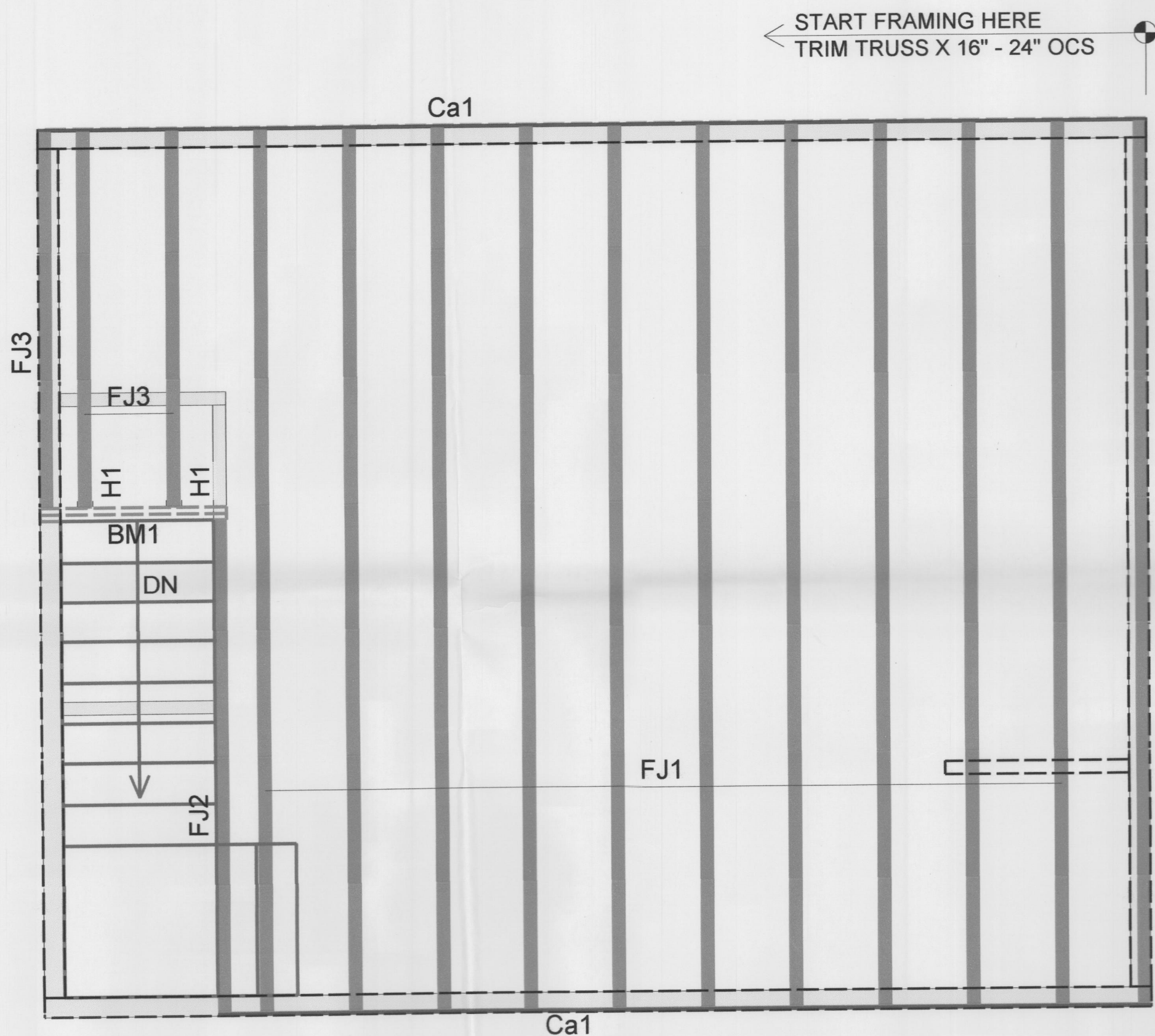
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

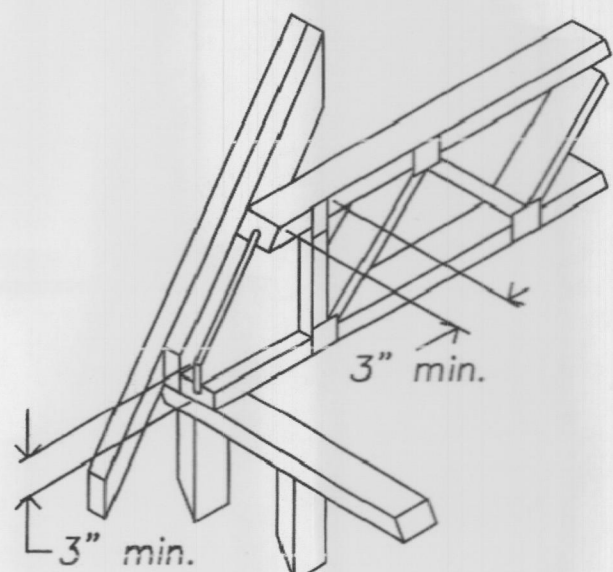
Sheet: 1/1



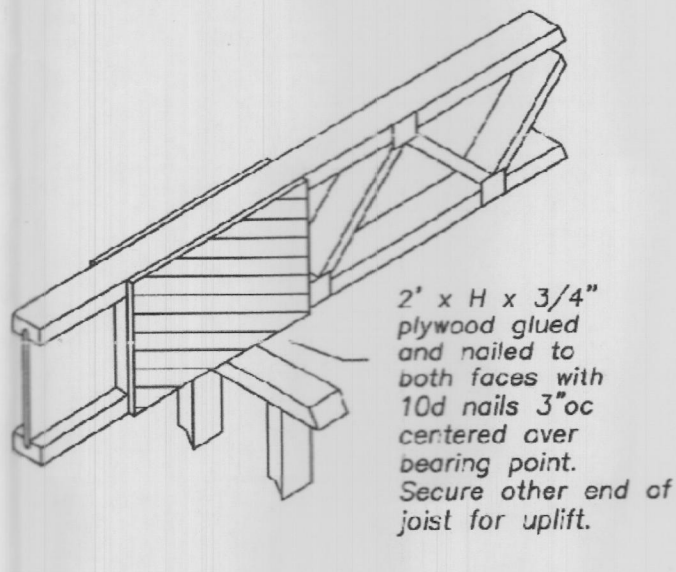
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

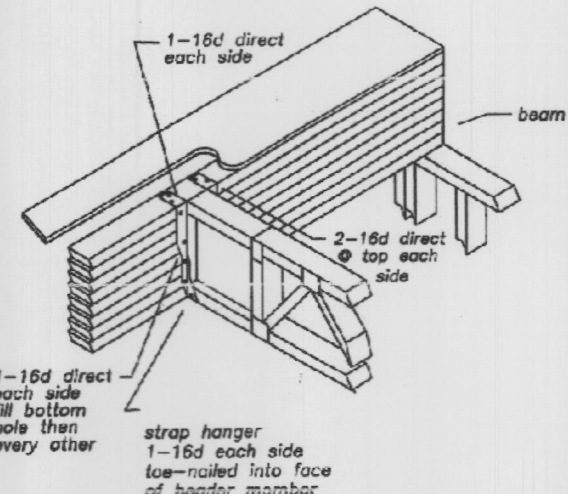
Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None



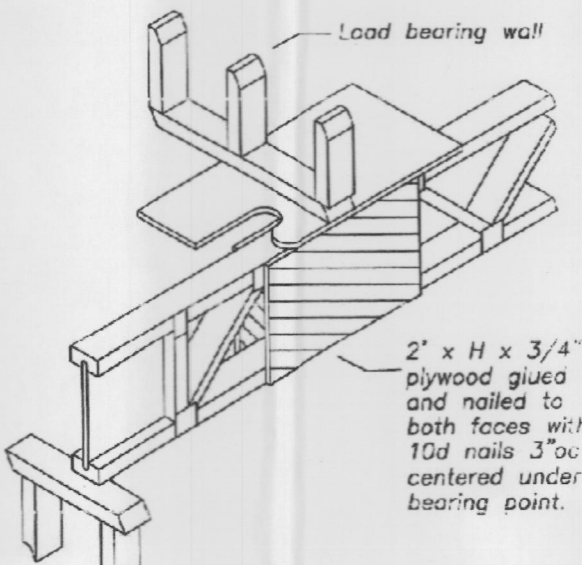
RAFTER CUT



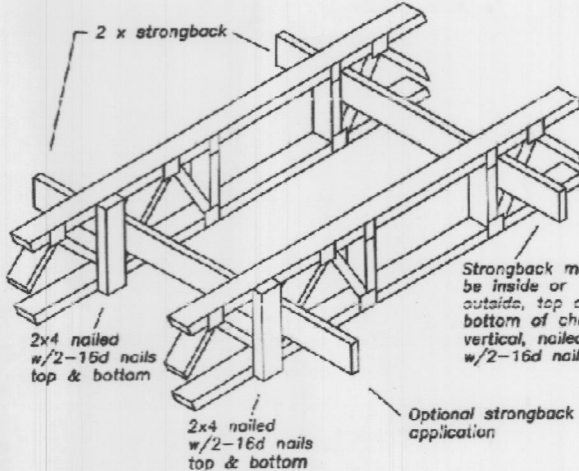
CANTILEVER JOIST



HANGERED JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION

PROJECT COMMENTS



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

DATE: 1/20/2022

PROJECT NUMBER: Z2022-004
PROJECT NAME: Specific Use Permit (SUP) for a Guest Quarters at 704 Jackson Street
SITE ADDRESS/LOCATIONS: 704 JACKSON ST

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2021-004; Specific Use Permit (SUP) a Guest Quarters/Secondary Living Unit at 704 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/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 704 Jackson Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2022-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit/Accessory Dwelling 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/Accessory Dwelling Unit will be 25-feet by 20-feet and have a building footprint of 500 SF. The total square footage of the structure will be 1,000 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 3,529 SF, which would allow a maximum Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit size of 1,058.70 SF. Based on this the proposed structure appears to be in conformance with the requirements for Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit.

I.7 The height of the proposed accessory structure is 24-feet, 7-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. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Guest Quarters/Secondary Living Unit/Accessory Dwelling 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/Accessory Dwelling Unit shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.

(4) The maximum height of the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.

(5) The Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.9 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 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 February 1, 2022; 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 February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.

I.11 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Need to show where the guest quarters will be located on site.

- Will this be using the existing water and sewer connections? If not, there will be additional impact fees charged.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review

01/19/2022: Need to show the location of the proposed structure on the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION

LOT

BLOCK

GENERAL LOCATION FARMIN & JACKSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ?

CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING

PROPOSED USE

ACREAGE 0.74 ACRES

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER MIKE & MARY FRASIER

☐ APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

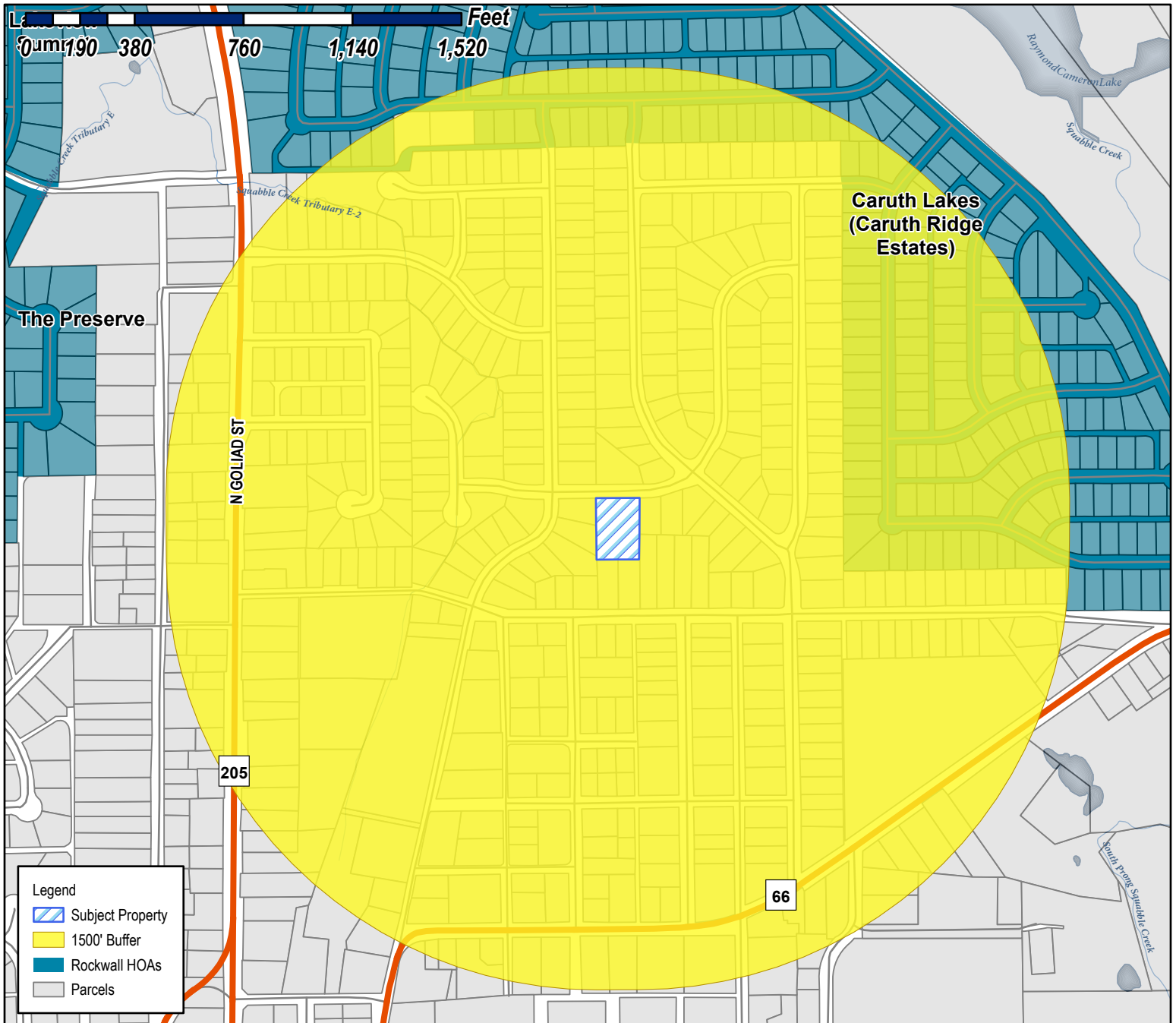




City of Rockwall

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

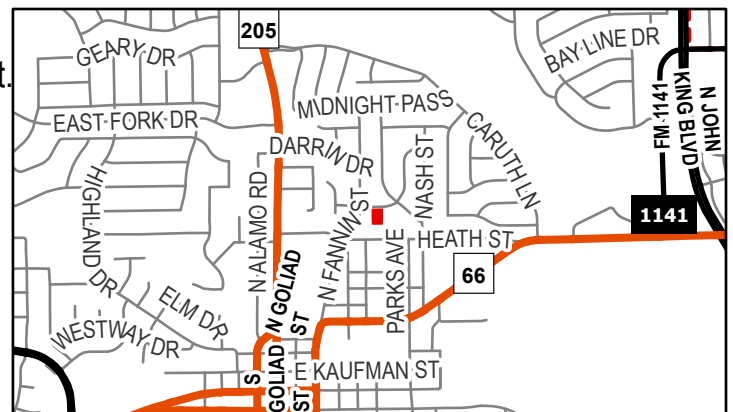
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-004]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).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 *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 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>.

Z2022-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE
224 DARRIN DRIVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

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

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

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

SOJOURN FARMS LLC SERIES A
1578 FM 1141
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
10713 MEADOWBROOK BV
FORNEY, TX 75044

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

ISELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

BROWN GARI K
807 JACKSON ST
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC
805 JACKSON ST
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD
STE A-66
ROCKWALL, TX 75032

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

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

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

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

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

MACCORMACK BRENDA & JOHN
207 JOE WHITE ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY 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

SEAMAN WANDA L
1611 STONEYBROOK DR
ROCKWALL, TX 75087

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

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

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087
BAUTISTA TEOBALDA SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

BRIGHTMEADOW LLC
ONE BRIGHT MEADOW RD
ROCKWALL, TX 75032

HALEY DAVID G ETUX
1001 N FANNIN ST
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

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

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

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

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

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

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE
210 JOE WHITE ST
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
602 N VICTORIA RD LOT 172
DONNA, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75087

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

BAF 3 LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

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

HELMS MIKEL B
206 JOE WHITE STREET
ROCKWALL, TX 75087

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

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY
#110
RICHARDSON, TX 75087

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

PUBLIC NOTICE



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

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

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

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 22, 2022 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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Please place a check mark on the appropriate line below:

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

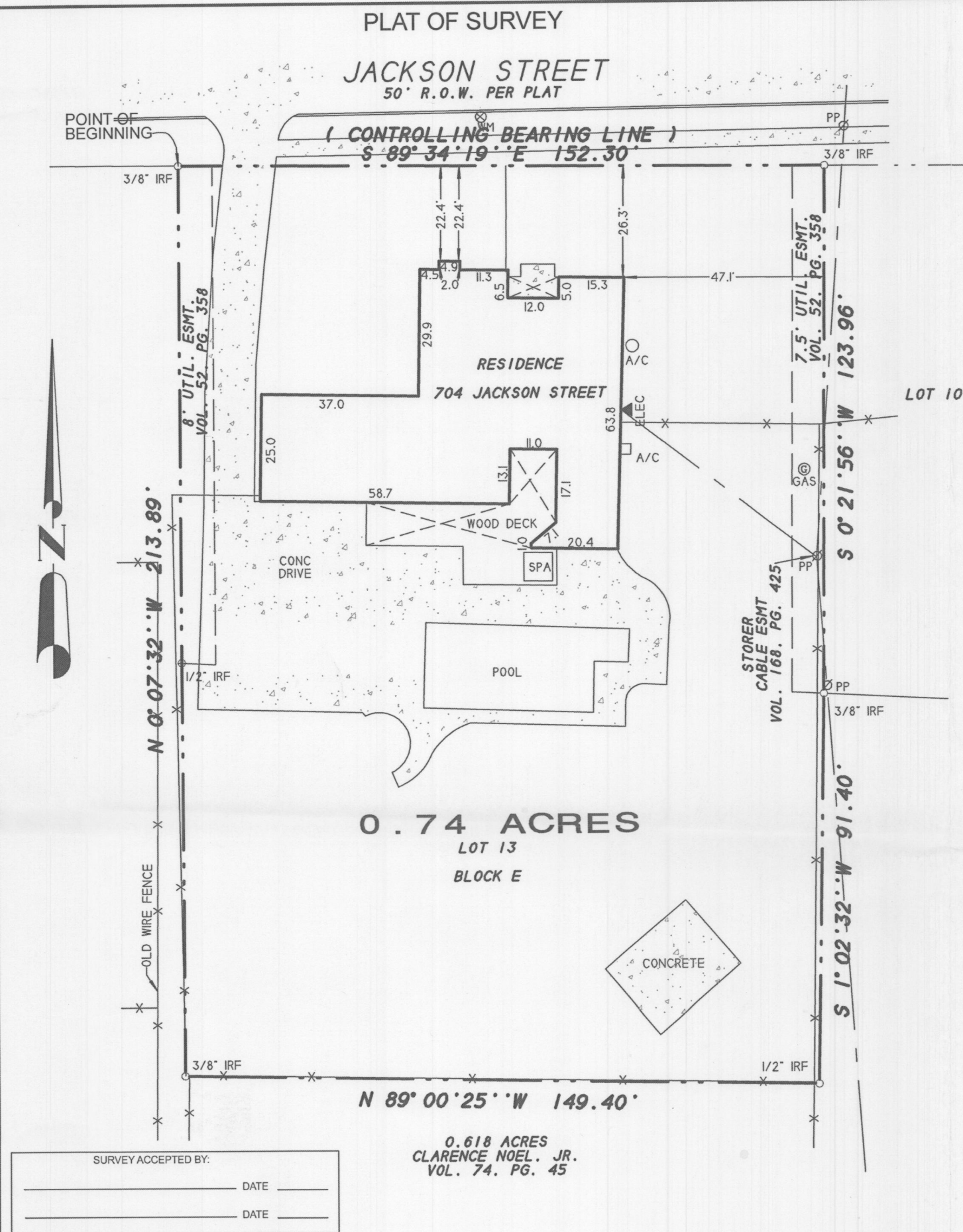
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

NOTES














- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of February, 2016.



