



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<u>Destiny Smith</u>	<input type="checkbox"/> APPLICANT	<u>Carey Smith</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>2201 E FM 550</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-762-3168</u>	PHONE	<u>472-295-0555</u>
E-MAIL	<u>smiths42008@gmail.com</u>	E-MAIL	_____

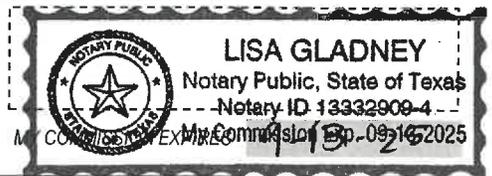
### NOTARY VERIFICATION [REQUIRED]

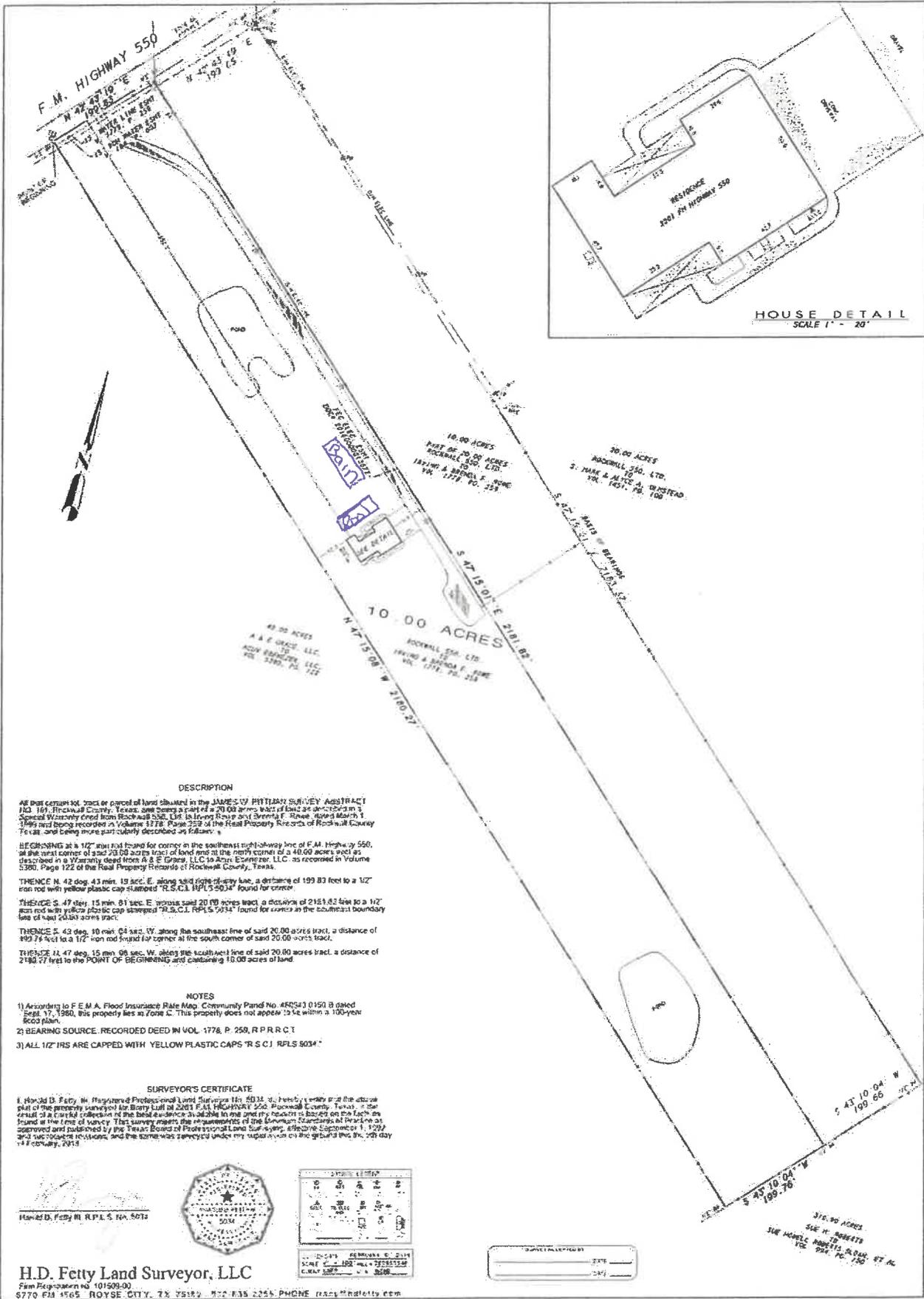
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DESTINY SMITH [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025  
OWNER'S SIGNATURE Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS L Gladney





**DESCRIPTION**

4E that certain lot, tract or parcel of land situated in the JAMES W. PHILLIPS SURVEY, ABSTRACT NO. 161, ROCKWALL COUNTY, TEXAS, and being a part of a 20.00 acres tract as described in a Special Warranty Deed from Rockwall S&B, L.P. to Larry Rouse and Brenda F. Rouse, dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Gracie, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas.

**THENCE** N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner.

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

**THENCE** E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract.

**THENCE** N. 47 deg. 15 min. 00 sec. W. along the southwest line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 18.00 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

**SURVEYOR'S CERTIFICATE**

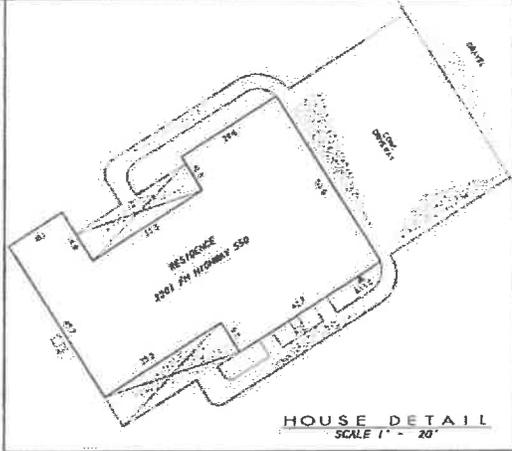
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Lutz is 2003, 6-15, Rockwall County, Texas, is the result of a careful collection of the field evidence available to me and my assistant is based on the facts 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 Surveyors, effective September 1, 1997, and was conducted in accordance with the same and was completed under my supervision on the 20th day of February, 2015.