SYMBOL LEGEND

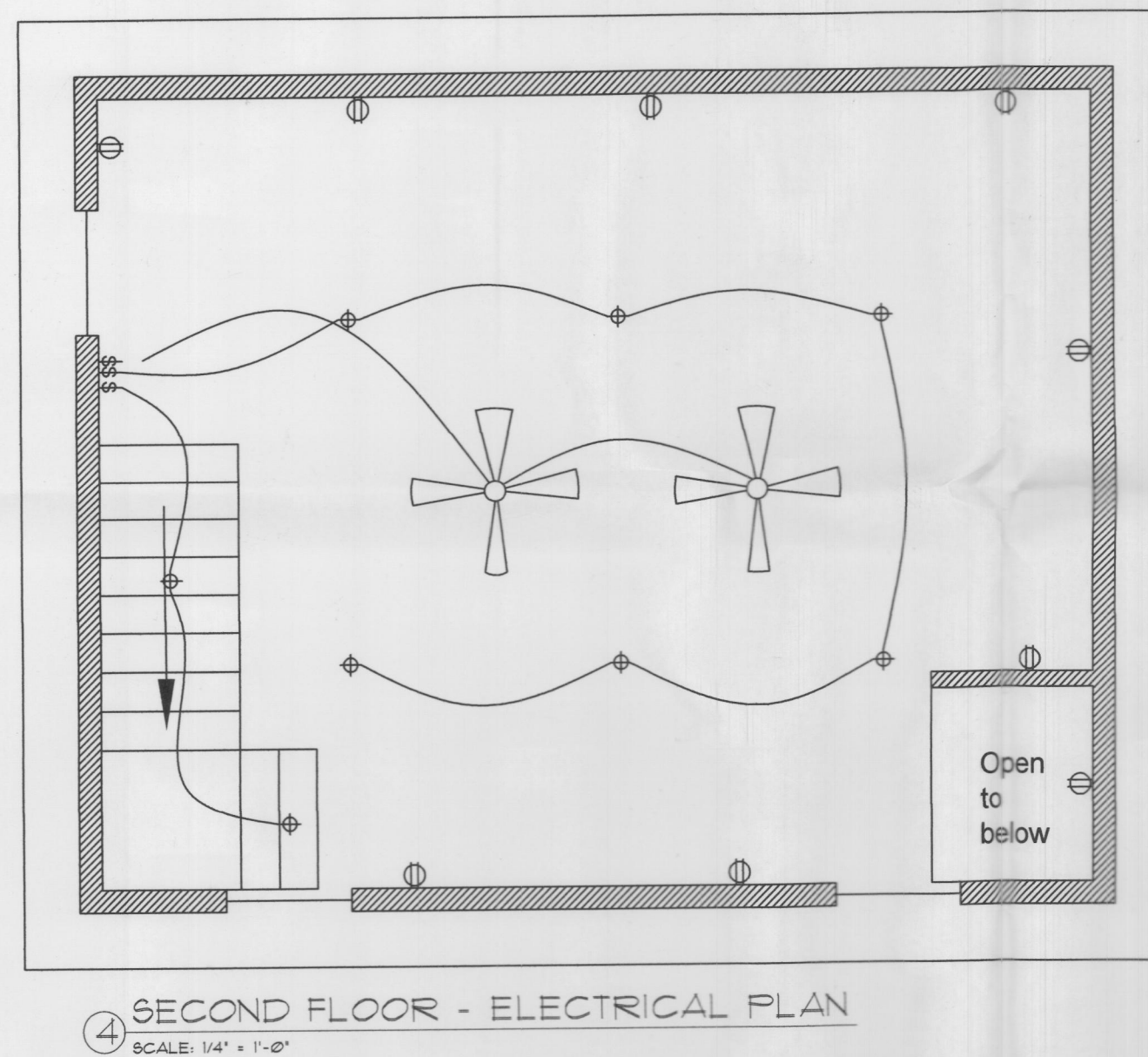
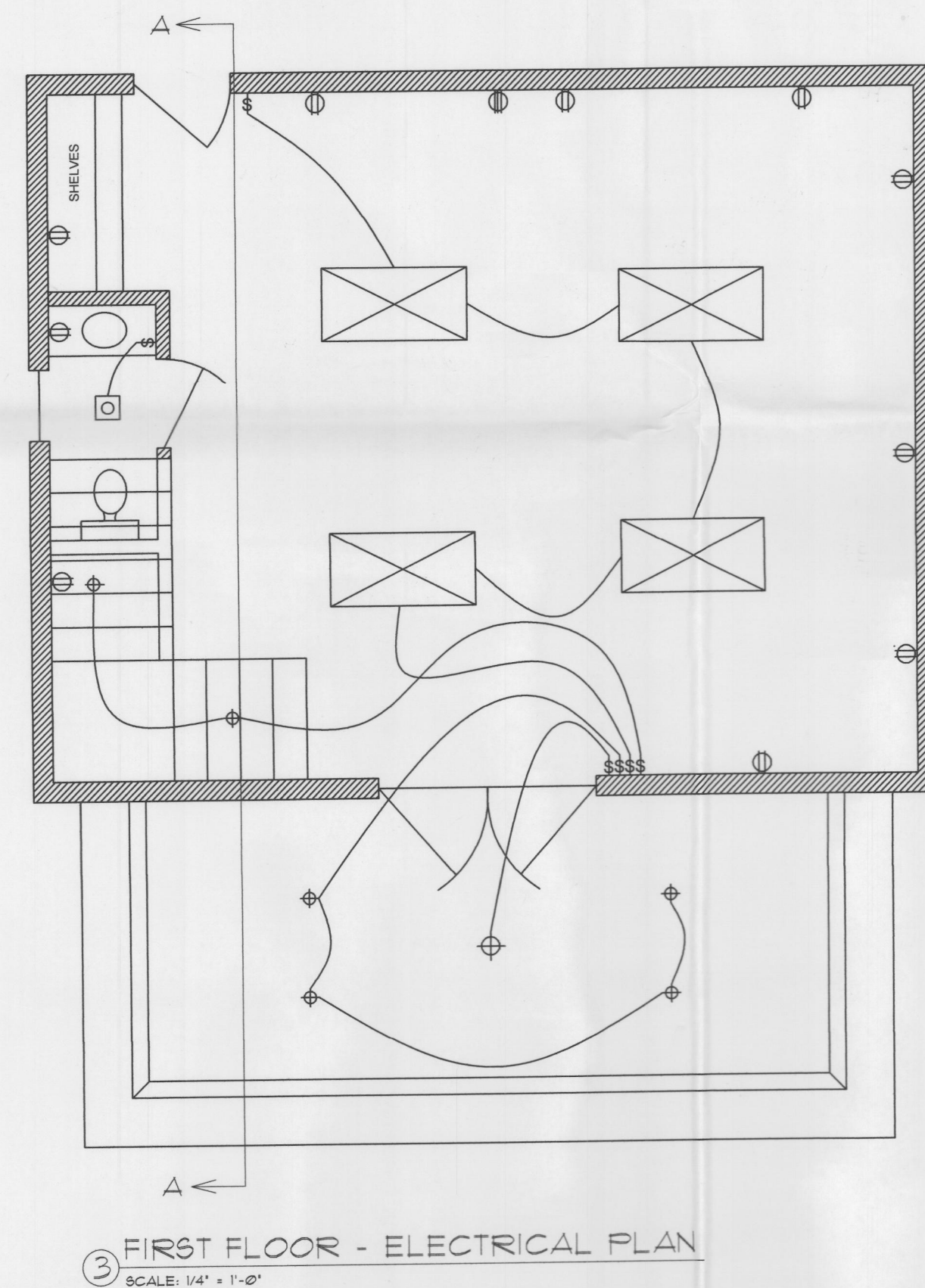
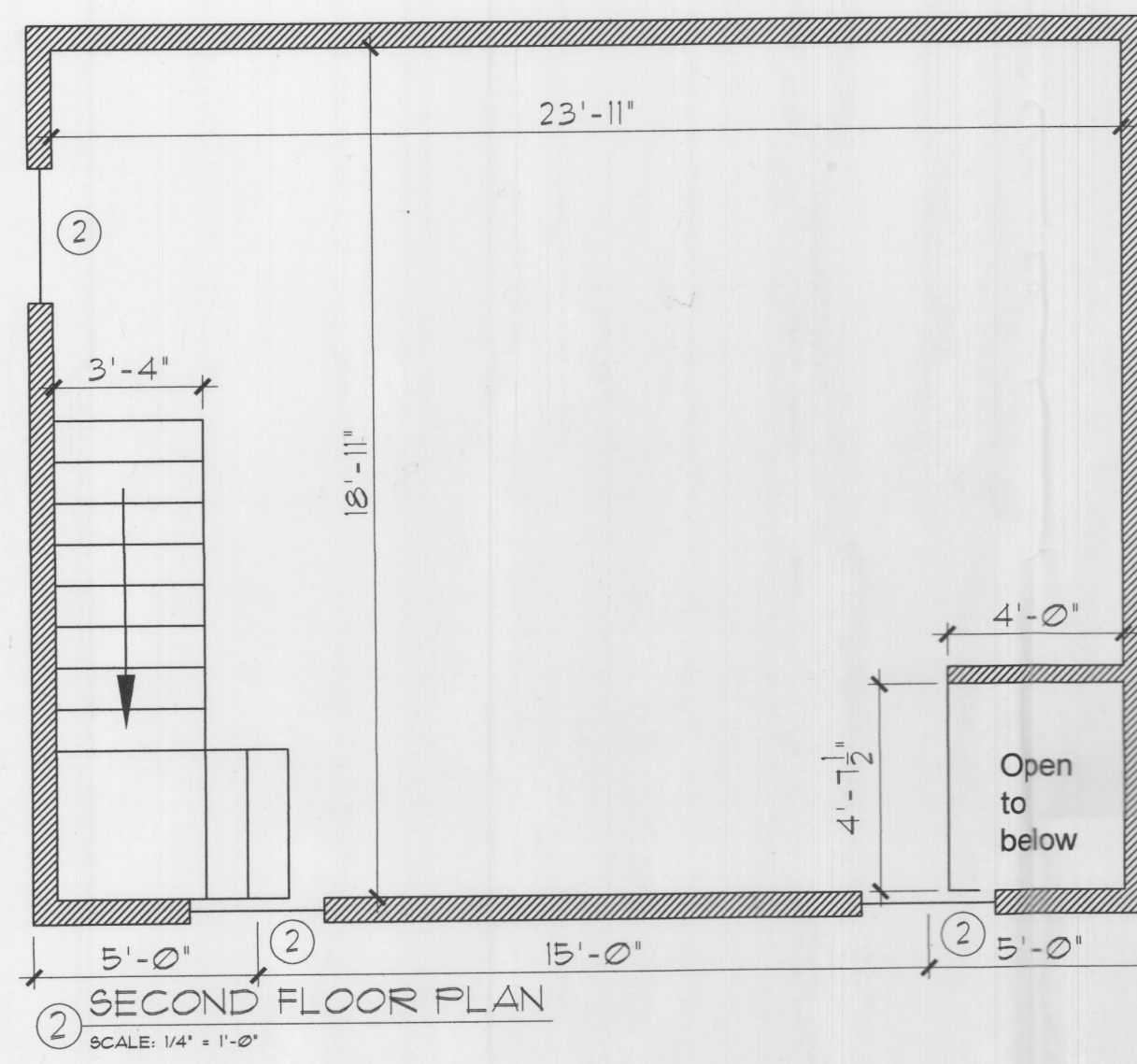
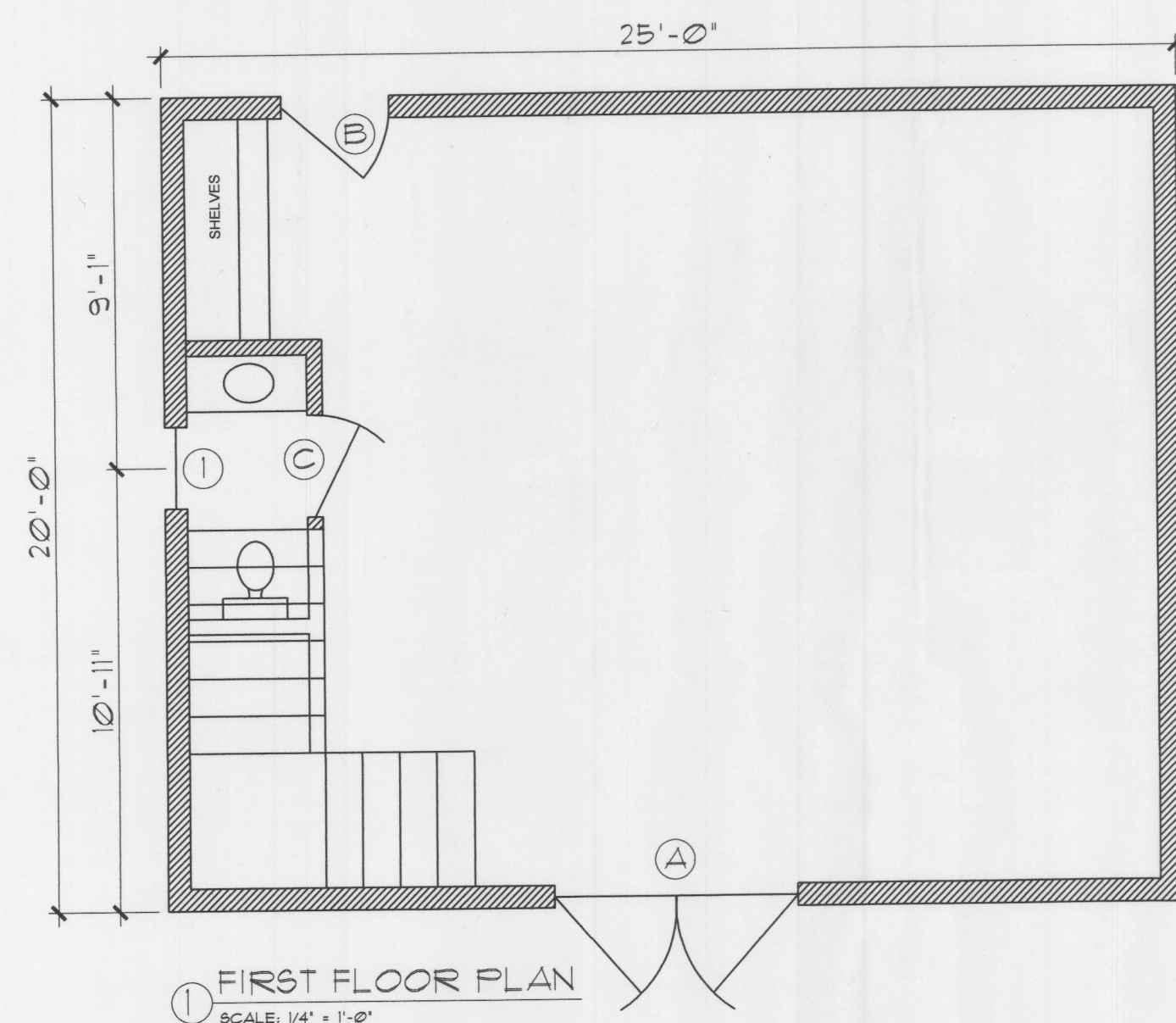
				
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
				
ELEC BOX	WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
				
SUBSTATION JUNCTION BOX	EASEMENT LINE	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE	FEBRUARY 12. 2016		
SCALE	1" = 30'	FILE #	20001339-F
CLIENT	FRASIER	GF #	NONE

H.D. Fetty Land Surveyor, LLC

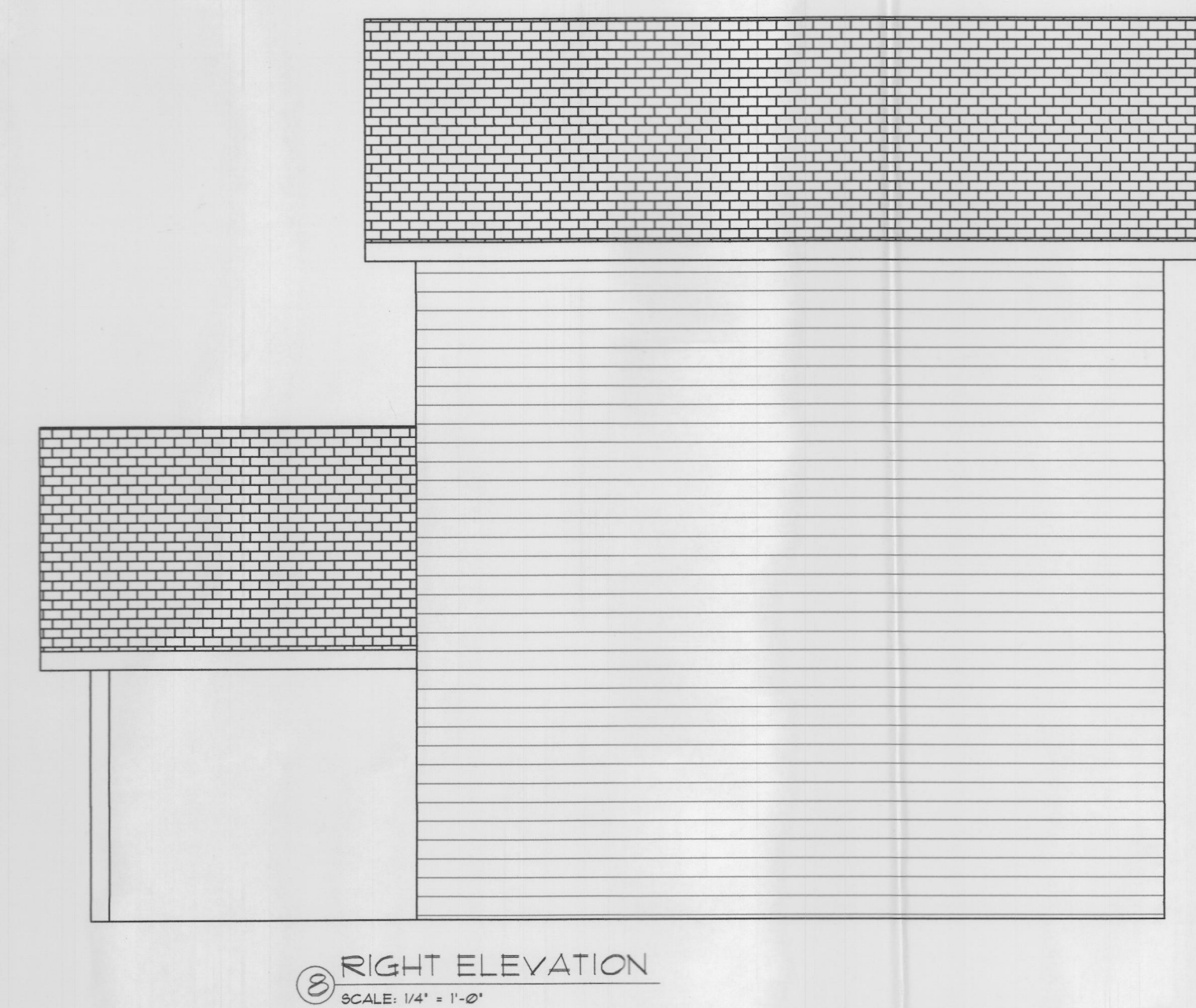
Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



WINDOW & DOOR SCHEDULE	
A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

ELECTRICAL LEGEND	
Ⓢ	SWITCH
Ⓢ	110 OUTLET
Ⓢ	220 OUTLET
Ⓢ	FAN
Ⓢ	CEILING FIXTURE
Ⓢ	FLUORESCENT
Ⓢ	EXHAUST FAN W/LIGHT



SHOP PLANS
FRASIER RESIDENCE
104 JACKSON ST.
ROCKWALL, TEXAS 75087

TITLE:
PLANS / ELEVATIONS
SCALE:
AS SHOWN

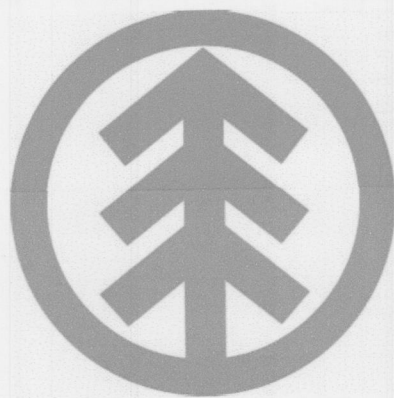
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
09/03/20

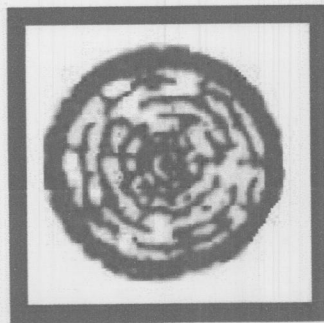
REVISION DATE:

SHEET
A1

JOB NO.
15820CAD



Boise Cascade
Engineered Wood Products



OLDHAM LUMBER CO.
The Finest From The Forest Since 1921

DESIGN LOADS

LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions: BY:

NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been check by Boise Engineering.

**OLDHAM
FRASIER**
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS

BC FRAMER

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

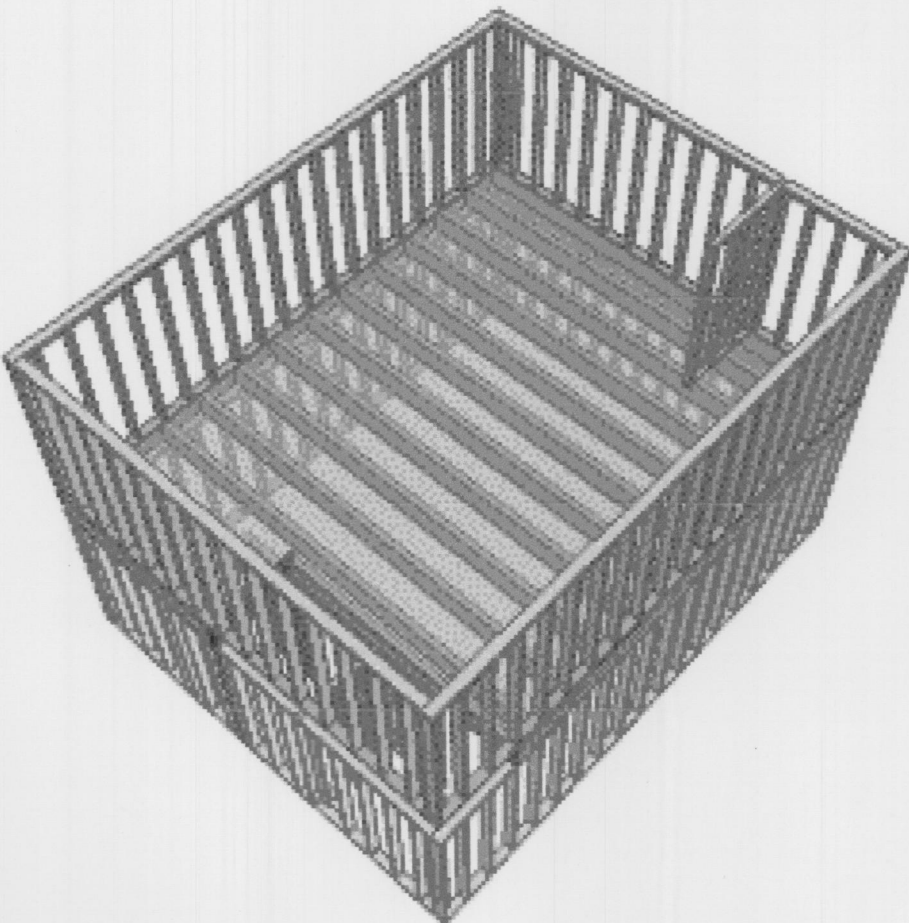
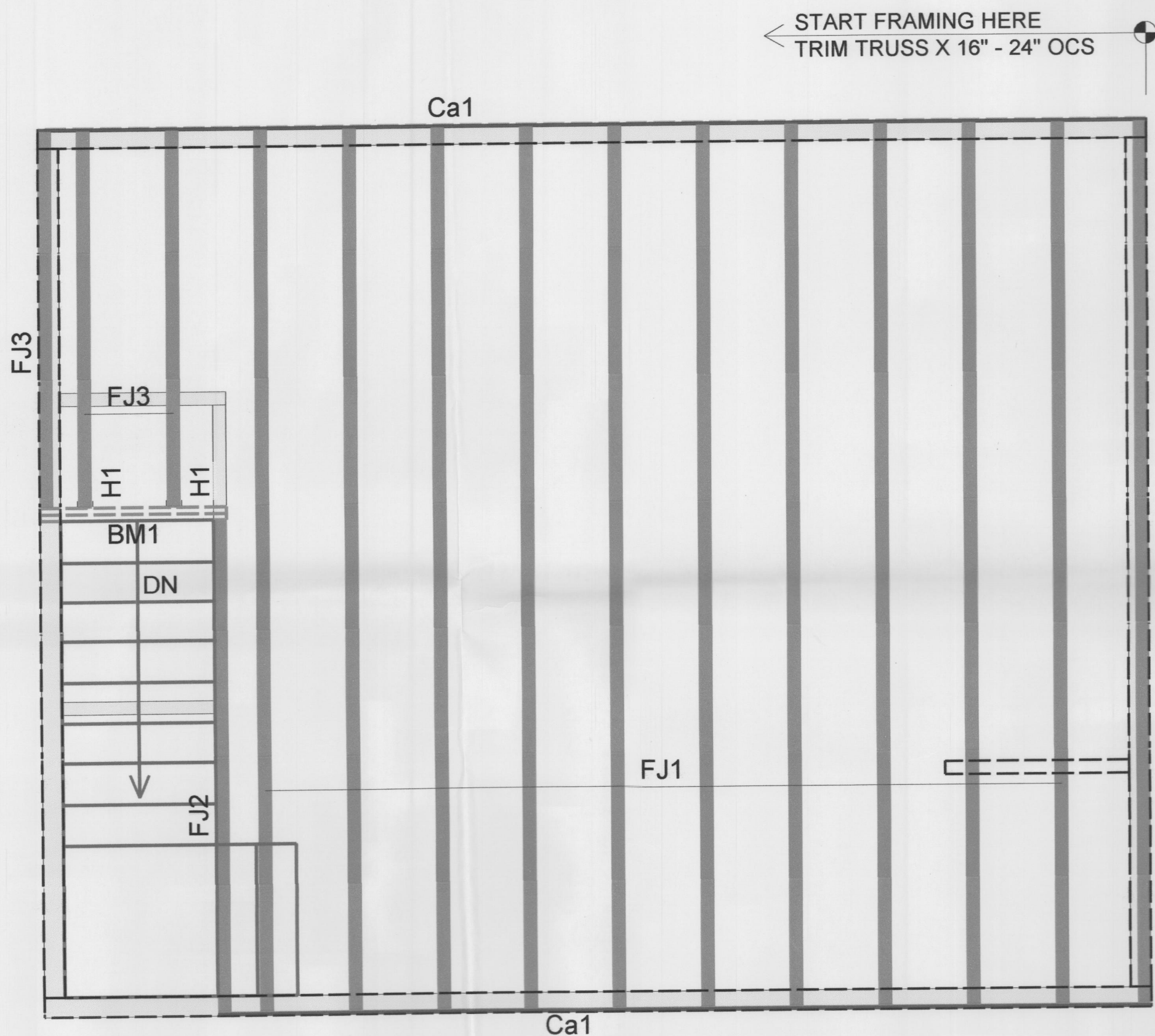
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

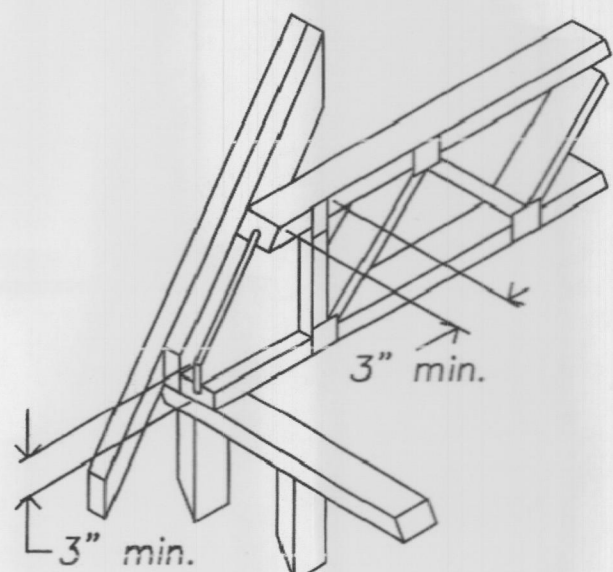
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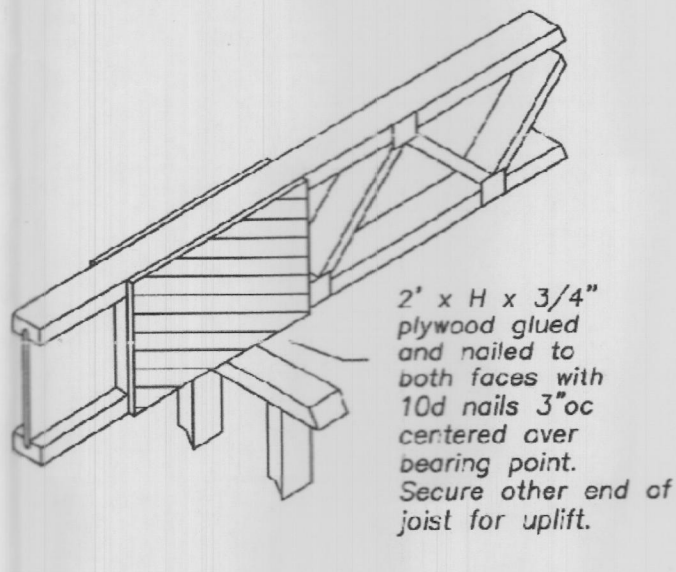
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

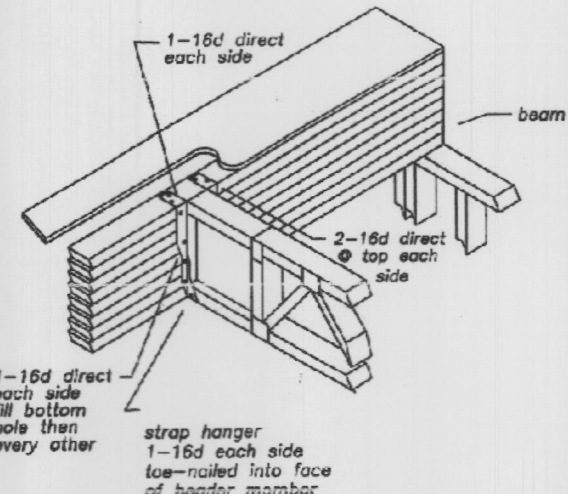
Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None



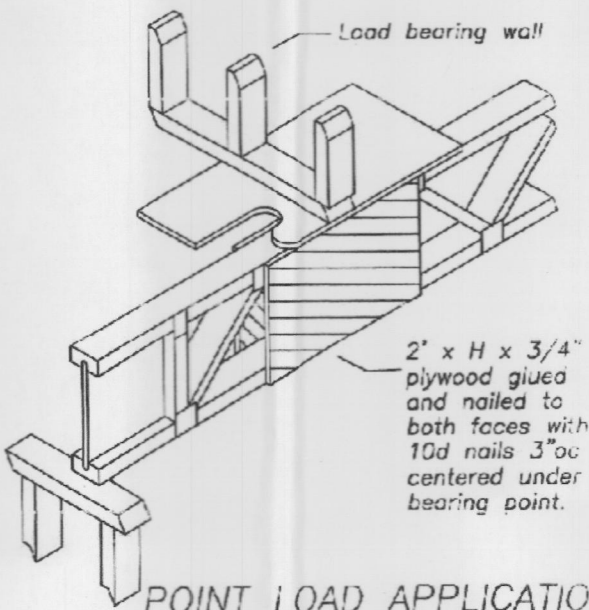
RAFTER CUT



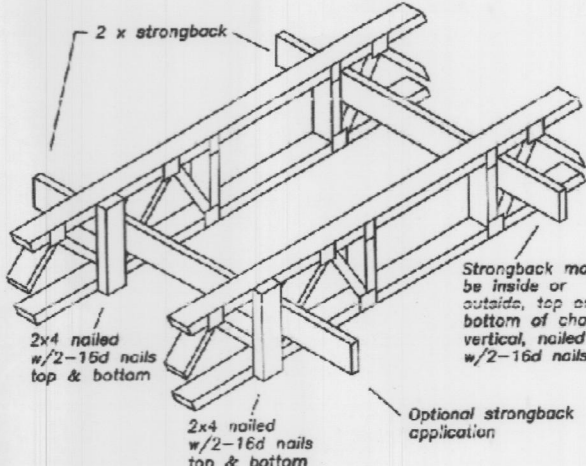
CANTILEVER JOIST



HANGERED JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, 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 from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow for the construction of a *Guest Quarters* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
- (4) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 704 Jackson Street

Legal Description: Lot 13, Block E, Wade Addition



Exhibit 'B':
Site Plan and Survey



**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: February 15, 2022

APPLICANT: Mike and Mary Frasier

CASE NUMBER: Z2022-004; *Specific Use Permit for a Guest Quarters at 704 Jackson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. A portion of the subject property was originally platted as Lots 11 & 12, Block E, Wade Addition on March 24, 1954. According to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. On February 1, 2016, the City Council approved a replat [Case No. P2016-002] of Lots 11 & 12, Block E, Wade Addition and Tract 36 of the S. S. McCurry Survey, Abstract No. 146 establishing the boundaries of the subject property as Lot 13, Block E, Wade Addition. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 3,821 SF single-family home constructed in 1990 and a swimming pool constructed in 2014.

PURPOSE

The applicants -- *Mike and Mary Frasier* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Jackson Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are other single-family homes that are situated within the Wade Addition. The Wade Addition consists of 105 single-family residential lots on 30.15-acres and was established on March 24, 1954. Also, north of the subject property is Phase 1 of the Harris Heights Subdivision, which consists of 58 single-family residential lots on 15.14-acres and was established on February 1, 1970. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) residential lots that make up the Pecan Grove Addition, which consists of 0.59-acres of land and was established on January 25, 1978. South of this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the F&M Addition, which consists of 64

single-family residential lots on 17.87-acres and was established on May 20, 1991. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Phase 1 of the Harris Heights Subdivision, which consists of 58 single-family residential lots on 15.14-acres and was established on February 1, 1970. Beyond this is Phase 2 of the Harris Heights Subdivision, which consists of 15 single-family residential lots on 5.23-acres and was established on February 11, 1985. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are other single-family homes that are situated within the Wade Addition. The Wade Addition consists of 105 single-family residential lots on 30.15-acres and was established on March 24, 1954. This subdivision is zoned Single-Family 7 (SF-7) District. Beyond this is Phase 5 of the Caruth Lake Subdivision, which consists of 137 single-family residential lots on 37.53-acres and was established on July 15, 1997. This subdivision is zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, survey, and building elevations proposing to construct a 20-foot by 25-foot (or 500 SF building footprint) *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the subject property. The proposed structure will be situated on an existing 20-foot by 25-foot concrete pad that currently exists in the rear yard of the subject property. The concrete pad is set ~17-feet from the side yard (i.e. eastern) property line, ~10½-feet from the rear yard (i.e. southern) property line, and ~170-feet from the front yard (i.e. northern) property line. The building elevations submitted by the applicant indicate that the structure will be two (2) stories and have a total square footage of 1,000 SF. The proposed structure will have a pitched roof and stand approximately 24' 8" at the peak of the roof. The exterior of the structure will be clad in HardiBoard horizontal lap-siding that will be complementary in color and scale to the brick primary structure. According to the applicant the structure will primarily be used as a shop with storage on the second floor. Based on the floor plan submitted by the applicant the structure will have a bathroom on the ground floor.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Unit* 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% 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). A summary of these standards compared to the applicant's proposed *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 7 (SF-7) District.	2; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 30% of the Primary Structure (3,821 SF x 30% = 1,146.30 SF).	1,000 SF; <i>IN CONFORMANCE</i>
MINIMUM REAR YARD SETBACK	10-Feet	~17-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~10½-Feet; <i>IN CONFORMANCE</i>
DISTANCE BETWEEN BUILDINGS	10-Feet	~43.87-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT ¹	Accessory structures are permitted a maximum of 15-Feet; however, the SF-7 District allows a total height of 32-Feet.	~24' 8"; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM ON-SITE PARKING	1.5/Unit	<i>IN CONFORMANCE</i>

NOTES:

¹: The accessory structure standards limit the height of accessory buildings to a single-story.

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a shop and storage area; however, since this structure will incorporate separate sanitary facilities it is better classified as a *Guest Quarters/Secondary Living Unit* as opposed to a simple *Accessory Building*. Additionally, the *Guest Quarters/Secondary Living Unit* allows the applicant to have a larger building (*i.e. 30% of the primary square footage*) compared to the *Accessory Building* standards, which limit the permitted *by-right* square footage to 144 SF. Regardless of classification of the structure (*i.e. if it is an Accessory Building or Guest Quarters/Secondary Living Unit*) it would require a Specific Use Permit (SUP).

Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Guest Quarters/Secondary Living Unit* with the exception of the maximum building height; however, staff is obligated to point out that the Unified Development Code (UDC) is somewhat unclear about the standards for a *Guest Quarters/Secondary Dwelling Unit*. These structures are somewhat unique in that they follow both the standards for an *Accessory Building* and the *Residential District Development Standards*. Using the *Accessory Building* standards, the height would be limited to one (1) story at a maximum of 15-feet; however, the *Residential District Development Standards* for a Single-Family 7 (SF-7) District allow a maximum height of 32-feet. The reason this ambiguity exists in the code is because a *Guest Quarters/Secondary Living Unit* can be appropriately incorporated into a property in several different ways depending on the context of the structure. For example, a *Guest Quarters/Secondary Living Unit* can be a standalone structure or incorporated into another structure like a detached garage. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Since this property is located in a more established part of town, there are several properties with multiple accessory buildings situated on them. In the block bounded by N. Fannin Street, Jackson Street, Heath Street, and Joe White Street staff has counted ten (10) accessory buildings on six (6) properties with the average size of these structures being ~209 SF. The largest of these structures was around 380 SF. Staff should also point out that the applicant's lot -- *at 0.75-acres* -- is almost twice the size of the surrounding lots. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 14, 2022, staff mailed 110 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Carruth Ridge Estates Homeowner's Association (HOA), which was the only Homeowner's 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 the follow:

- (1) One (1) property owner notification from a property owner within the 500-foot notification area requesting more information be provided; however, no indication of support or opposition was given.
- (2) One (1) response from the City's online *Zoning and Specific Use Permit Input Form* from a property owner within the 500-foot notification area indicating they were in favor of the applicant's request.
- (3) One (1) property owner notification from a property owner within the 500-foot notification area indicating they were opposed to the applicant's request.
- (4) One (1) email from a property owner within the 500-foot notification area indicating they were opposed 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/Accessory Dwelling Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

- (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
 - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
 - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION

LOT

BLOCK

GENERAL LOCATION FARMIN & JACKSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ?

CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING

PROPOSED USE

ACREAGE .74 ACRES

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER MIKE & MARY FRASIER

☐ APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

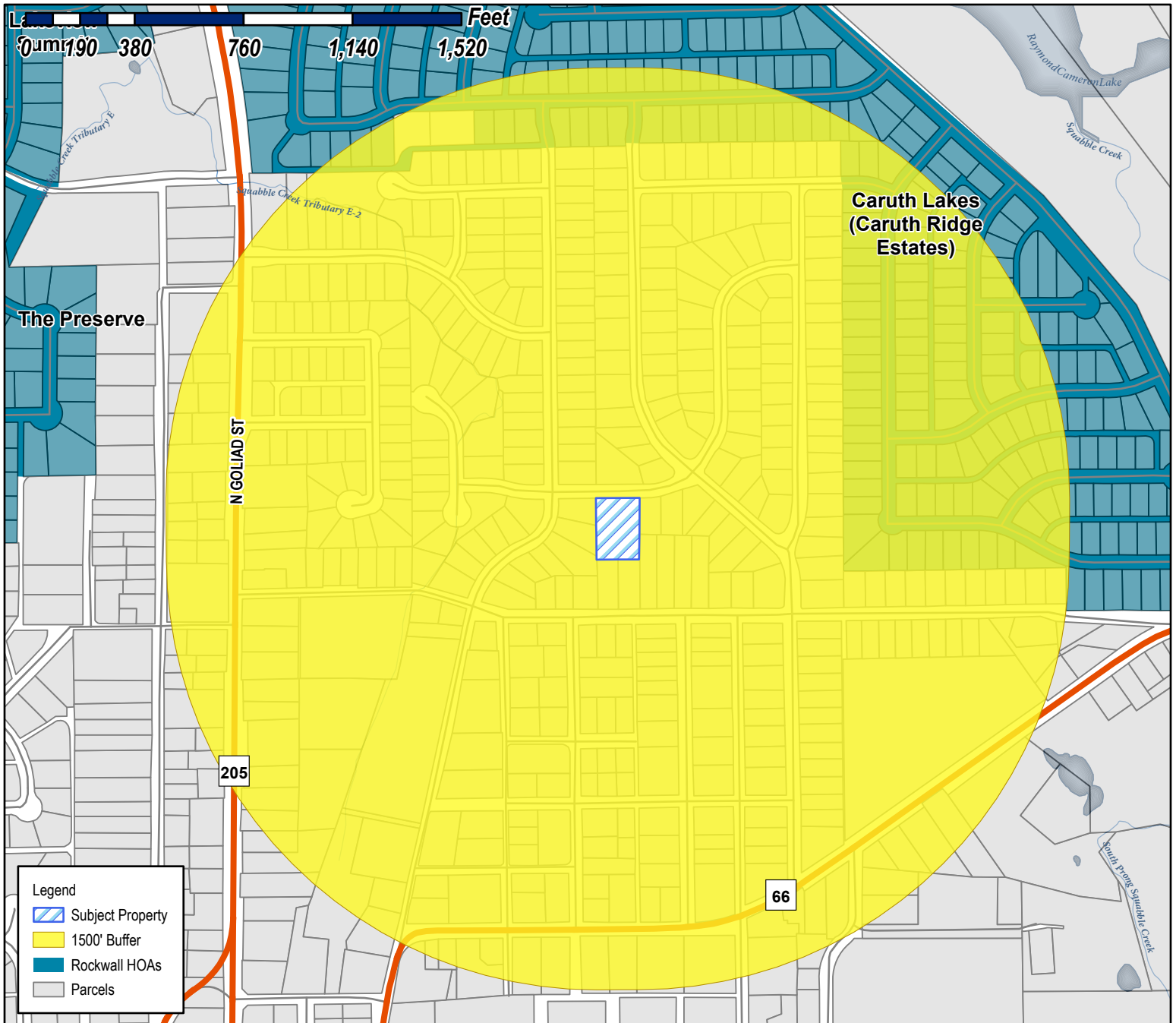




City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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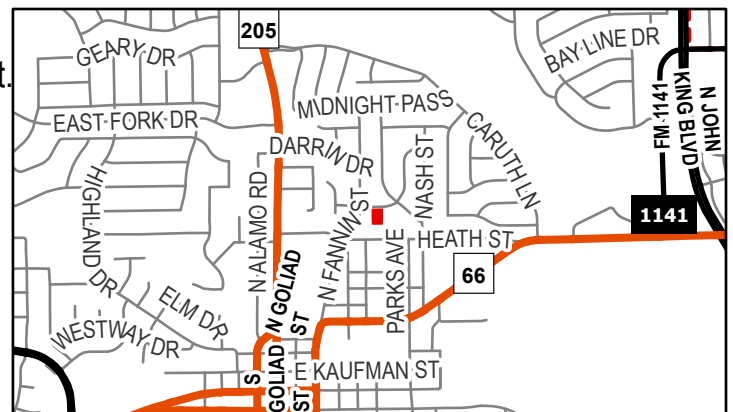
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Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-004]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).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 *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 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>.