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

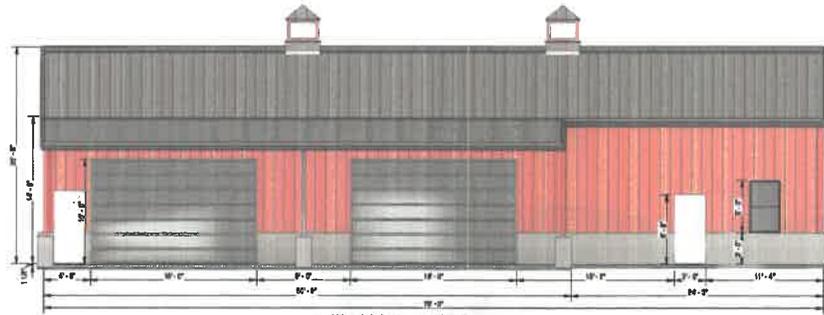


PROPERTY IDENTIFICATION	
OWNER	BARRY LUTZ
DATE	2/20/15
SCALE	AS SHOWN
CURVED	AS SHOWN

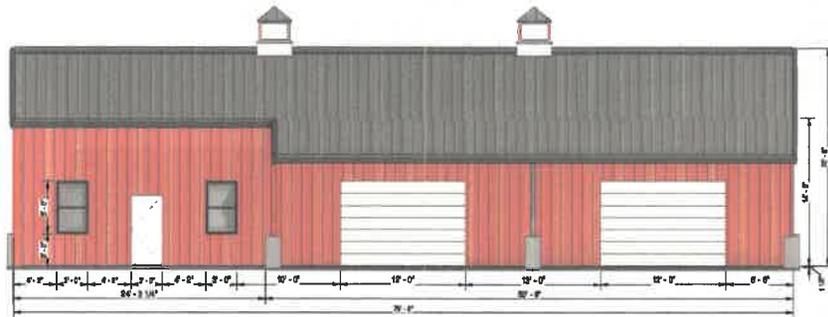
**H.D. Fetty Land Surveyor, LLC**  
 5770 FM 4565 ROYSE CITY, TX 75182-7520 FAX 214-225-5555 PHONE 214-225-5555  
 www.hdfetty.com



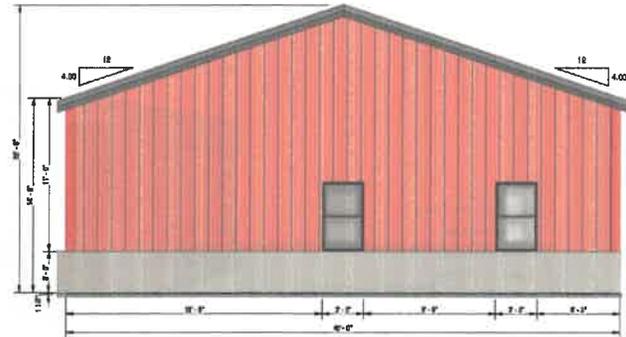
**HOUSE DETAIL**  
SCALE 1" = 20'



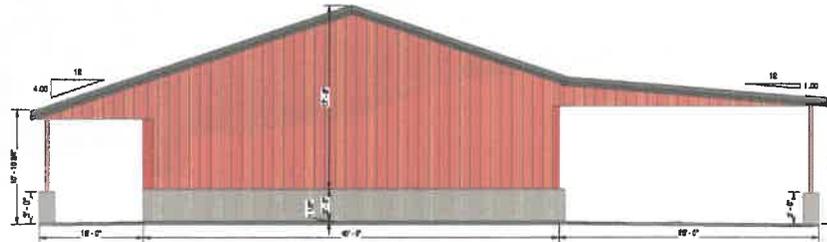
① Side Wall A Architectural Elevation  
3/16" = 1'-0"



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



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



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

B.P. Initial  
Ousl. Initial

Architect  
12/21/17 PM  
Printed

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

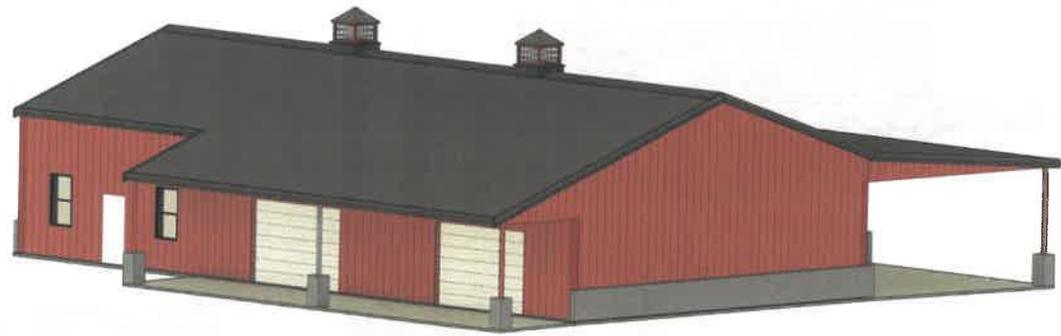
17-2147  
Corey Smith

- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roof: Burned Slate
- Fluor: Burned Slate
- Corner: Rustic Red
- Skirt Transition:
- Head Trim: Rustic Red
- Rulin Caps: Rustic Red
- Columns: Burned Slate
- Downspouts: Burned Slate
- Soffit Sheeting: None

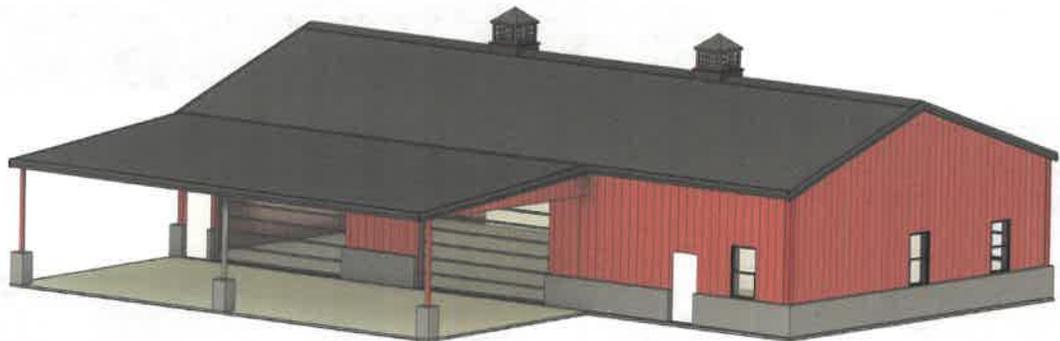
		<b>Corey Smith</b> 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Shirley Pearson</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> <tr> <td>Scale:</td> <td>As Indicated</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Shirley Pearson	Checked by:	Brad Peyer	Scale:	As Indicated
No.	Description	Date																											
Exterior Elevations																													
Project number:	17-2147																												
Date:	7/26/17																												
Drawn by:	Shirley Pearson																												
Checked by:	Brad Peyer																												
Scale:	As Indicated																												

**A.02**

S.P. Initial  
Cust. Initial



① Wall C & D



② Wall A & B

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

- Notes:**  
 Building Type: Shop  
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch  
 Porch A Dimensions: 10' x 60' x 14' High Side x 10' 8" Low Side 4:12 Pitch  
 Porch G Dimensions: 25' x 60' x 14' High Side x 12' Low Side 1:12 Pitch  
 Walk Up: Yes
- Doors:**  
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener  
 2 - 12'x8' 8" High L/R Break Pitch, Glass Sectional Doors  
 1 - 30" Metal Walk Door w/ Deadbolt  
 2 - 30" Residential Walk Door
- Windows:**  
 5 - 30" Single Hung, Vinyl, Low E, Argon Injected Color: TBD  
 Insulation: 3" VR-R Fiberglass Insulation  
 Cupolas: 2 - 40' x 40'  
 Ridge Vents: None  
 Skylights: None  
 Stone: Austin Stone Chopped

- Wall Sheeting: FBH Plastic Panel
- Ridge Sheeting: DBS Burnished Slate
- Ridge: Burnished Slate
- Eave: Burnished Slate
- Compact: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

**RAFTER P**  
**CONSTRUCTION LLC**  
 8821 Wesley Street, Suite B, Overalls, TX 75082  
 phone: 802-454-8232 fax: 802-460-4768

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

No.	Description	Date

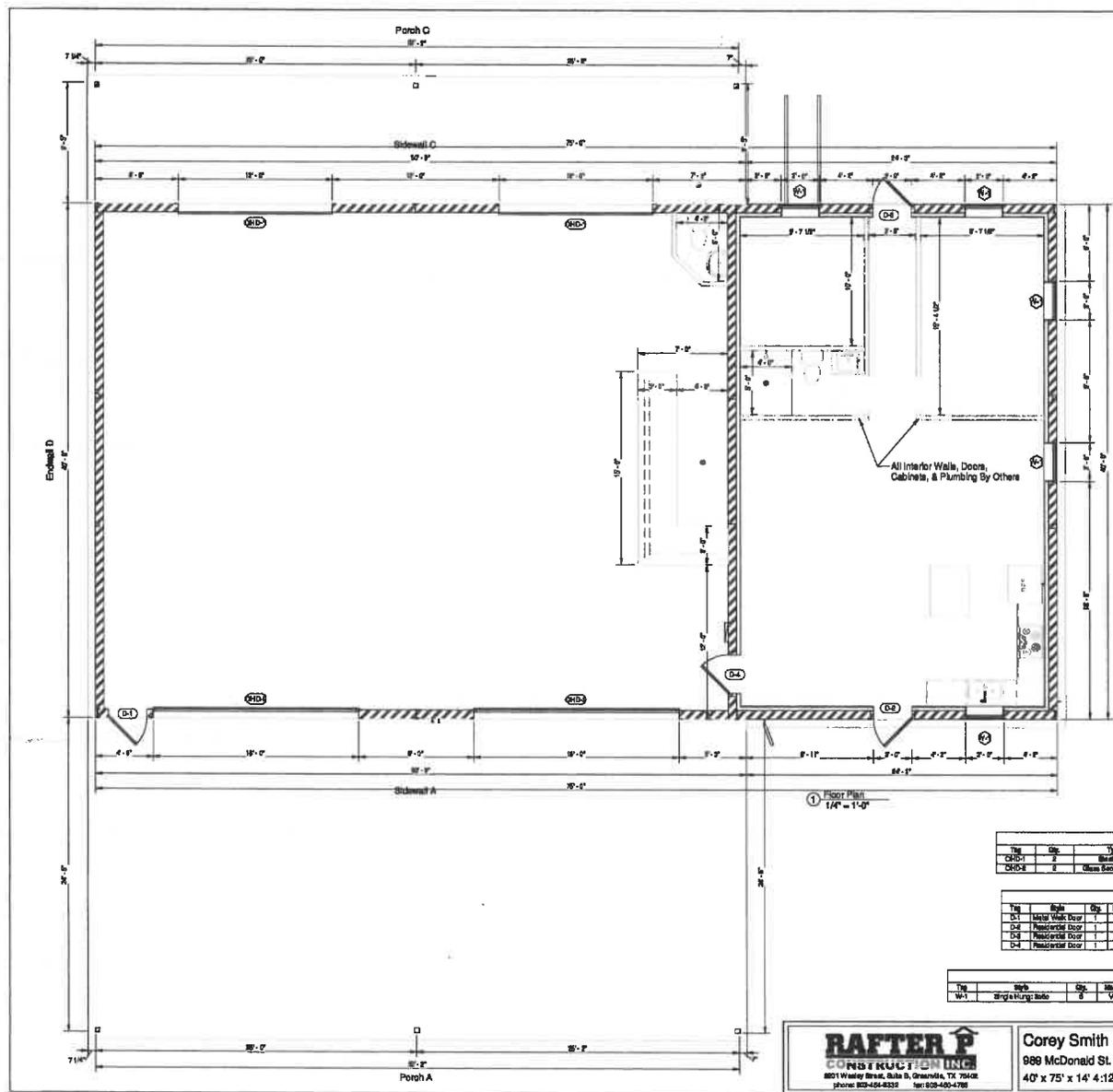
**Isometric**  
 Project number: 17-2147  
 Date: 12/25/14  
 Drawn by: Anthony Patton  
 Checked by: Brad Pyar  
**A.01**  
 Scale