Z2022-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

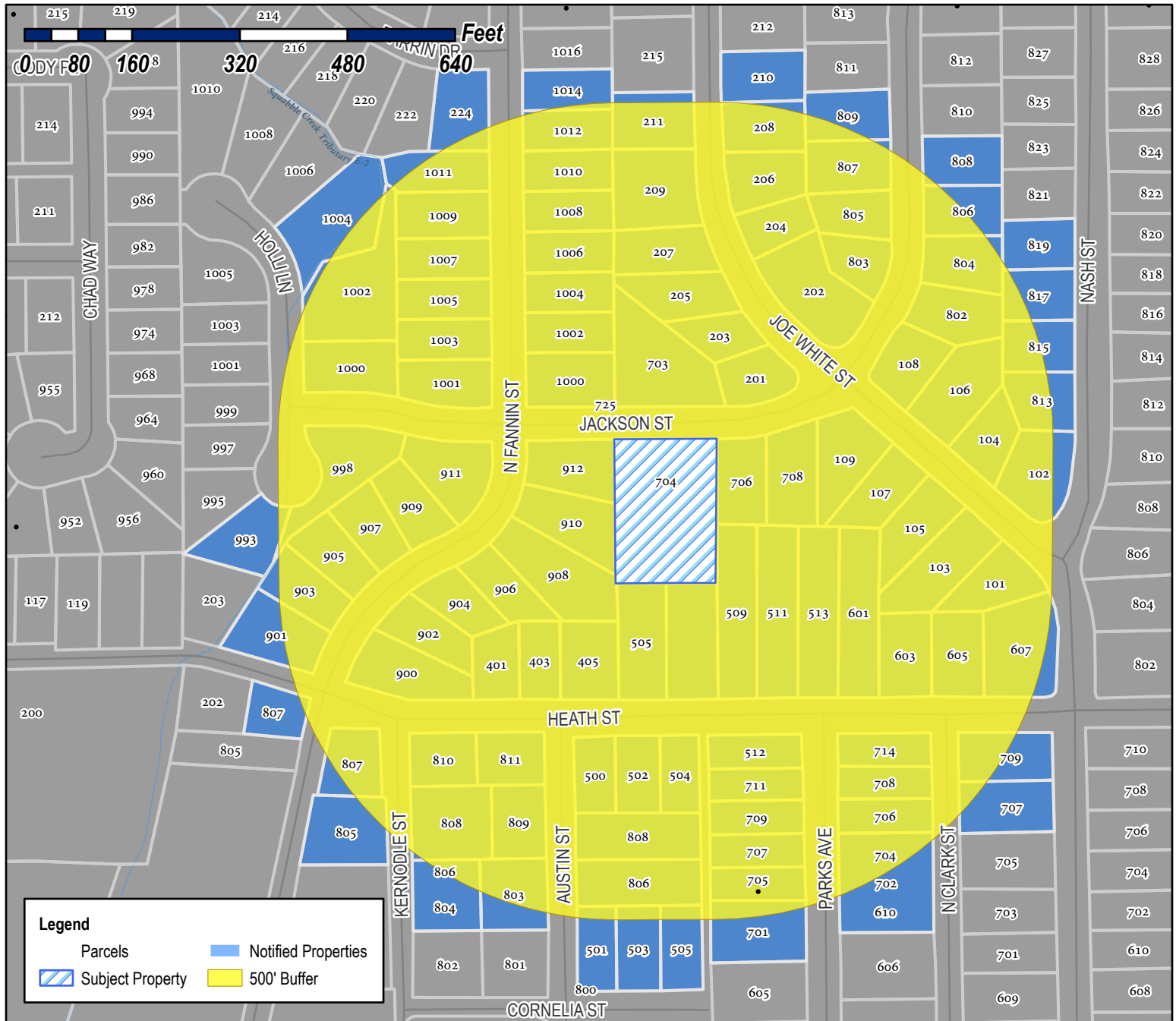
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City of Rockwall

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

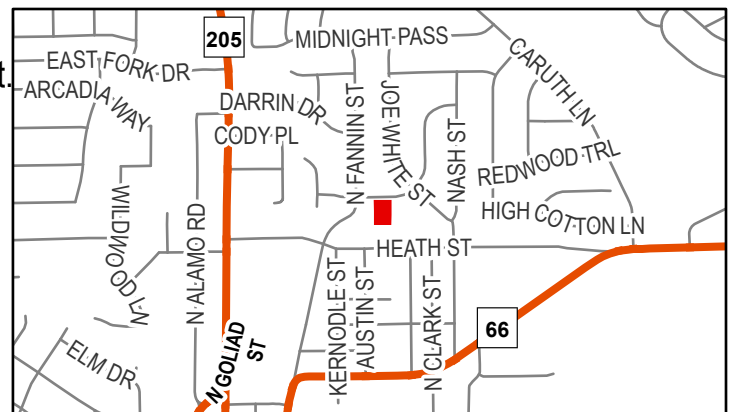
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.

Date Saved: 1/14/2022

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



HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE
224 DARRIN DRIVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

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

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

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

SOJOURN FARMS LLC SERIES A
1578 FM 1141
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
10713 MEADOWBROOK BV
FORNEY, TX 75044

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

ISELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

BROWN GARI K
807 JACKSON ST
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC
805 JACKSON ST
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD
STE A-66
ROCKWALL, TX 75032

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

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

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

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

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

MACCORMACK BRENDA & JOHN
207 JOE WHITE ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY 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

SEAMAN WANDA L
1611 STONEYBROOK DR
ROCKWALL, TX 75087

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

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

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087
BAUTISTA TEOBALDA SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

BRIGHTMEADOW LLC
ONE BRIGHT MEADOW RD
ROCKWALL, TX 75032

HALEY DAVID G ETUX
1001 N FANNIN ST
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

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

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

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

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

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

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE
210 JOE WHITE ST
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
602 N VICTORIA RD LOT 172
DONNA, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75087

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

BAF 3 LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

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

HELMS MIKEL B
206 JOE WHITE STREET
ROCKWALL, TX 75087

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

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY
#110
RICHARDSON, TX 75087

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

PUBLIC NOTICE



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

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

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

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 22, 2022 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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

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

PUBLIC NOTICE



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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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

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.

REDUCE TRAFFIC REDUCE CRIME OPPORTUNITIES
Keep Single Family INCREASE VALUES
Don't want to open door for multi family, LOWER VALUES
Name: JOHN BARFIELD
Address: 108 JOE WHITE ST

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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Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Please place a check mark on the appropriate line below:

need more info

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

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

Is it going to be as mother-in-law suite or returning adult child space? fine

OR is it going to be income producing? not fine

Name: K. Isbell

Address: 809 Jackson St Rockwall 75087

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 Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-004

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Carole

Last Name *

Taylor

Address *

703 Jackson St

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

carole_taylor@yahoo.com

Phone Number

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:

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Google Forms

From: Roy Garner <garnertx@swbell.net>
Sent: Saturday, January 29, 2022 8:29 PM
To: Planning
Subject: Case ZZ022-004 704 Jackson

I have a few questions

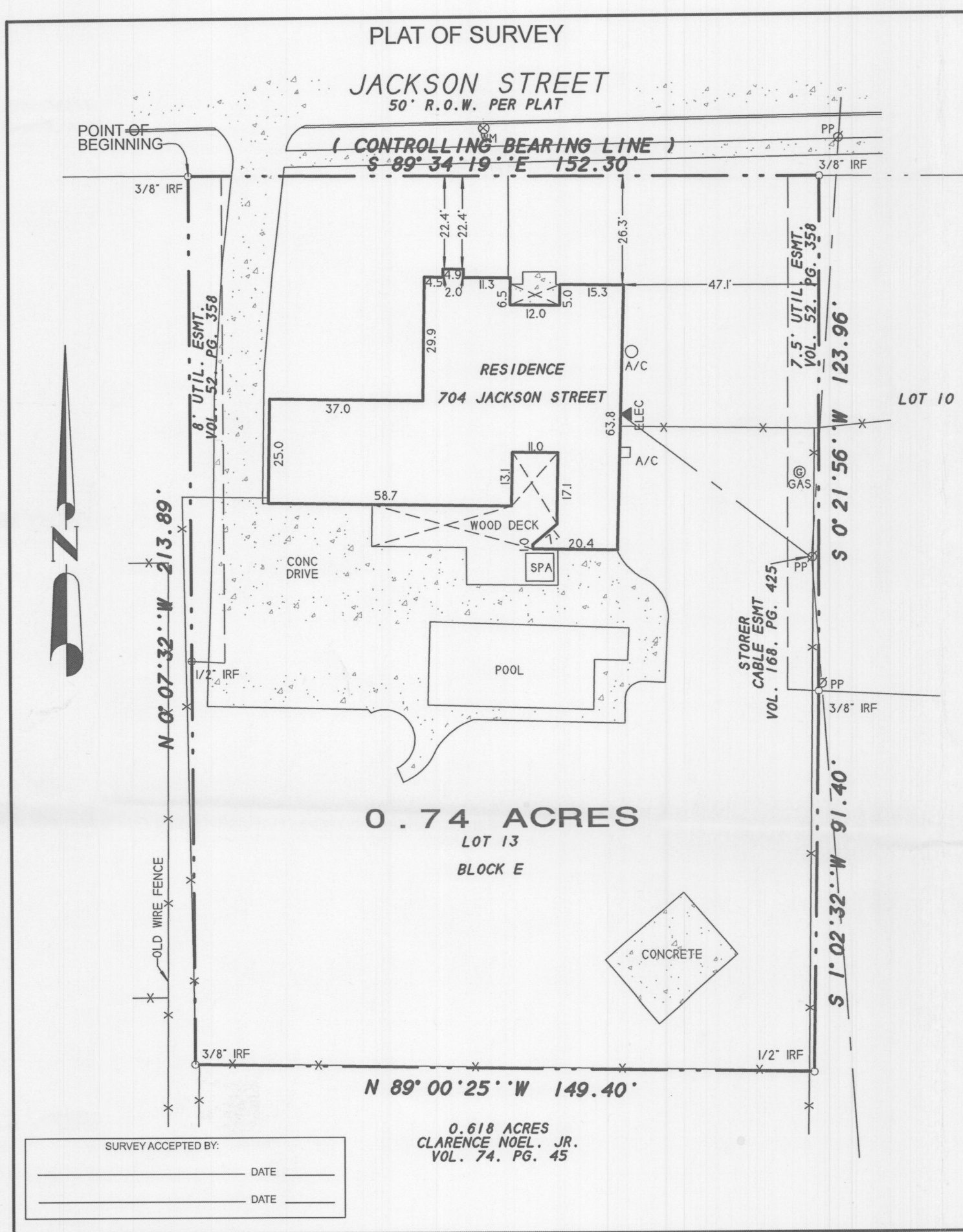
- 1) Do we know WHY they are wanting a separate living unit? Parent moved in, kid needs a place to stay, etc?
- 2) How large is the structure?
- 3) Is it going to be rentable now or in the future? The SUP lists "GUEST QUARTERS" as a usage
- 4) Does the property allow for the additional vehicles so parking is not on the street?
- 5) Why separate and not Add-On to the existing structure?
- 6) Seems a little crowded with only 3/4 acres with a new structure and additional parking

At this point I am against a SUP for this property.

Roy Garner
1002 n fannin

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DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

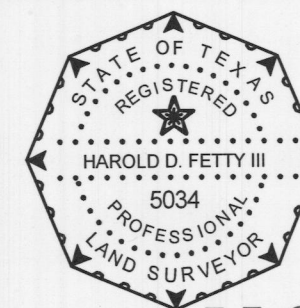
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of February, 2016.

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



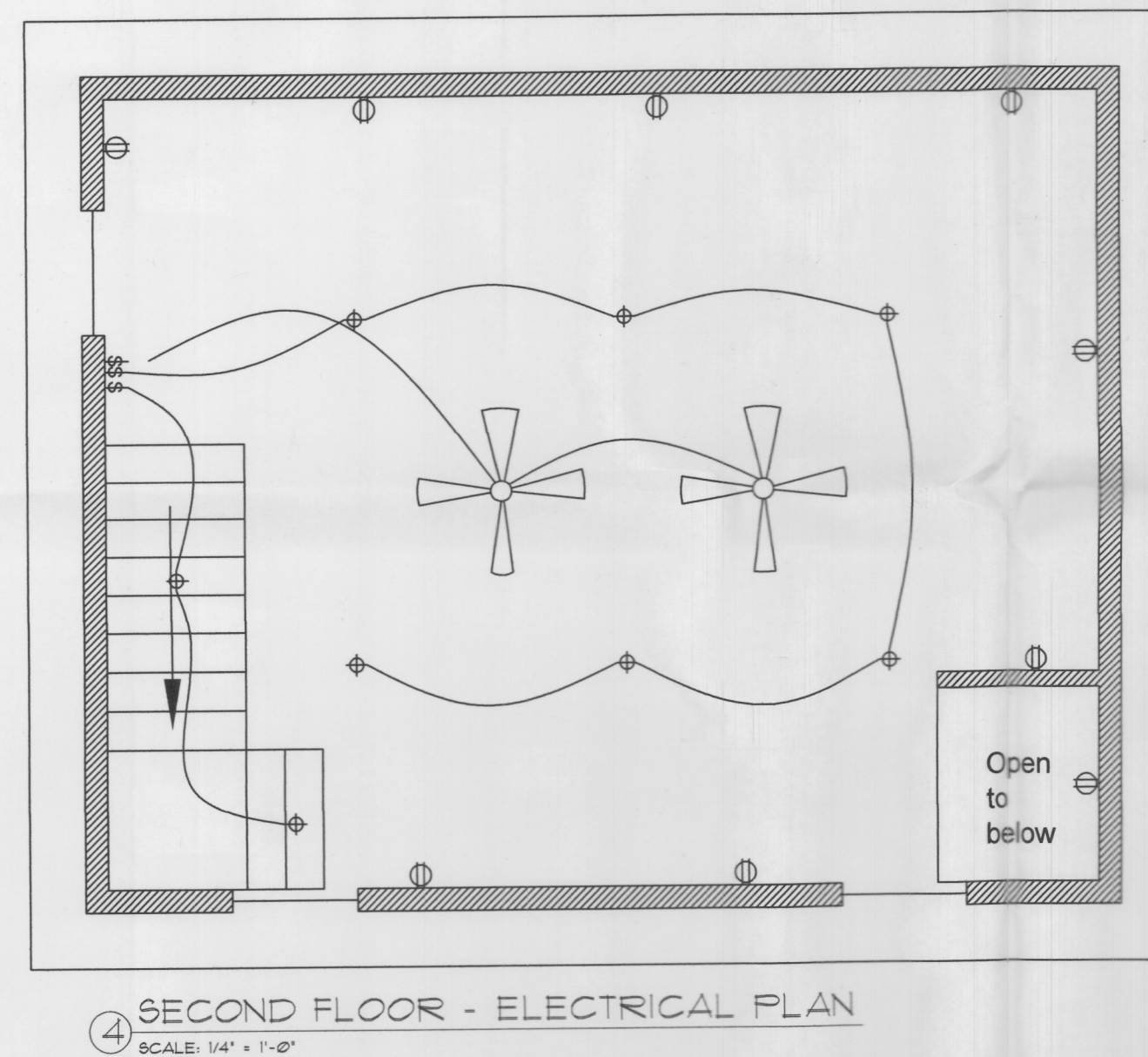
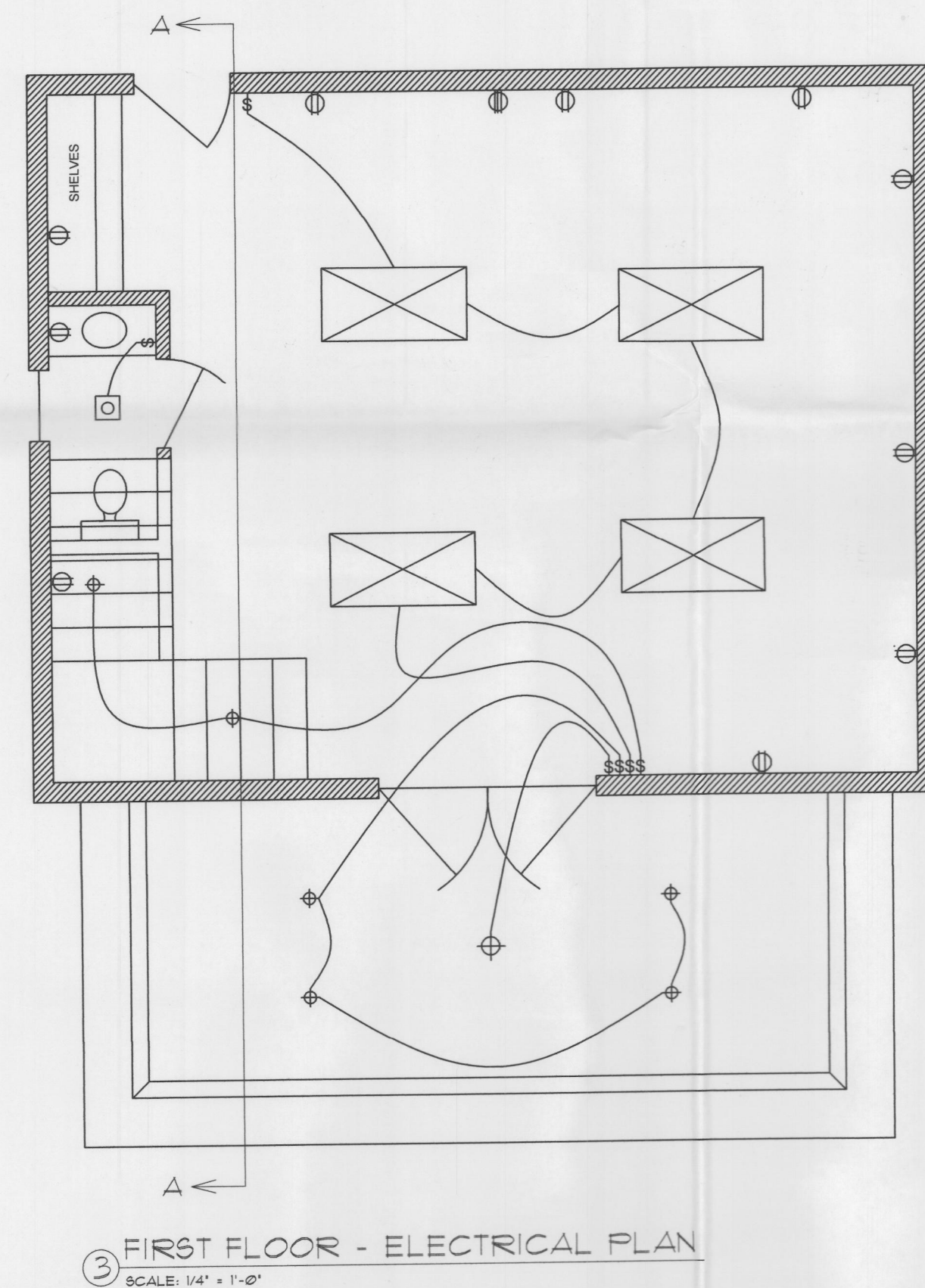
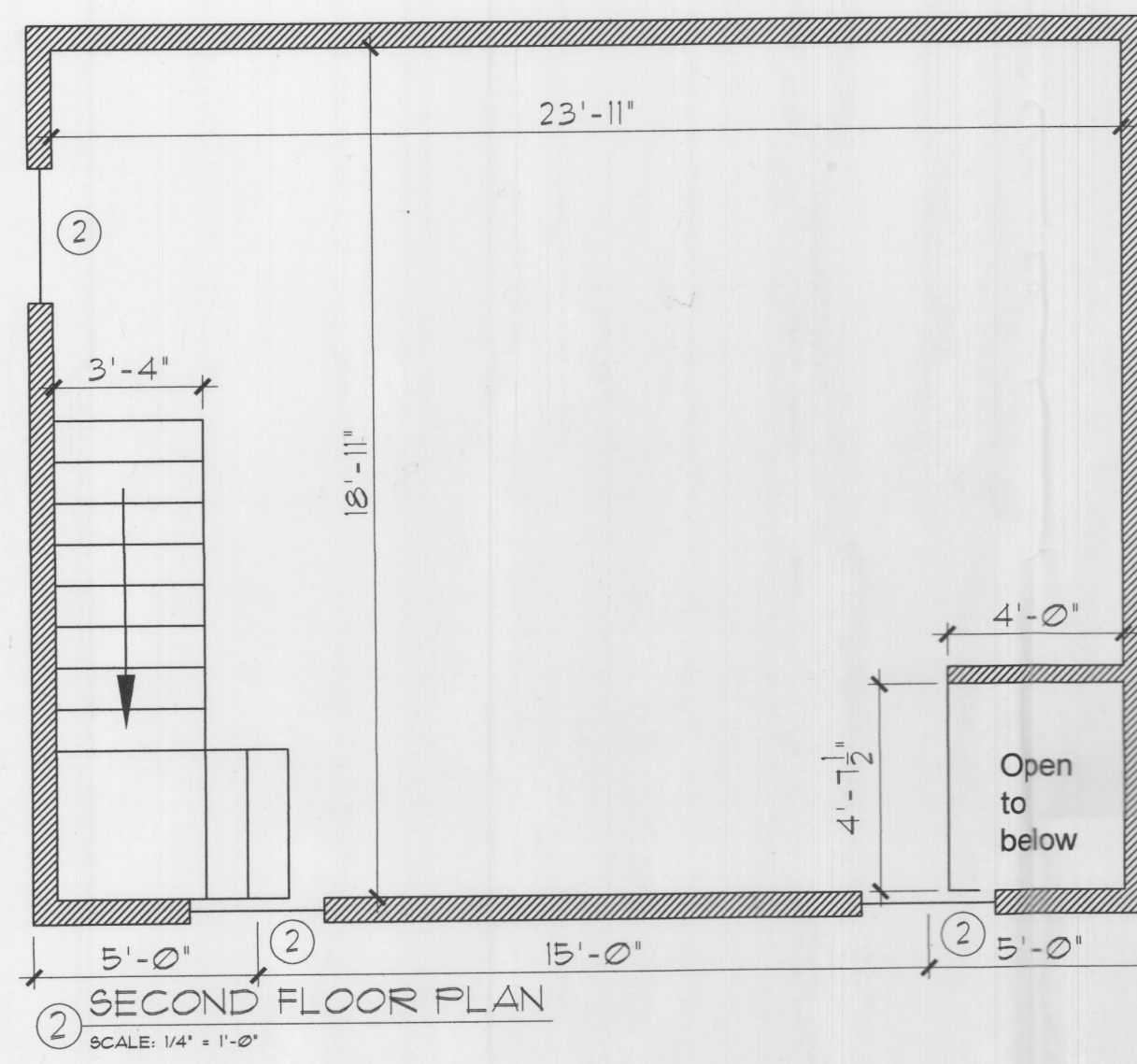
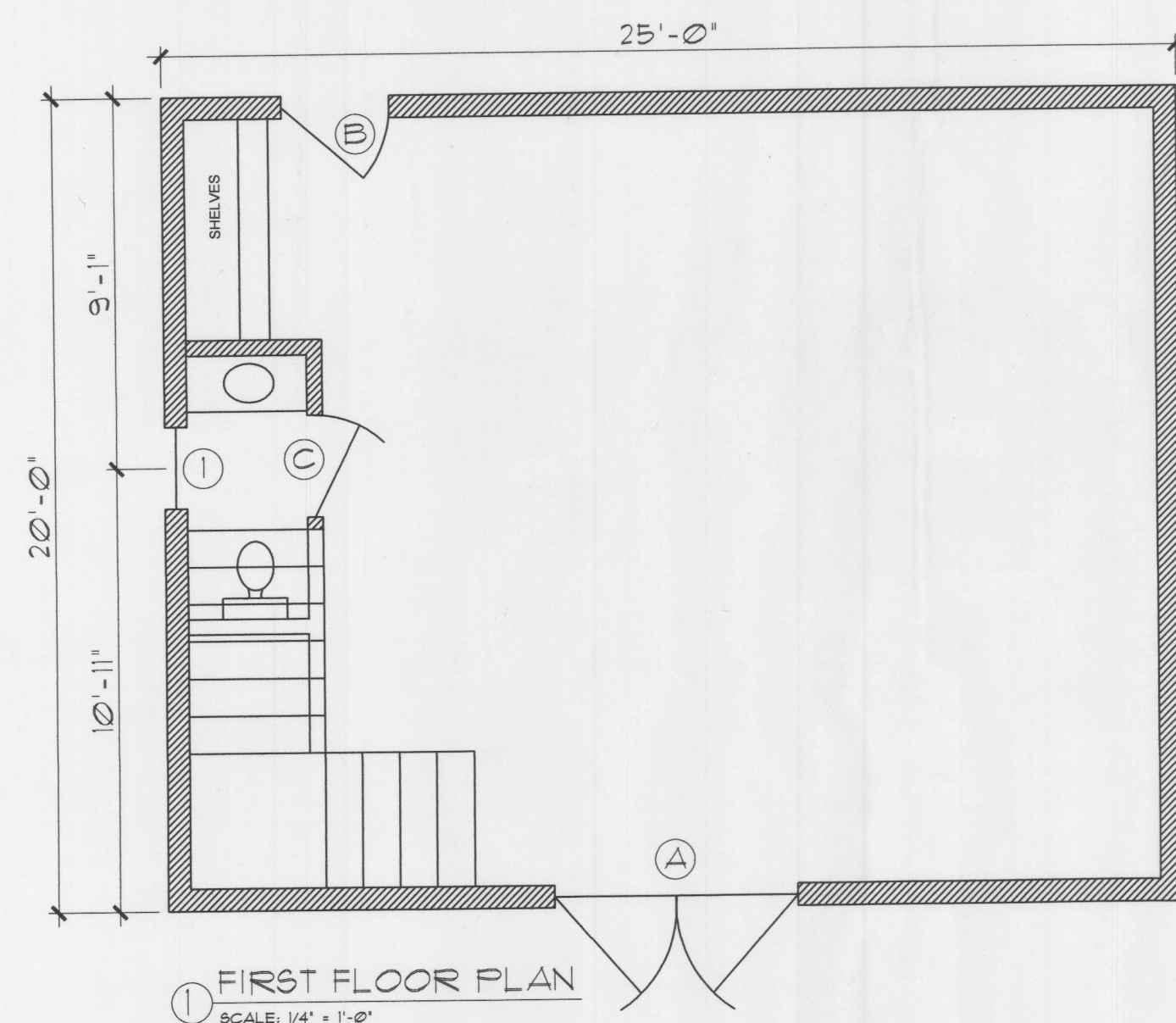
SYMBOL LEGEND									
TV	GAS	TEL	FH	PP	ELEC	ELEC	WM	LP	1/2" IRF
CABLE RISER	METER	RISER	HYDRANT	POLE	METER	BOX	METER	POLE	IRON ROD FOUND
									(CORNER)

SURVEY DATE FEBRUARY 12, 2016
SCALE 1" = 30' FILE # 20001339-F
CLIENT FRASIER GF# NONE

H.D. Fetty Land Surveyor, LLC

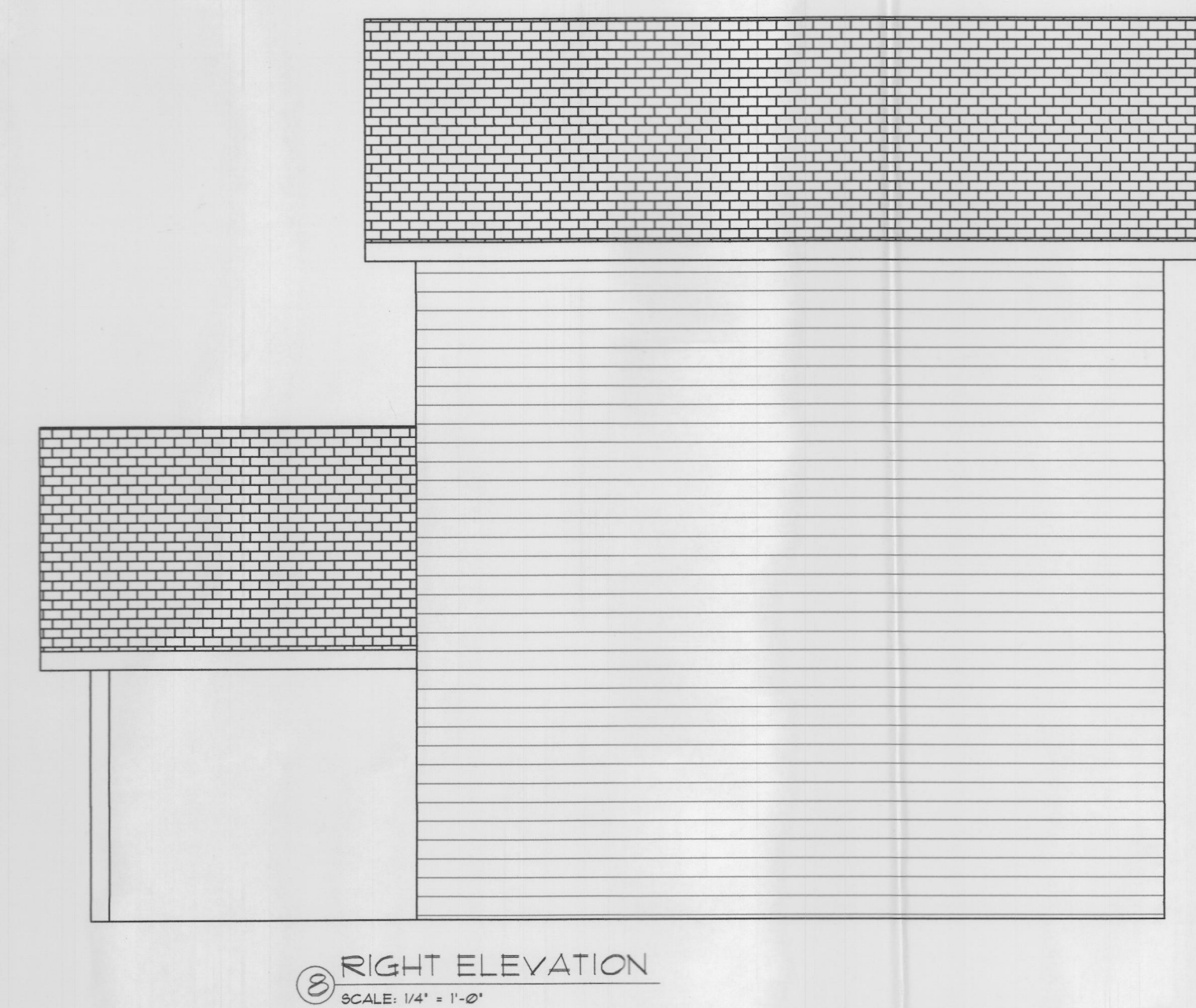
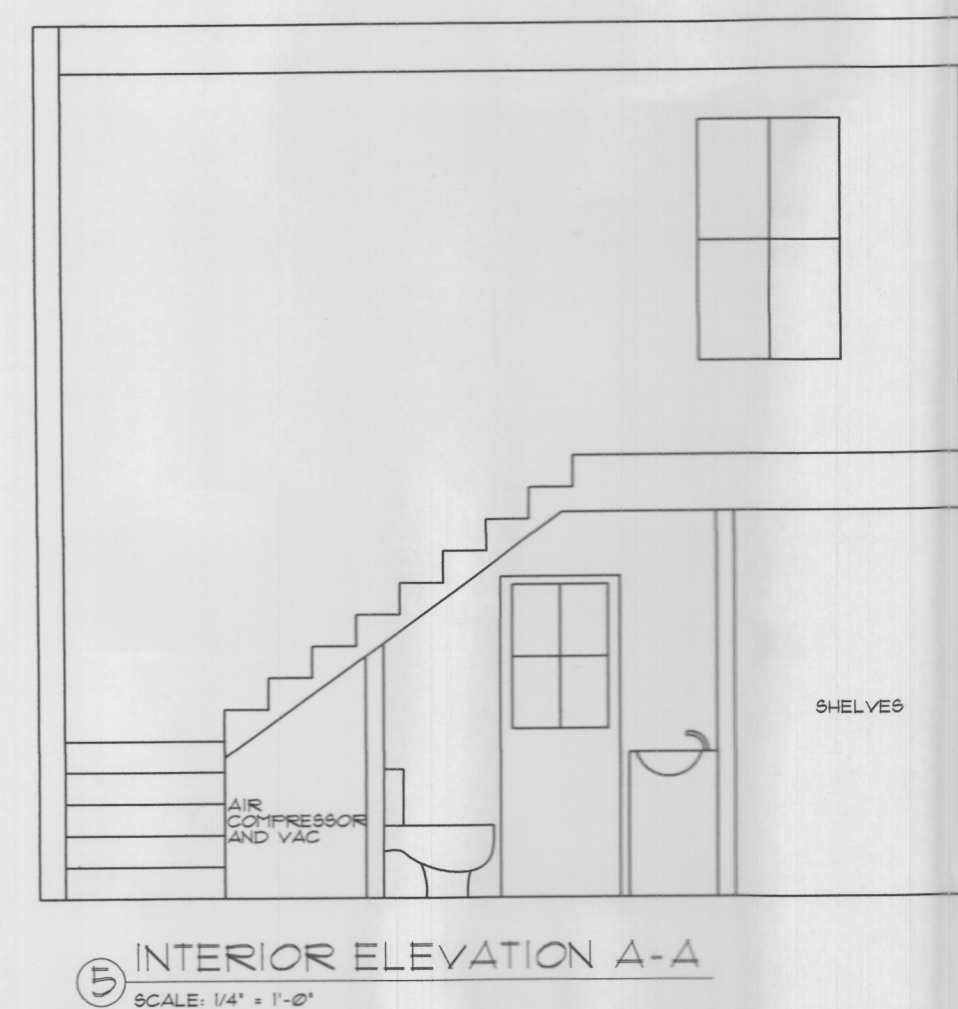
Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



WINDOW & DOOR SCHEDULE	
A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

ELECTRICAL LEGEND	
⊞	SWITCH
⊕	110 OUTLET
⊖	220 OUTLET
⊗	FAN
⊕	CEILING FIXTURE
⊗	FLUORESCENT
⊞	EXHAUST FAN W/LIGHT



SHOP PLANS
FRASIER RESIDENCE
104 JACKSON ST.
ROCKWALL, TEXAS 75087

TITLE:
PLANS / ELEVATIONS
SCALE:
AS SHOWN

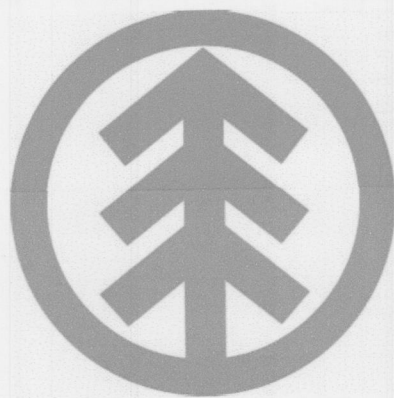
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
09/03/20

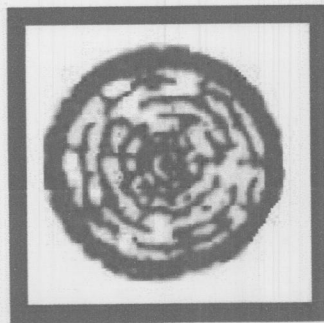
REVISION DATE:

SHEET
A1

JOB NO.
15820CAD



Boise Cascade
Engineered Wood Products



OLDHAM LUMBER CO.
The Finest From The Forest Since 1921

DESIGN LOADS

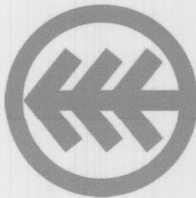
LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions: BY:

Boise Cascade



NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been check by Boise Engineering.

**OLDHAM
FRASIER**
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS

BC FRAMER

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

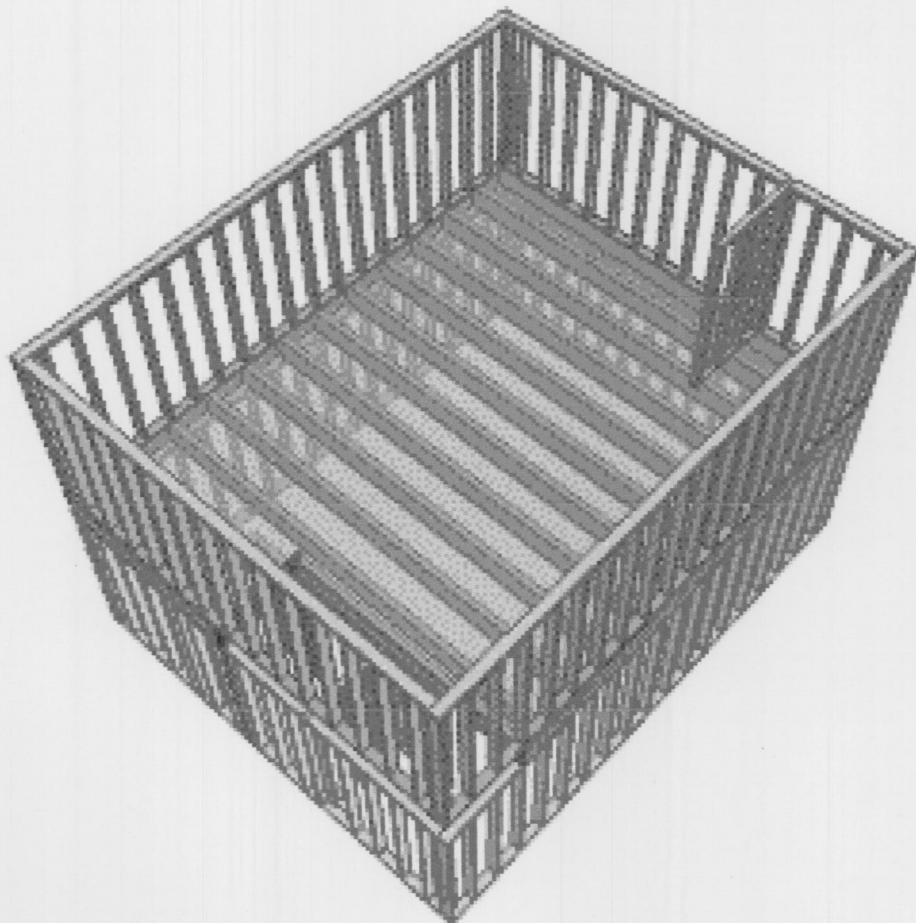
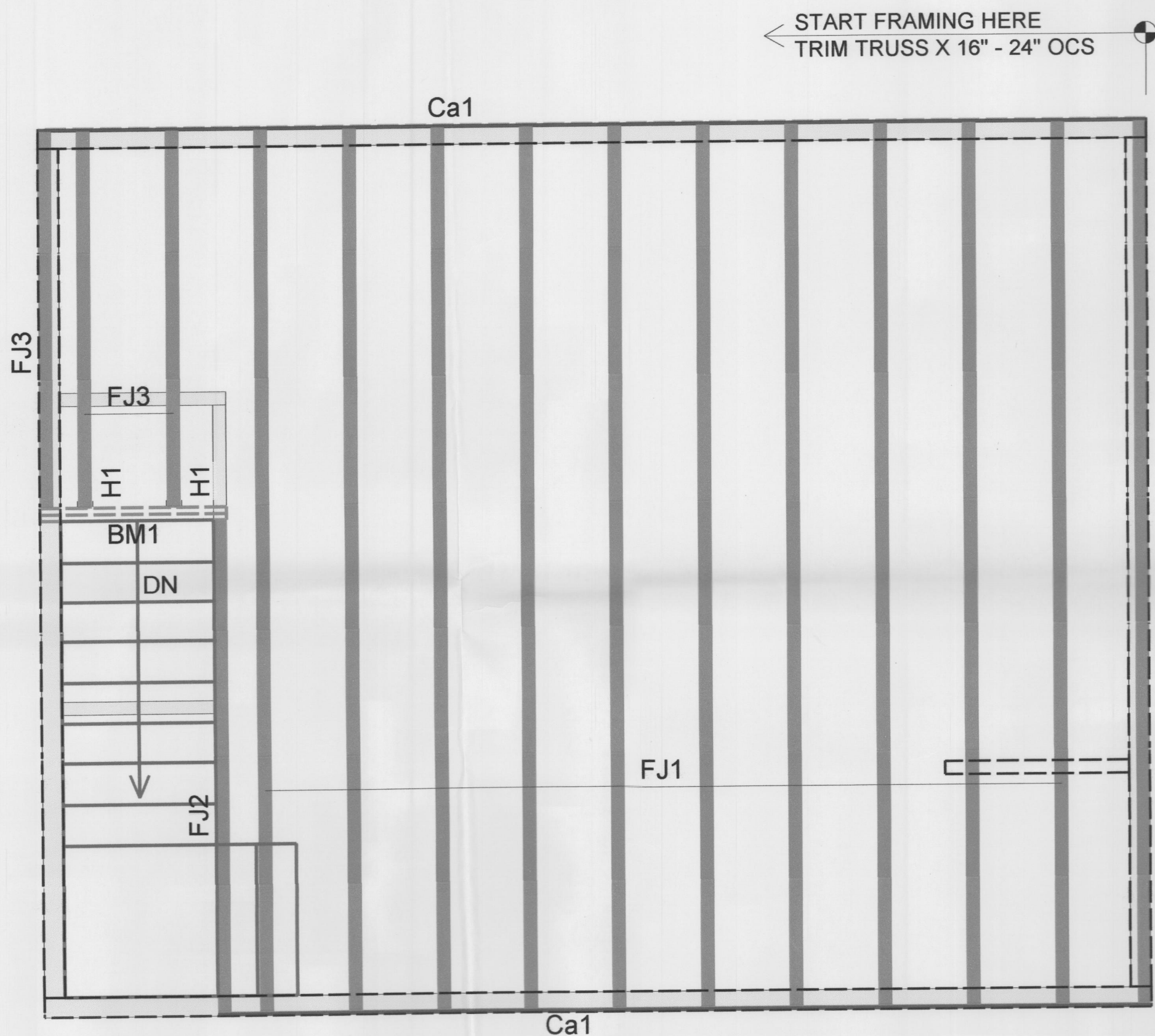
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