01/28/2023  
12:24:17 PM

S.P. Initial  
Cust. Initial

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

17-2147  
Corey Smith



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

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	2	Steel Roll-Up	12 x 12	12'-0"	8'-0"	Dark Brown	White	Yes	2 High Lift Brake Pads
OD-2	2	Glass Sectional Door	10 x 10	10'-0"	10'-0"	Clear	Thermal Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Notes	Remarks	Hardware
D-1	1	Wood	3'-0"	7'-0"	White	Right Operating	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	White	Left Operating	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	White	Right Operating	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	White	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Comments
W-1	1	Single Hung	3'-0"	4'-0"	White	Argon	Yes	Low E	Complete

**RAFTER P**  
CONCRETE & MASONRY INC.  
801 Wesley Street, Suite B, Greenville, TX 75042  
Phone: 857-454-8332 Fax: 857-440-4788

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

No.	Description	Qty.

**Main Level Floor Plan**  
Project number: 17-2147  
Date: 01/28/23  
Drawn by: Zachary Palmer  
Checked by: Brad Pope

**A.03**  
Scale: 1/4" = 1'-0"

**To The City of Rockwall,**

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

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<u>Destiny Smith</u>	<input type="checkbox"/> APPLICANT	<u>Carey Smith</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>2201 E FM 550</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-762-3168</u>	PHONE	<u>472-295-0555</u>
E-MAIL	<u>smiths42008@gmail.com</u>	E-MAIL	_____

### NOTARY VERIFICATION [REQUIRED]

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

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

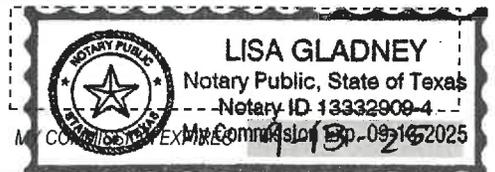
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Case Location Map = 