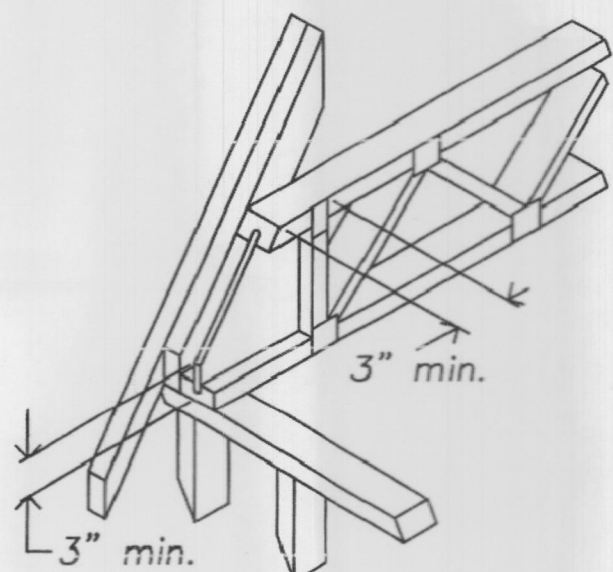
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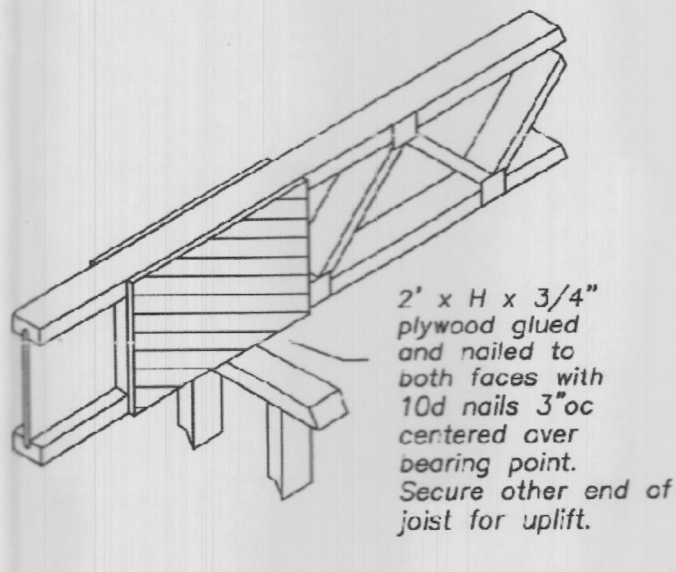
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

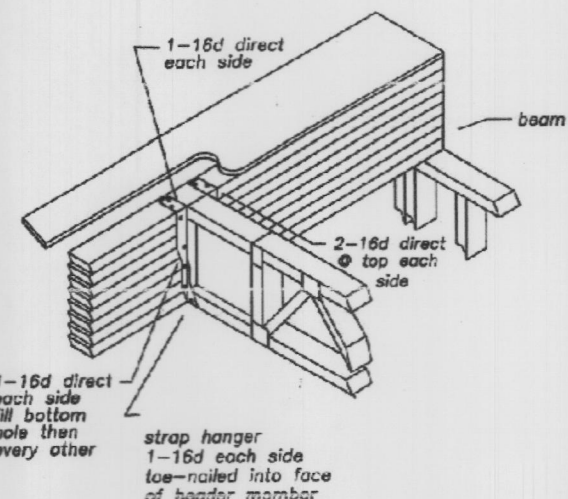
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H1	2	Simpson	MIT416	None



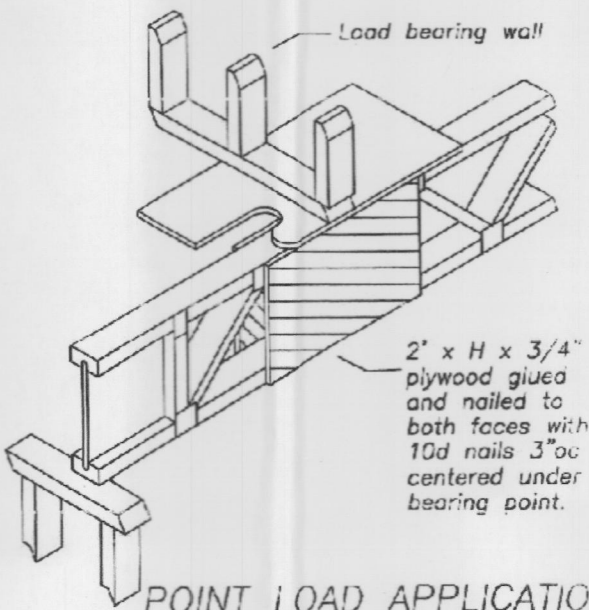
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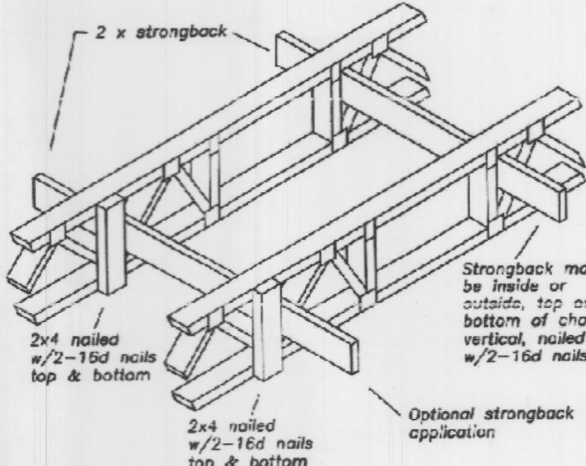
CANTILEVER JOIST



HANGERED JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, 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 from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow for the construction of a *Guest Quarters* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
- (4) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 704 Jackson Street

Legal Description: Lot 13, Block E, Wade Addition



**Exhibit 'B':
Site Plan and Survey**



Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: February 22, 2022
APPLICANT: Mike and Mary Frasier
CASE NUMBER: Z2022-004; *Specific Use Permit for a Guest Quarters at 704 Jackson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. A portion of the subject property was originally platted as Lots 11 & 12, Block E, Wade Addition on March 24, 1954. According to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. On February 1, 2016, the City Council approved a replat [Case No. P2016-002] of Lots 11 & 12, Block E, Wade Addition and Tract 36 of the S. S. McCurry Survey, Abstract No. 146 establishing the boundaries of the subject property as Lot 13, Block E, Wade Addition. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 3,821 SF single-family home constructed in 1990 and a swimming pool constructed in 2014.

PURPOSE

The applicants -- *Mike and Mary Frasier* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Jackson Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are other single-family homes that are situated within the Wade Addition. The Wade Addition consists of 105 single-family residential lots on 30.15-acres and was established on March 24, 1954. Also, north of the subject property is Phase 1 of the Harris Heights Subdivision, which consists of 58 single-family residential lots on 15.14-acres and was established on February 1, 1970. All of these properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) residential lots that make up the Pecan Grove Addition, which consists of 0.59-acres of land and was established on January 25, 1978. South of this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the F&M Addition, which consists of 64

single-family residential lots on 17.87-acres and was established on May 20, 1991. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Phase 1 of the Harris Heights Subdivision, which consists of 58 single-family residential lots on 15.14-acres and was established on February 1, 1970. Beyond this is Phase 2 of the Harris Heights Subdivision, which consists of 15 single-family residential lots on 5.23-acres and was established on February 11, 1985. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are other single-family homes that are situated within the Wade Addition. The Wade Addition consists of 105 single-family residential lots on 30.15-acres and was established on March 24, 1954. This subdivision is zoned Single-Family 7 (SF-7) District. Beyond this is Phase 5 of the Caruth Lake Subdivision, which consists of 137 single-family residential lots on 37.53-acres and was established on July 15, 1997. This subdivision is zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, survey, and building elevations proposing to construct a 20-foot by 25-foot (or 500 SF building footprint) *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the subject property. The proposed structure will be situated on an existing 20-foot by 25-foot concrete pad that currently exists in the rear yard of the subject property. The concrete pad is set ~17-feet from the side yard (i.e. eastern) property line, ~10½-feet from the rear yard (i.e. southern) property line, and ~170-feet from the front yard (i.e. northern) property line. The building elevations submitted by the applicant indicate that the structure will be two (2) stories and have a total square footage of 1,000 SF. The proposed structure will have a pitched roof and stand approximately 24' 8" at the peak of the roof. The exterior of the structure will be clad in HardiBoard horizontal lap-siding that will be complementary in color and scale to the brick primary structure. According to the applicant the structure will primarily be used as a shop with storage on the second floor. Based on the floor plan submitted by the applicant the structure will have a bathroom on the ground floor.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Unit* 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% 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). A summary of these standards compared to the applicant's proposed *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 7 (SF-7) District.	2; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 30% of the <i>Primary Structure</i> (3,821 SF x 30% = 1,146.30 SF).	1,000 SF; <i>IN CONFORMANCE</i>
MINIMUM REAR YARD SETBACK	10-Feet	~17-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~10½-Feet; <i>IN CONFORMANCE</i>
DISTANCE BETWEEN BUILDINGS	10-Feet	~43.87-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT ¹	Accessory structures are permitted a maximum of <u>15-Feet</u> ; however, the SF-7 District allows a total height of <u>32-Feet</u> .	~24' 8"; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM ON-SITE PARKING	1.5/Unit	<i>IN CONFORMANCE</i>

NOTES:

¹: The accessory structure standards limit the height of accessory buildings to a single-story.

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a shop and storage area; however, since this structure will incorporate separate sanitary facilities it is better classified as a *Guest Quarters/Secondary Living Unit* as opposed to a simple *Accessory Building*. Additionally, the *Guest Quarters/Secondary Living Unit* allows the applicant to have a larger building (*i.e. 30% of the primary square footage*) compared to the *Accessory Building* standards, which limit the permitted *by-right* square footage to 144 SF. Regardless of classification of the structure (*i.e. if it is an Accessory Building or Guest Quarters/Secondary Living Unit*) it would require a Specific Use Permit (SUP).

Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Guest Quarters/Secondary Living Unit* with the exception of the maximum building height; however, staff is obligated to point out that the Unified Development Code (UDC) is somewhat unclear about the standards for a *Guest Quarters/Secondary Dwelling Unit*. These structures are somewhat unique in that they follow both the standards for an *Accessory Building* and the *Residential District Development Standards*. Using the *Accessory Building* standards, the height would be limited to one (1) story at a maximum of 15-feet; however, the *Residential District Development Standards* for a Single-Family 7 (SF-7) District allow a maximum height of 32-feet. The reason this ambiguity exists in the code is because a *Guest Quarters/Secondary Living Unit* can be appropriately incorporated into a property in several different ways depending on the context of the structure. For example, a *Guest Quarters/Secondary Living Unit* can be a standalone structure or incorporated into another structure like a detached garage. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Since this property is located in a more established part of town, there are several properties with multiple accessory buildings situated on them. In the block bounded by N. Fannin Street, Jackson Street, Heath Street, and Joe White Street staff has counted ten (10) accessory buildings on six (6) properties with the average size of these structures being ~209 SF. The largest of these structures was around 380 SF. Staff should also point out that the applicant's lot -- *at 0.75-acres* -- is almost twice the size of the surrounding lots. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does not appear to have a negative effect on the adjacent properties; however, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 14, 2022, staff mailed 110 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Carruth Ridge Estates Homeowner's Association (HOA), which was the only Homeowner's 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 the follow:

- (1) One (1) property owner notification from a property owner within the 500-foot notification area requesting more information be provided; however, no indication of support or opposition was given.
- (2) One (1) response from the City's online *Zoning and Specific Use Permit Input Form* from a property owner within the 500-foot notification area indicating they were in favor of the applicant's request.
- (3) One (1) property owner notification from a property owner within the 500-foot notification area indicating they were opposed to the applicant's request.
- (4) One (1) email from a property owner within the 500-foot notification area indicating they were opposed 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/Accessory Dwelling Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

- (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
 - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
 - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION

LOT

BLOCK

GENERAL LOCATION FARMIN & JACKSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ?

CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING

PROPOSED USE

ACREAGE .74 ACRES

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER MIKE & MARY FRASIER

☐ APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

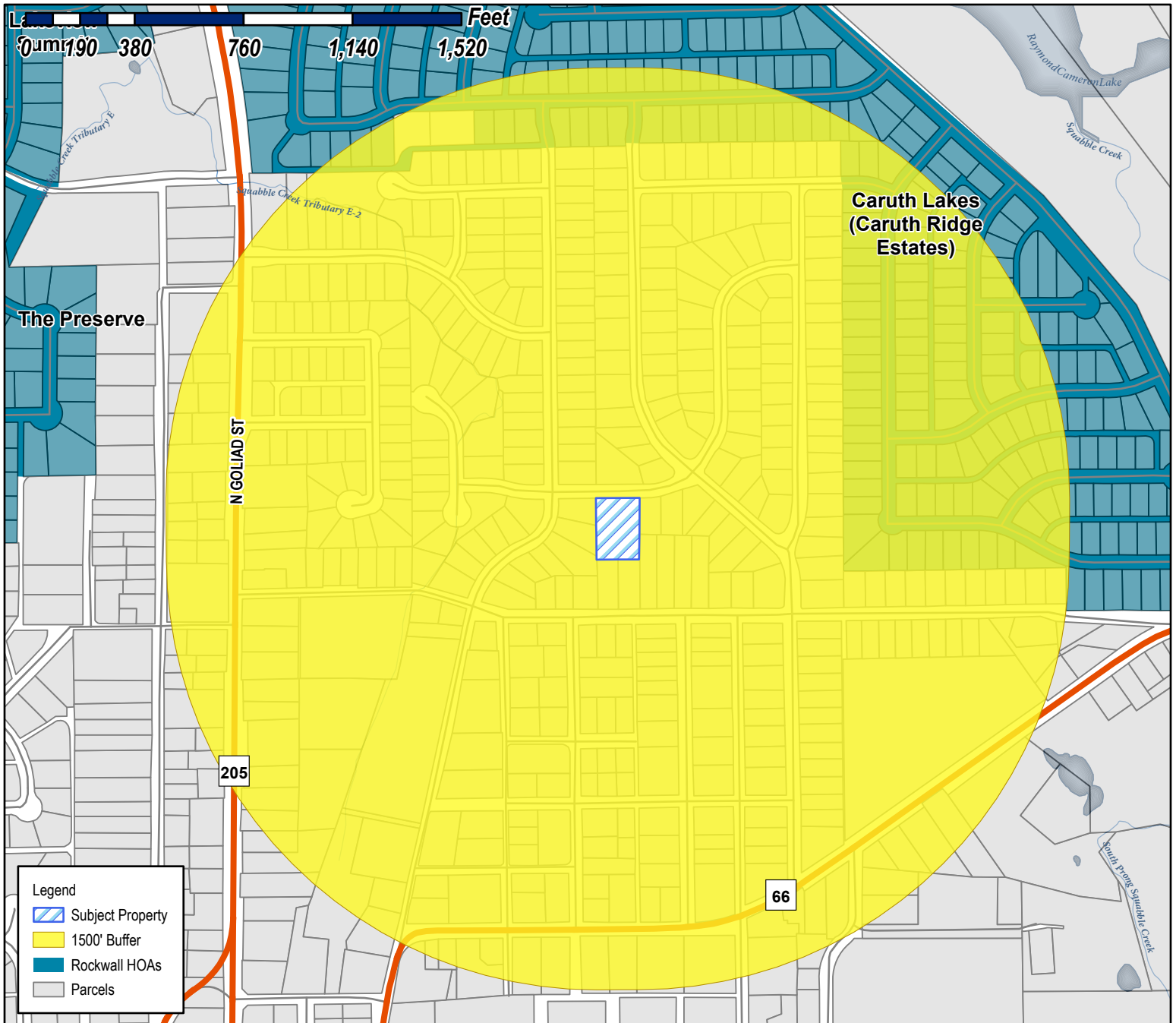




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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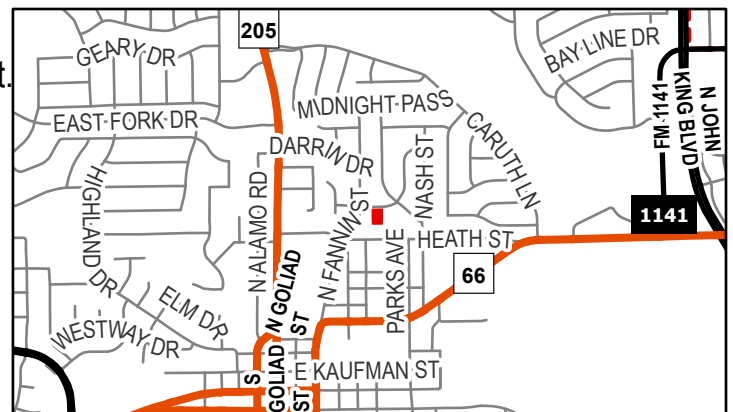
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Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-004]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).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 January 21, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 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 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>.

Z2022-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE
224 DARRIN DRIVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

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

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

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

SOJOURN FARMS LLC SERIES A
1578 FM 1141
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
10713 MEADOWBROOK BV
FORNEY, TX 75044

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

ISELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

BROWN GARI K
807 JACKSON ST
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC
805 JACKSON ST
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD
STE A-66
ROCKWALL, TX 75032

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

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

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

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

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

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

MACCORMACK BRENDA & JOHN
207 JOE WHITE ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY 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

SEAMAN WANDA L
1611 STONEYBROOK DR
ROCKWALL, TX 75087

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

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

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087
BAUTISTA TEOBALDA SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

BRIGHTMEADOW LLC
ONE BRIGHT MEADOW RD
ROCKWALL, TX 75032

HALEY DAVID G ETUX
1001 N FANNIN ST
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

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

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

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

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

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

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE
210 JOE WHITE ST
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
602 N VICTORIA RD LOT 172
DONNA, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75087

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

BAF 3 LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

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

HELMS MIKEL B
206 JOE WHITE STREET
ROCKWALL, TX 75087

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

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

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

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY
#110
RICHARDSON, TX 75087

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

PUBLIC NOTICE



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

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

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

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, February 22, 2022 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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

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

PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

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.

REDUCE TRAFFIC REDUCE CRIME OPPORTUNITIES
Keep Single Family INCREASE VALUES
Don't want to open door for multi family, LOWER VALUES
Name: JOHN BARFIELD
Address: 108 JOE WHITE ST

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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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Please place a check mark on the appropriate line below:

need more info

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

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

Is it going to be as mother-in-law suite or returning adult child space? fine

OR is it going to be income producing? not fine

Name: K. Isbell

Address: 809 Jackson St Rockwall 75087

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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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-004

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Carole

Last Name *

Taylor

Address *

703 Jackson St

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

carole_taylor@yahoo.com

Phone Number

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:

This content is neither created nor endorsed by Google.

Google Forms

From: Roy Garner <garnertx@swbell.net>
Sent: Saturday, January 29, 2022 8:29 PM
To: Planning
Subject: Case ZZ022-004 704 Jackson

I have a few questions

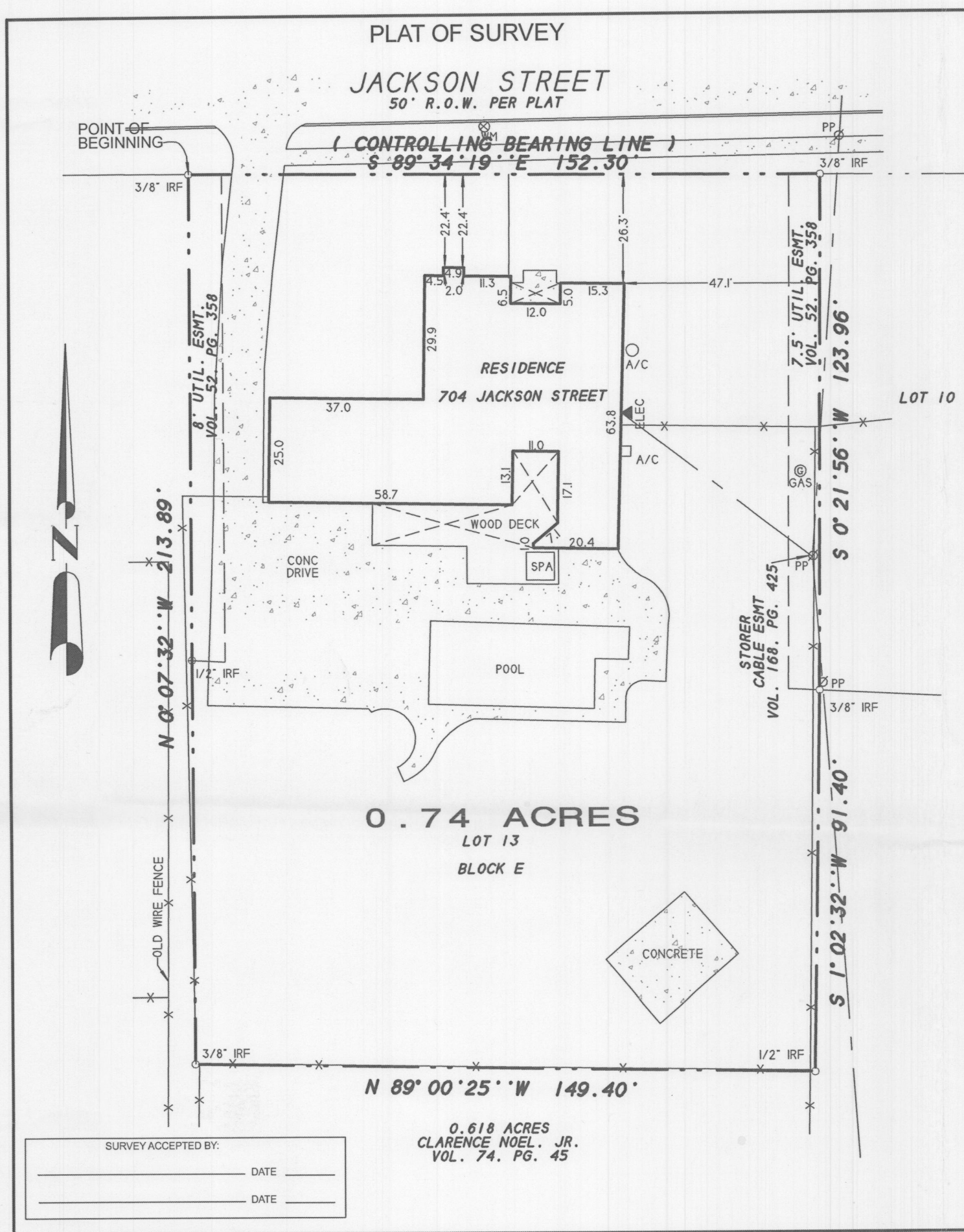
- 1) Do we know WHY they are wanting a separate living unit? Parent moved in, kid needs a place to stay, etc?
- 2) How large is the structure?
- 3) Is it going to be rentable now or in the future? The SUP lists "GUEST QUARTERS" as a usage
- 4) Does the property allow for the additional vehicles so parking is not on the street?
- 5) Why separate and not Add-On to the existing structure?
- 6) Seems a little crowded with only 3/4 acres with a new structure and additional parking

At this point I am against a SUP for this property.

Roy Garner
1002 n fannin

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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.



DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

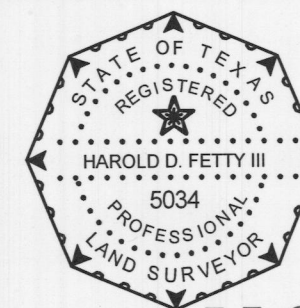
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of February, 2016.

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



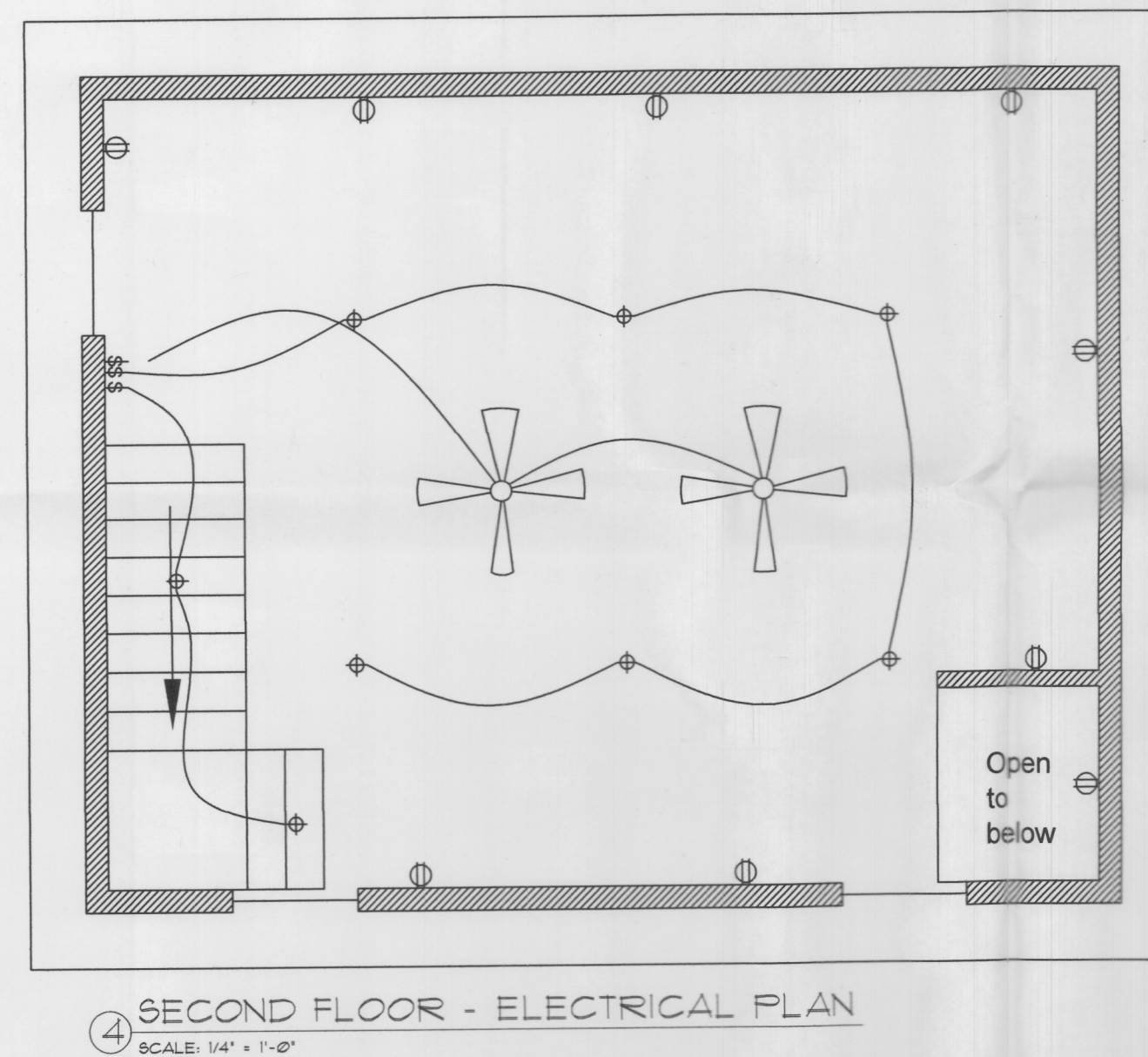
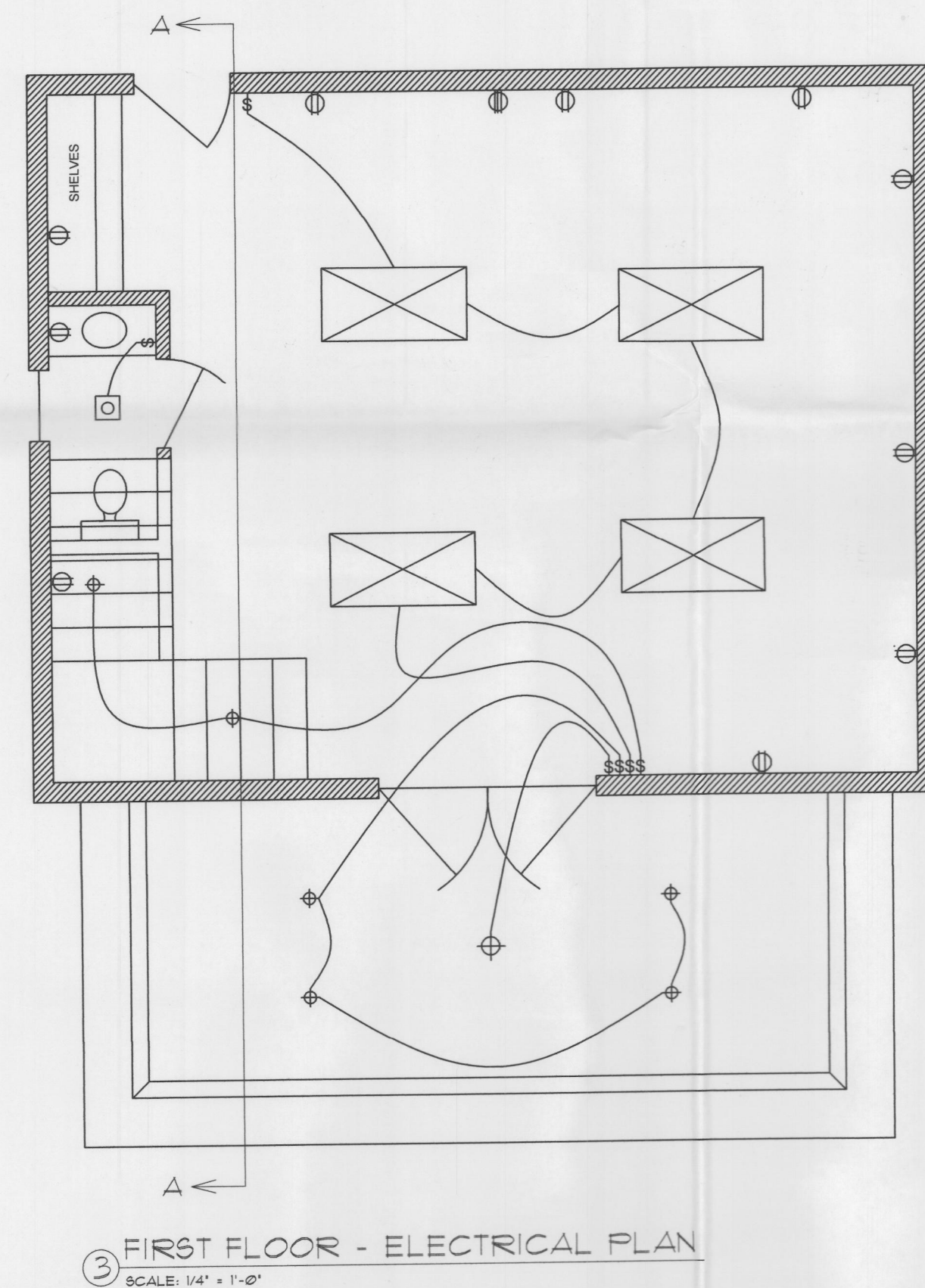
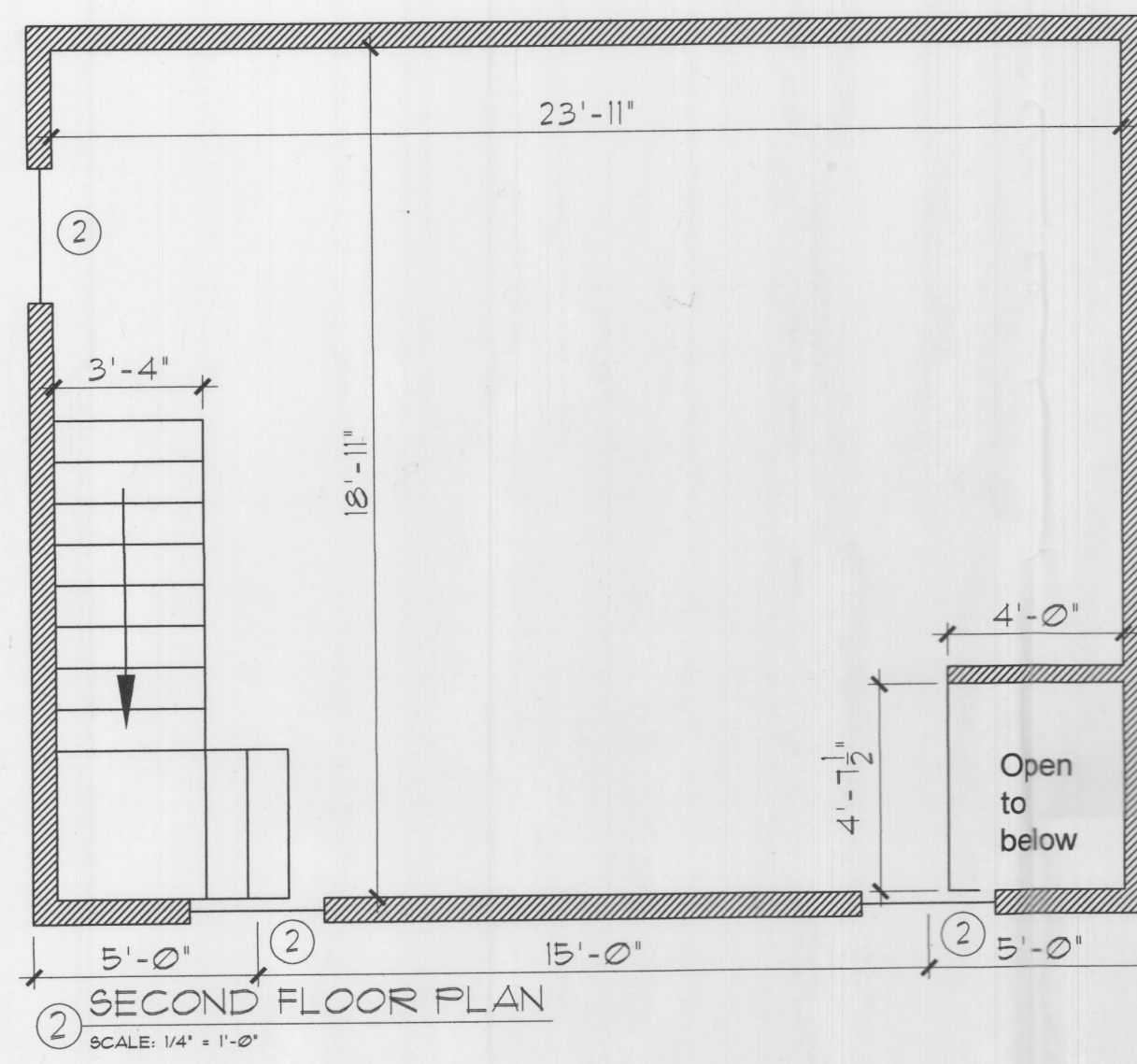
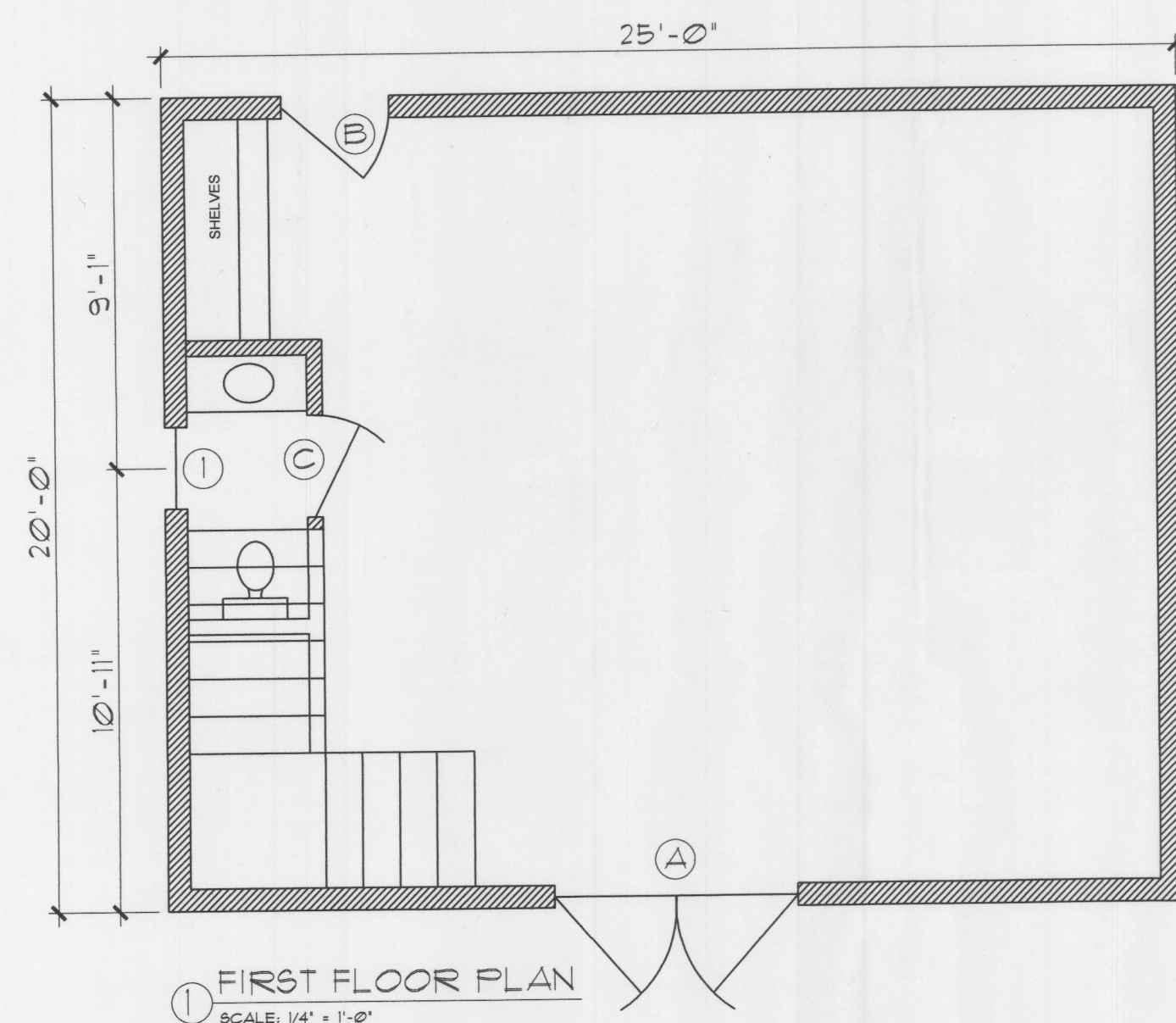
SYMBOL LEGEND					
TV TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	1/2" IRF IRON ROD FOUND (CORNER)
ELEC ELECTRIC METER	ELEC BOX	WM WATER METER	LP LIGHT POLE	A/C AIR COND. UNIT	PROFANE TANK
—X— FENCE	—E— EASEMENT LINE	—P— PROPERTY LINES			

SURVEY DATE FEBRUARY 12, 2016
SCALE 1" = 30' FILE # 20001339-F
CLIENT FRASIER GF# NONE

H.D. Fetty Land Surveyor, LLC

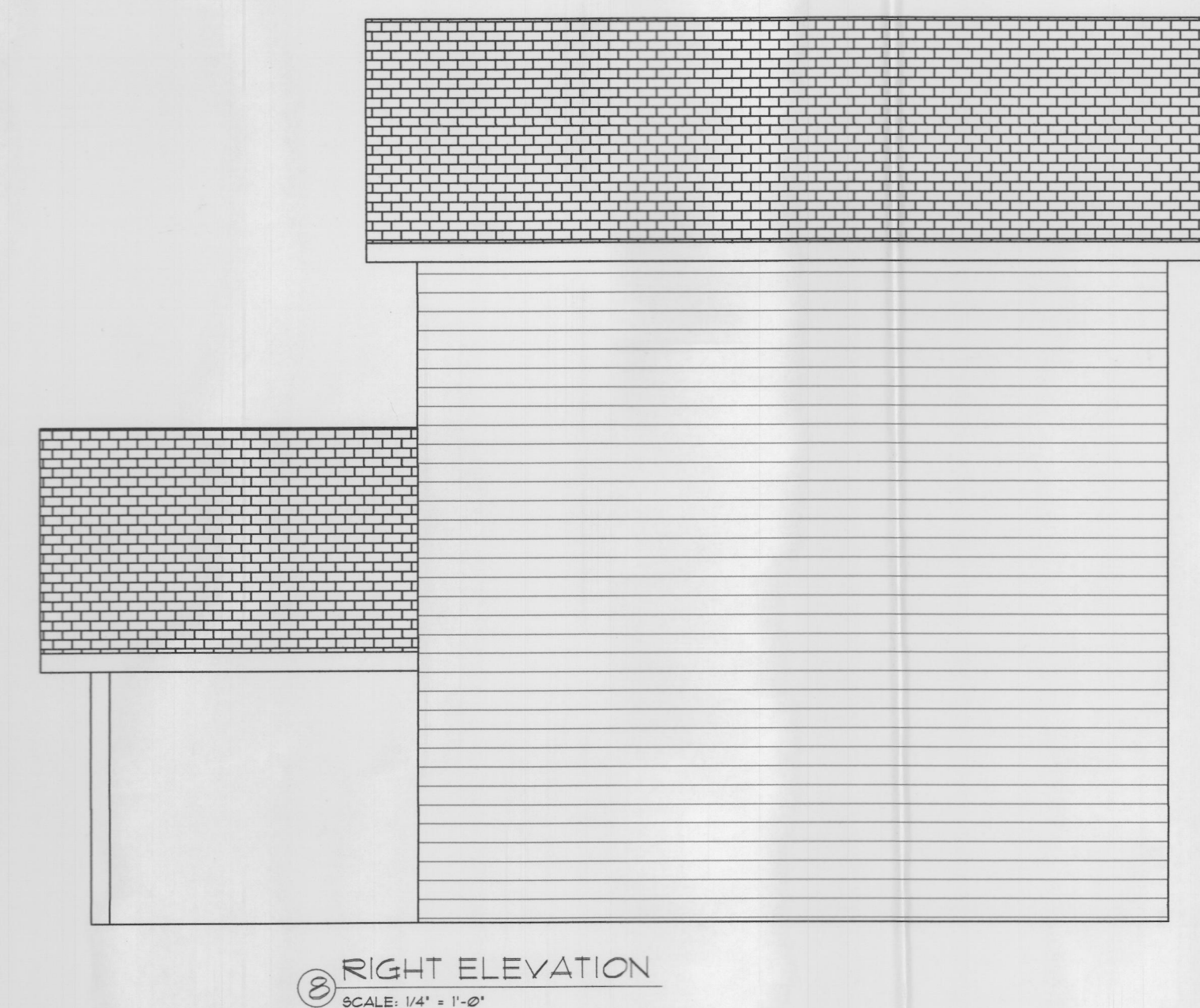
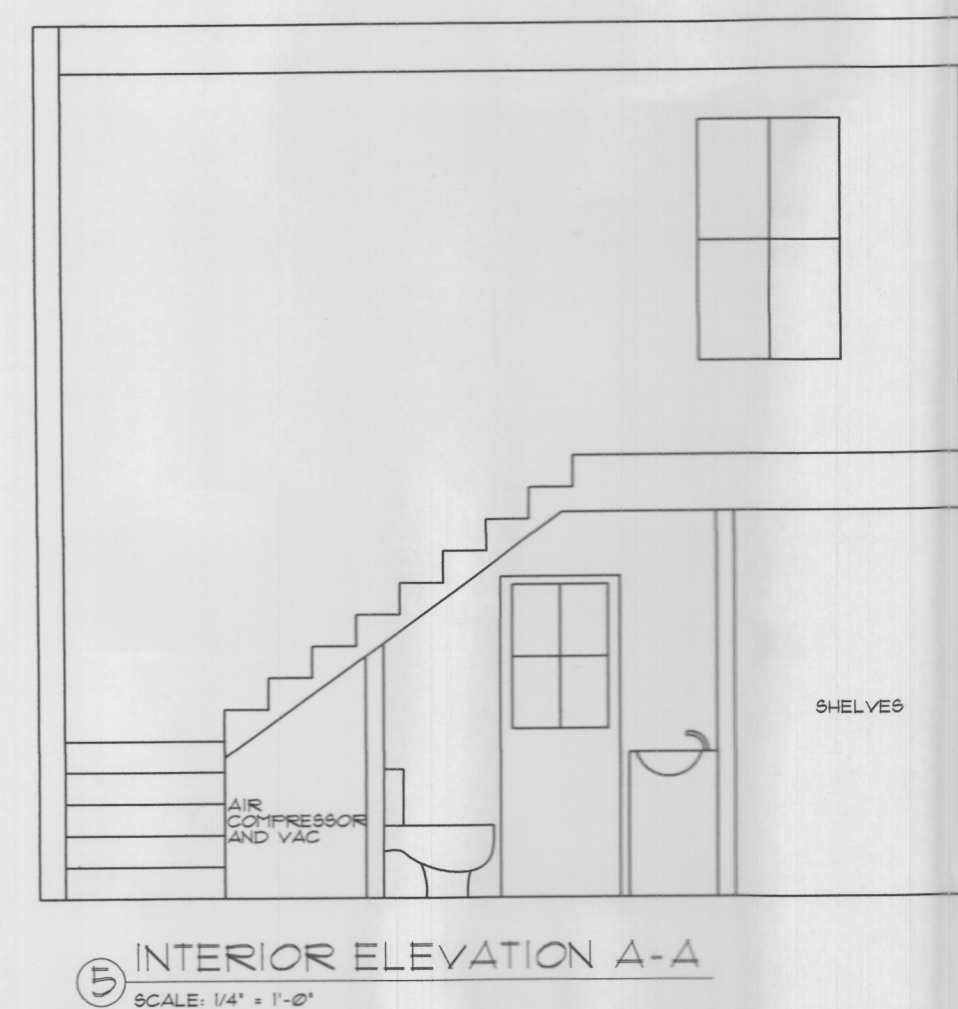
Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