# City of Rockwall

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

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

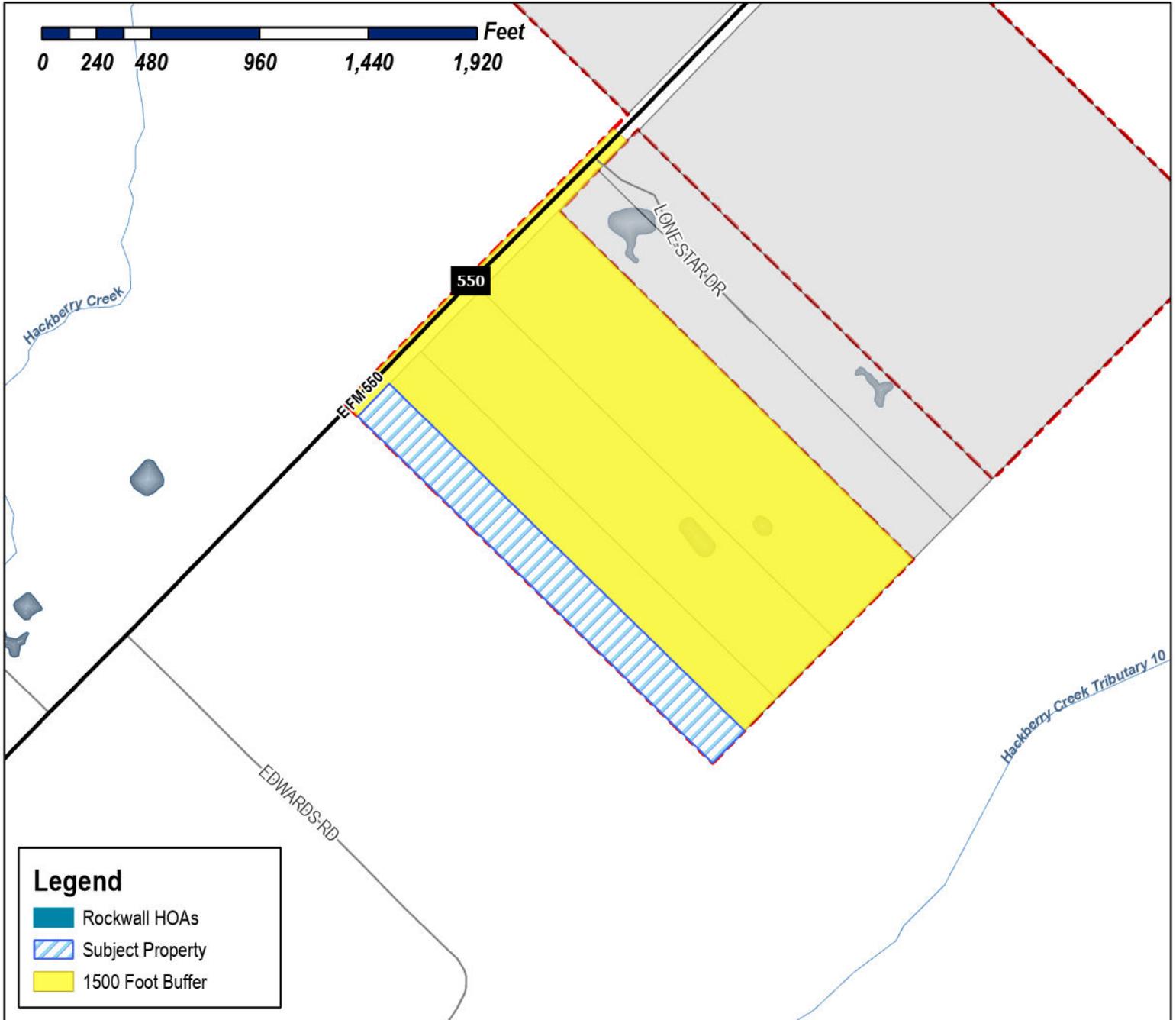




# City of Rockwall

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

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



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

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

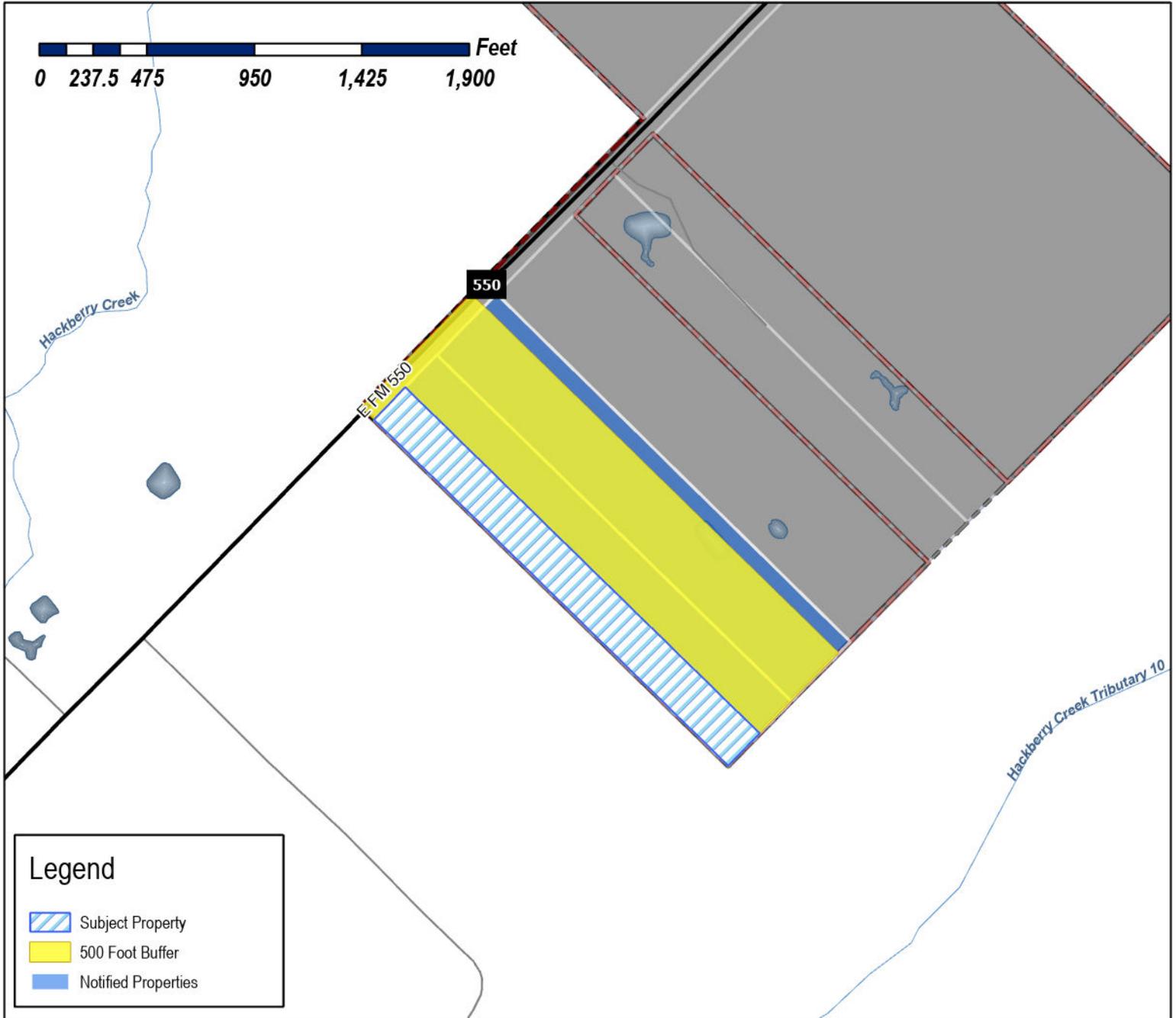




# City of Rockwall

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

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



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

**Date Saved:** 2/13/2025

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

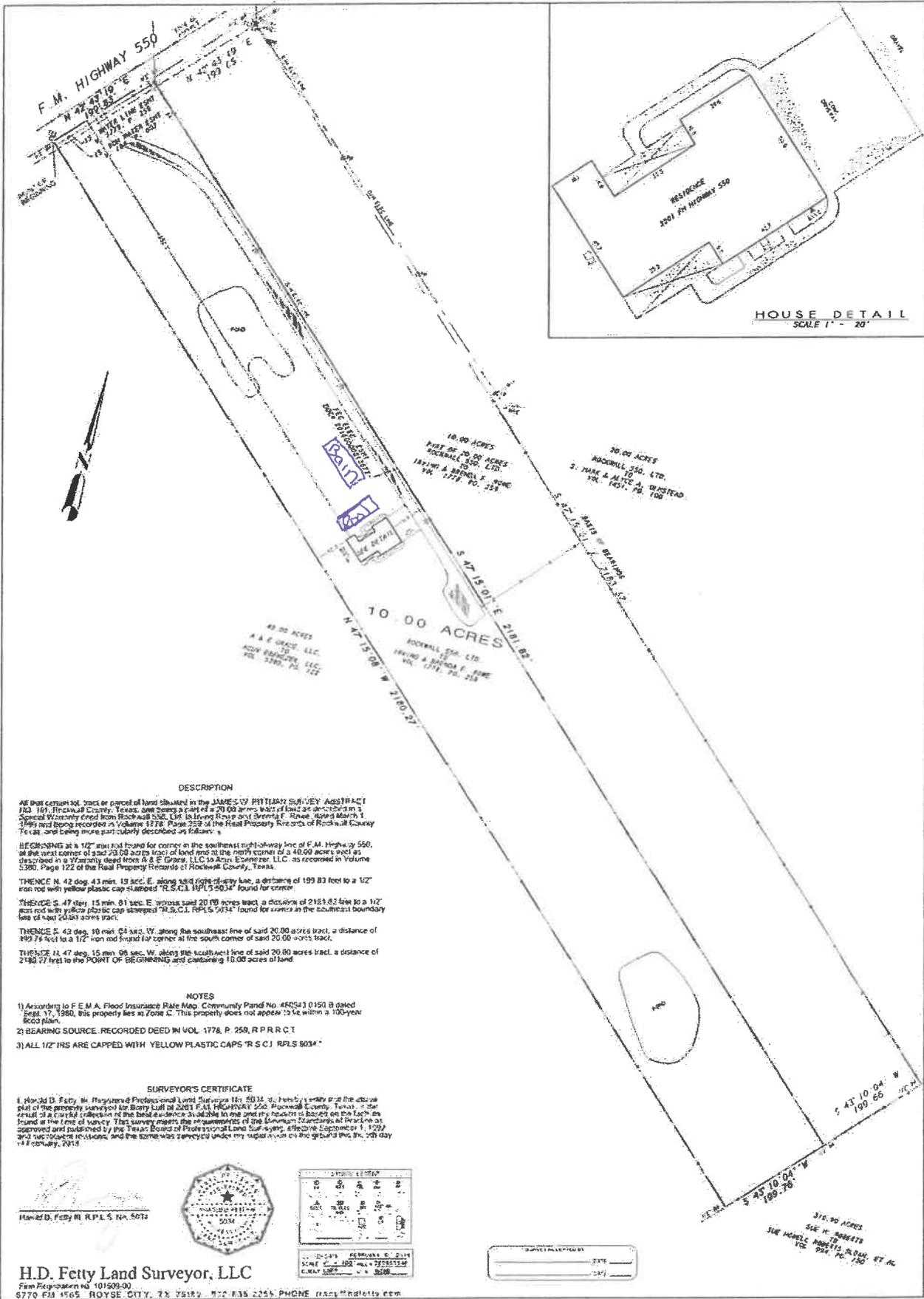


PURCELL VICTORIA  
6705 Emerson Dr  
Forney, TX 75126

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

OLMSTEAD S MARK  
2261 FM 550  
ROYSE CITY, TX 75189

PURCELL VICTORIA  
2253 E FM550  
ROCKWALL, TX 75032



**DESCRIPTION**

4E that certain lot, tract or parcel of land shown in the JAMES W. PHILLIPS SURVEY ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Special Warranty Deed from Rockwall 250, LTD. to James W. Phillips and Brenda F. Phillips dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BE BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