WINDOW & DOOR SCHEDULE	
A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

ELECTRICAL LEGEND	
Ⓢ	SWITCH
Ⓢ	110 OUTLET
Ⓢ	220 OUTLET
Ⓢ	FAN
Ⓢ	CEILING FIXTURE
Ⓢ	FLUORESCENT
Ⓢ	EXHAUST FAN W/LIGHT



SHOP PLANS
FRASIER RESIDENCE
104 JACKSON ST.
ROCKWALL, TEXAS 75087

TITLE:
PLANS / ELEVATIONS
SCALE:
AS SHOWN

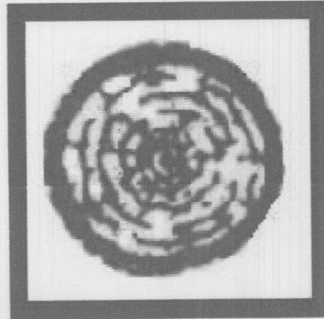
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
09/03/20

REVISION DATE:

SHEET
A1

JOB NO.
15820CAD



DESIGN LOADS

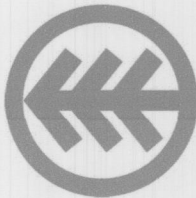
LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions: BY:

Boise Cascade



NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design
drawings of the building, therefore purchaser is to check and
approve all dimensions, quantities, loads, and details carefully.
This drawing has not been check by Boise Engineering.

OLDHAM
FRASIER
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS

BC FRAMER

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

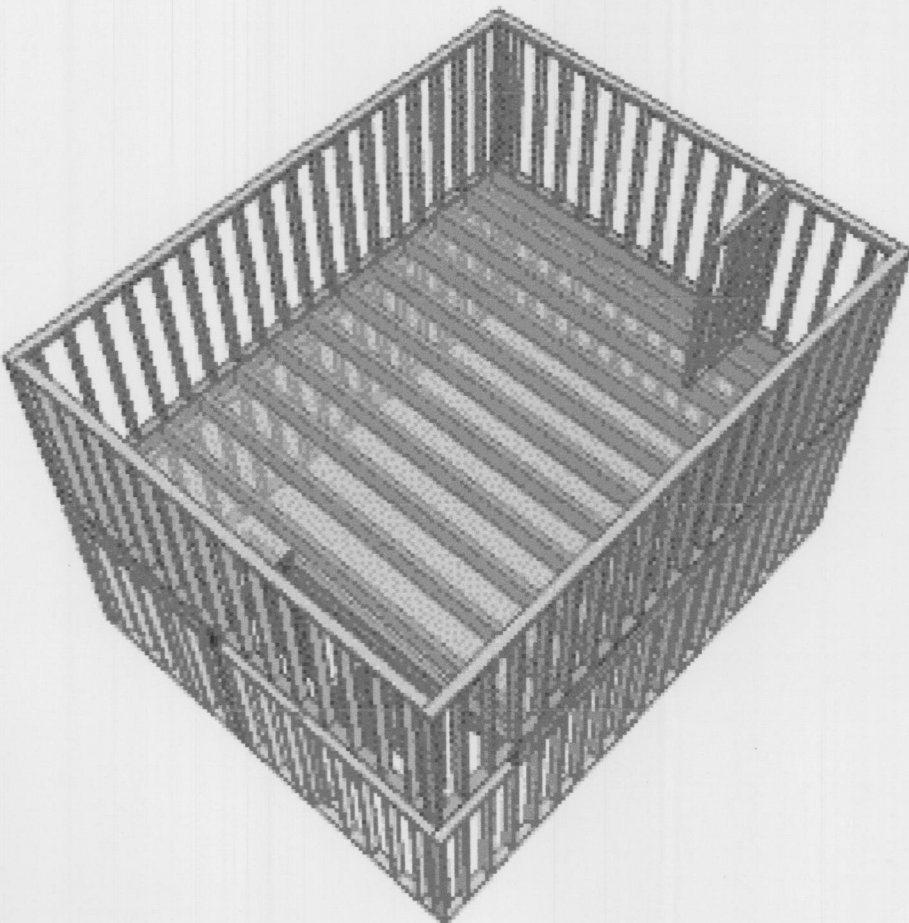
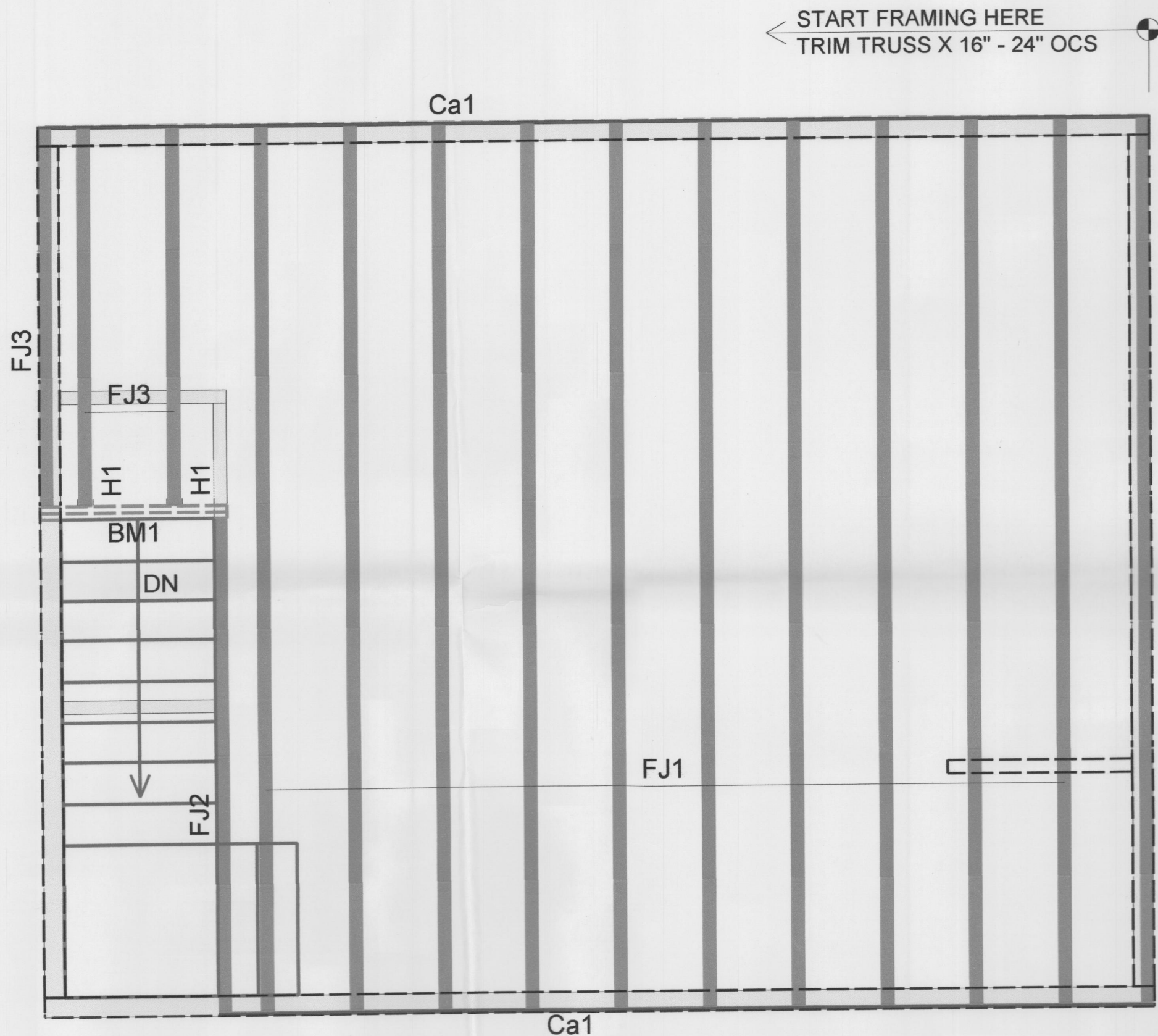
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

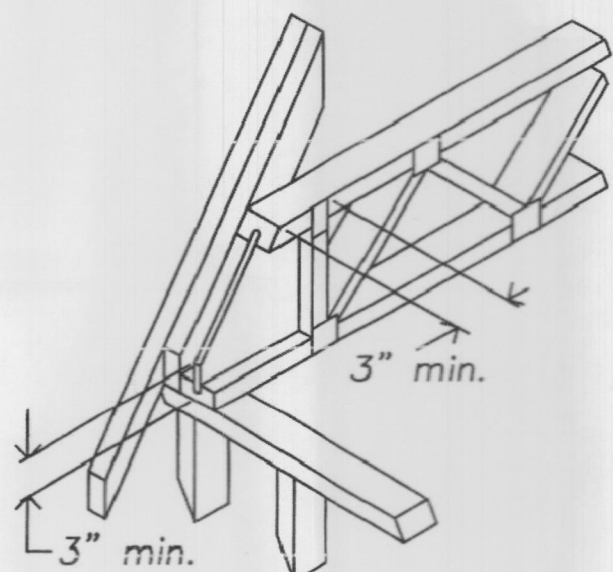
Sheet: 1/1



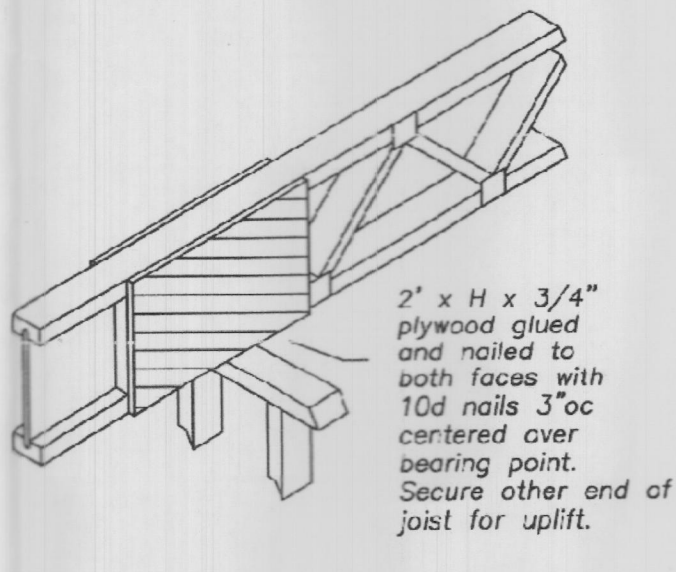
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

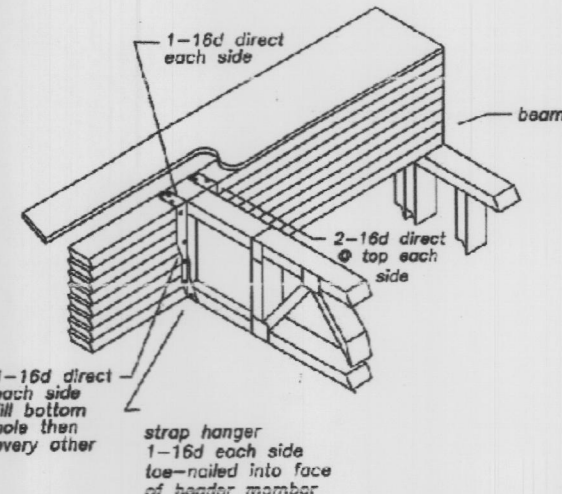
Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None



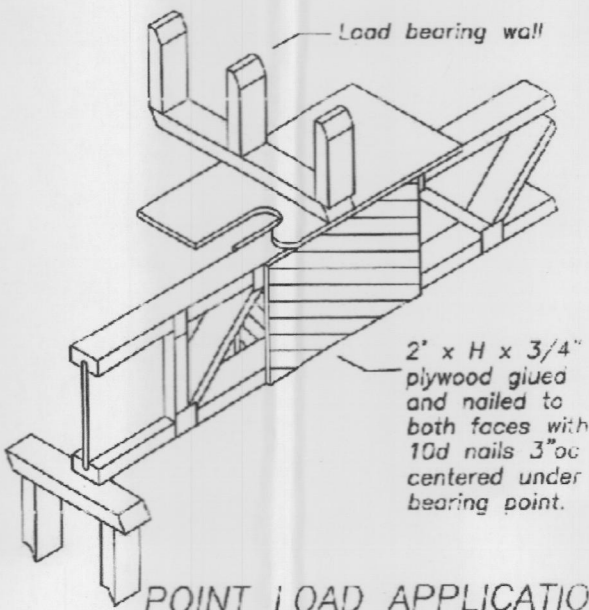
RAFTER CUT



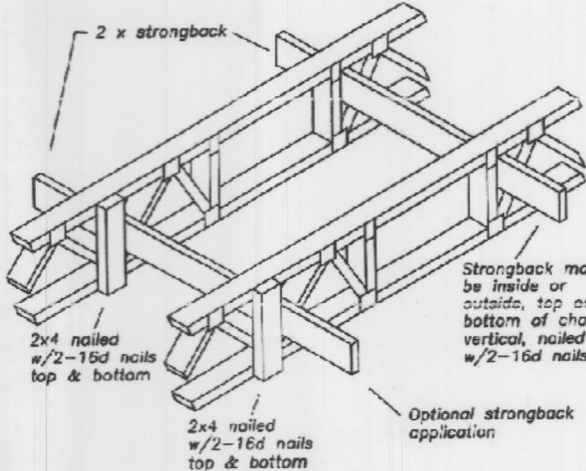
CANTILEVER JOIST



HANGERED JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, 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 from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow for the construction of a *Guest Quarters* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
- (4) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 704 Jackson Street

Legal Description: Lot 13, Block E, Wade Addition



**Exhibit 'B':
Site Plan and Survey**



**Exhibit 'C':
Building Elevations**



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 10:47 AM
To: 'mike@frasierroofing.com'
Subject: Case No. Z2022-004: Project Comments
Attachments: Draft Ordinance (01.18.2022).pdf; Project Comments (01.20.2022).pdf

Mr. Frasier ... Attached to this email are the project comments and draft ordinance for Case No. Z2022-004. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by February 1, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: January 25, 2022
Planning and Zoning Commission Public Hearing: February 15, 2022
City Council Public Hearing/1st Reading: February 22, 2022
City Council 2nd Reading: March 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



March 23, 2022

TO: Mike and Mary Frasier
704 Jackson Street
Rockwall, TX 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-004; *Specific Use Permit for a Guest Quarters at 704 Jackson Street*

Mr. Frasier:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 7, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
 - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
 - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling 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 February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On February 22, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

On March 7, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Macalik and Johannesen absent.

Included with this letter is a copy of *Ordinance No. 22-13*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-13

SPECIFIC USE PERMIT NO. S-272

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 *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, 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 from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 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;

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- (3) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
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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.

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF MARCH, 2022.**



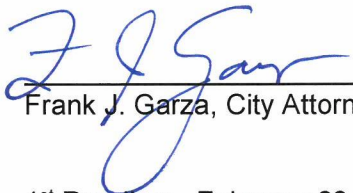
Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: February 22, 2022

2nd Reading: March 7, 2022

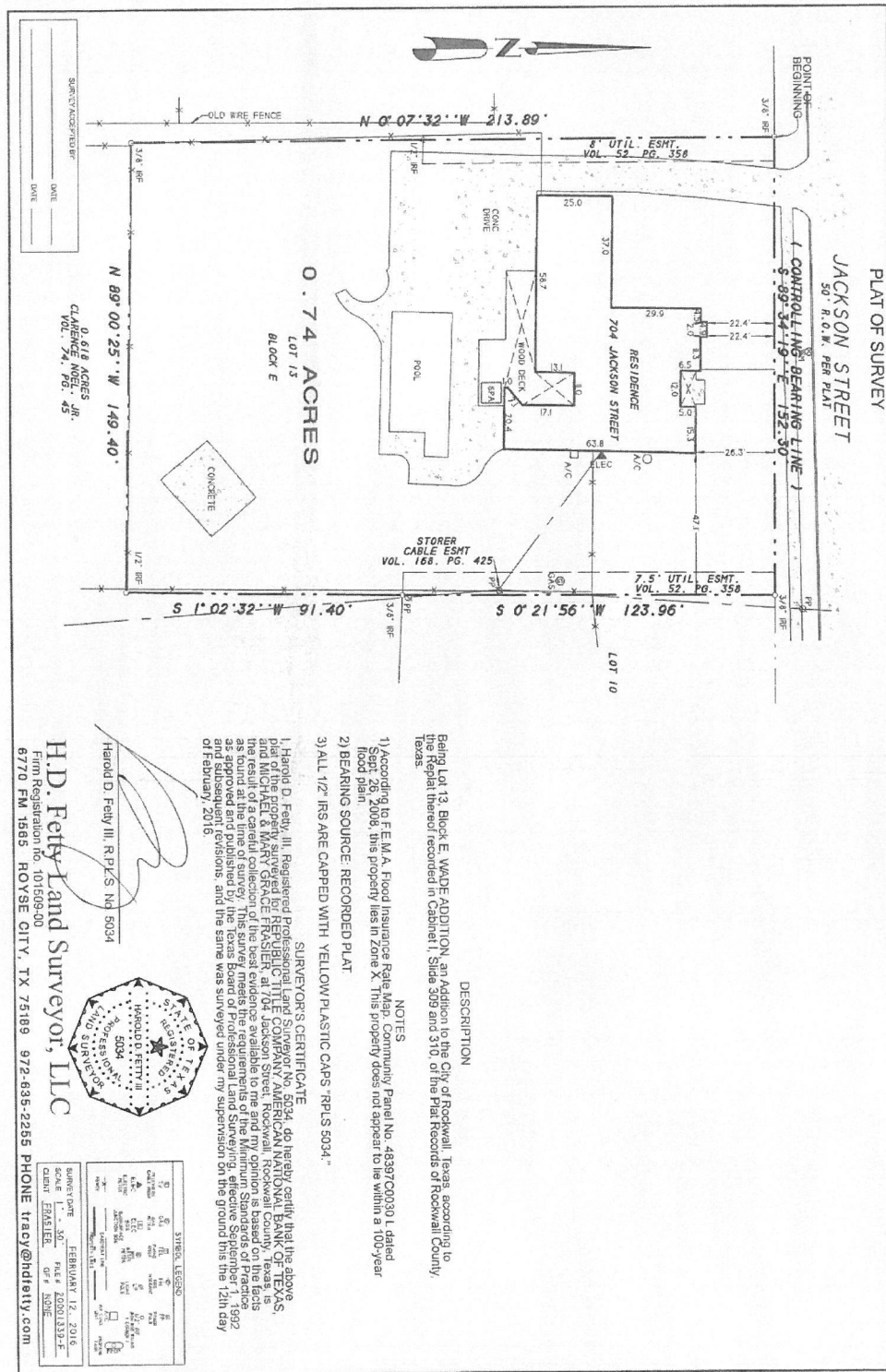
Exhibit 'A'
Location Map and Legal Description

Address: 704 Jackson Street

Legal Description: Lot 13, Block E, Wade Addition



**Exhibit 'B':
Site Plan and Survey**



[illegible]