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

THENCE E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract;

THENCE N. 47 deg. 15 min. 06 sec. W. along the southeast line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 18.00 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Harry Lutz is correct in accordance with the laws of the State of Texas, the result of a careful collection of the field evidence available to me and my location 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 Surveyors, effective September 1, 1997, and the applicable provisions, and the same was prepared under my supervision on the ground this 19th day of February, 2015.

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



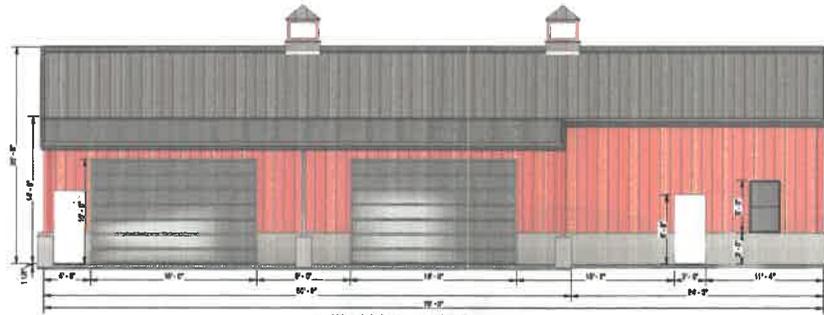
PROPERTY IDENTIFICATION	
NO. 20-049	SECTION 2, 21st
SCHE. 2	100' x 100' x 100'
CUR. 5034	100' x 100' x 100'

DATE RECORDED BY: \_\_\_\_\_

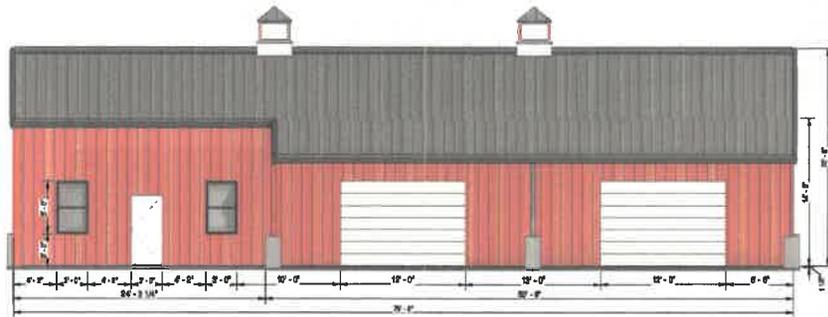
DATE RECORDED BY: \_\_\_\_\_

**H.D. Fetty Land Surveyor, LLC**  
 Fax Registration No. 101500-00  
 5770 FM 4565 ROYSE CITY, TX 75182-7520 FAX 214-225-5100 PHONE hary@hdfetty.com

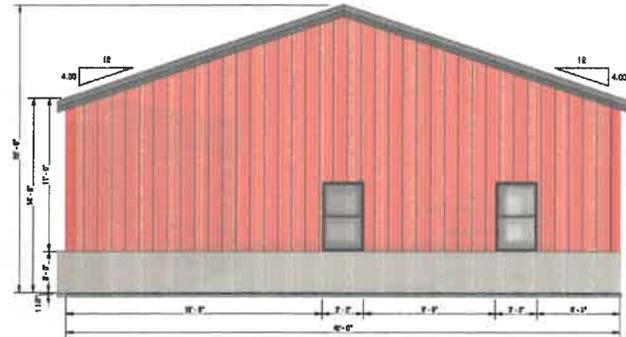
**HOUSE DETAIL**  
SCALE 1" = 20'



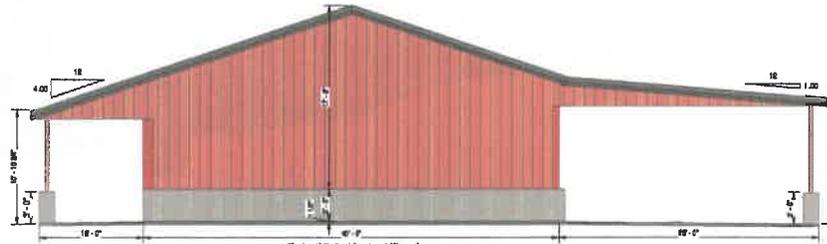
① Side Wall A Architectural Elevation  
3/16" = 1'-0"



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



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



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

B.P. Initial  
Ousl. Initial

Architect  
12/21/17 PM  
Printed

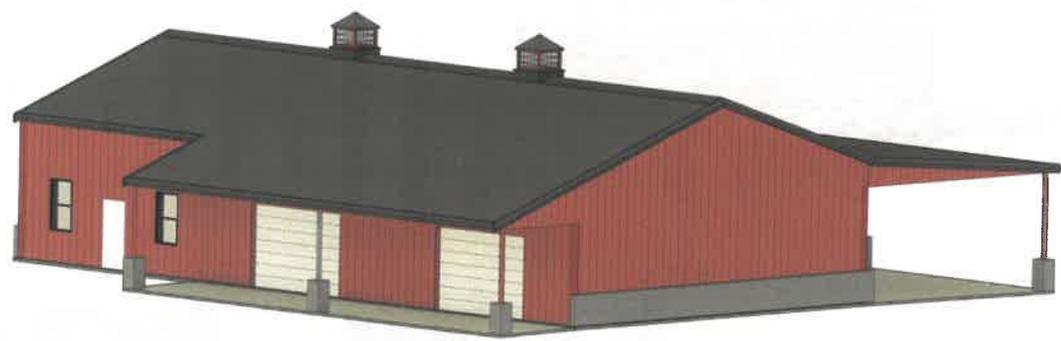
40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147  
Corey Smith

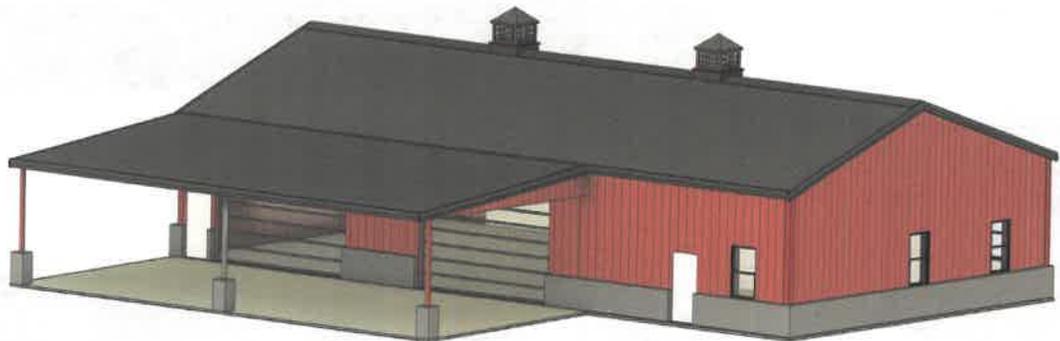
- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roof: Burnished Slate
- Fluor: Burnished Slate
- Corner: Rustic Red
- Skirt Transition:
- Head Trim: Rustic Red
- Rulin Caps: Burnished Slate
- Trim: Burnished Slate
- Downspout: Burnished Slate
- Soffit Sheeting: None

		<b>Corey Smith</b> 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Shirley Pearson</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Shirley Pearson	Checked by:	Brad Peyer	<p style="text-align: right; font-size: 24pt; font-weight: bold;">A.02</p> <p style="text-align: right; font-size: 10pt;">Scale As Indicated</p>
No.	Description	Date																										
Exterior Elevations																												
Project number:	17-2147																											
Date:	7/26/17																											
Drawn by:	Shirley Pearson																											
Checked by:	Brad Peyer																											

S.P. Initial  
Cust. Initial



① Wall C & D



② Wall A & B

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

- Notes:**  
 Building Type: Shop  
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch  
 Porch A Dimensions: 10' x 50' x 14' High Side x 10' 8" Low Side 4:12 Pitch  
 Porch G Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch  
 Walk Up: Yes
- Doors:**  
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener  
 2 - 12'x6' 8" High L/R Break Pitch, Glass Sectional Doors  
 1 - 30" Metal Walk Door w/ Deadbolt  
 2 - 30" Residential Walk Door
- Windows:**  
 5 - 30" Single Hung, Vinyl Low E, Argon Injected Color TBD  
 Insulation: 3" VR-R Fiberglass Insulation  
 Cupolas: 2 - 40' x 40'  
 Ridge Vents: None  
 Skylights: None  
 Stone: Austin Stone Chopped

- Wall Sheeting: FBH Plastic Panel
- Ridge Sheeting: DBS Burnished Slate
- Ridge: Burnished Slate
- Eave: Burnished Slate
- Compact: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

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

**RAFTER P**  
**CONSTRUCTION LLC**  
 8821 Wesley Street, Suite B, Overalls, TX 75082  
 phone: 802-454-8232 fax: 802-460-4768

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

No.	Description	Date

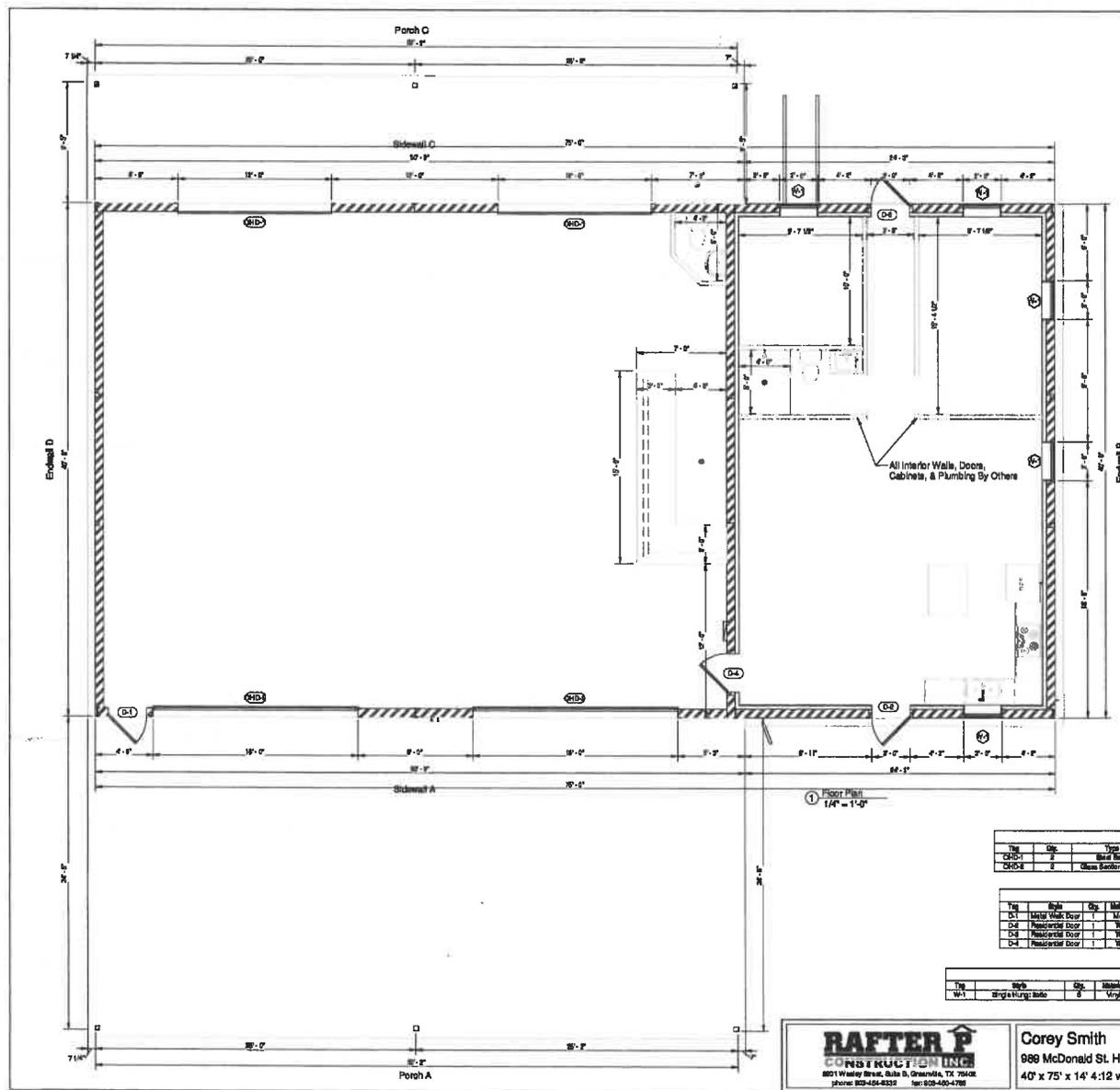
**Isometric**  
 Project number: 17-2147  
 Date: 12/25/14  
 Drawn by: Anthony Patton  
 Checked by: Brad Pyor  
**A.01**  
 Scale

01/28/2023  
12:24:17 PM

S.P. Initial  
Cust. Initial

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

17-2147  
Corey Smith



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

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	2	Steel Roll-Up	12 x 12	18'-0"	8'-0"	Dark Brown	None	Yes	2 High Lift Brake Pads
OD-2	2	Glass Sectional Door	10 x 10	16'-0"	10'-0"	Clear	Thermal Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Notes	Remarks	Hardware
D-1	1	Wood	3'-0"	7'-0"	1/2" x 1 1/2"	Right Opening	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	1/2" x 1 1/2"	Left Opening	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	1/2" x 1 1/2"	Right Opening	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	1/2" x 1 1/2"	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Remarks
W-1	1	Single Hung	3'-0"	4'-0"	3'-0"	3'-0"	Argon	None	None



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

No.	Description	Cost

**Main Level Floor Plan**  
Project number: 17-2147  
Date: 01/28/23  
Drawn by: Zachary Palmer  
Checked by: Brad Papp  
**A.03**  
Scale: 1/4" = 1'-0"

**To The City of Rockwall,**

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

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.

# PROJECT COMMENTS



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

DATE: 2/21/2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

02/21/2025: 1. No additional water meter for the guest quarters will be allowed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved

No Comments



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER <u>Destiny Smith</u>	<input type="checkbox"/> APPLICANT <u>Carey Smith</u>
CONTACT PERSON _____	CONTACT PERSON _____
ADDRESS <u>2201 E FM 550</u>	ADDRESS _____
CITY, STATE & ZIP <u>Rockwall Tx 75082</u>	CITY, STATE & ZIP _____
PHONE <u>972-762-3168</u>	PHONE <u>472-295-0555</u>
E-MAIL <u>smiths42008@gmail.com</u>	E-MAIL _____

### NOTARY VERIFICATION [REQUIRED]

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

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

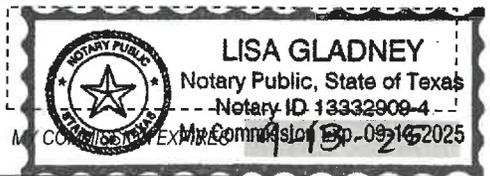
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





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

AG

550

E-FM550

Case Location Map = 



# City of Rockwall

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

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

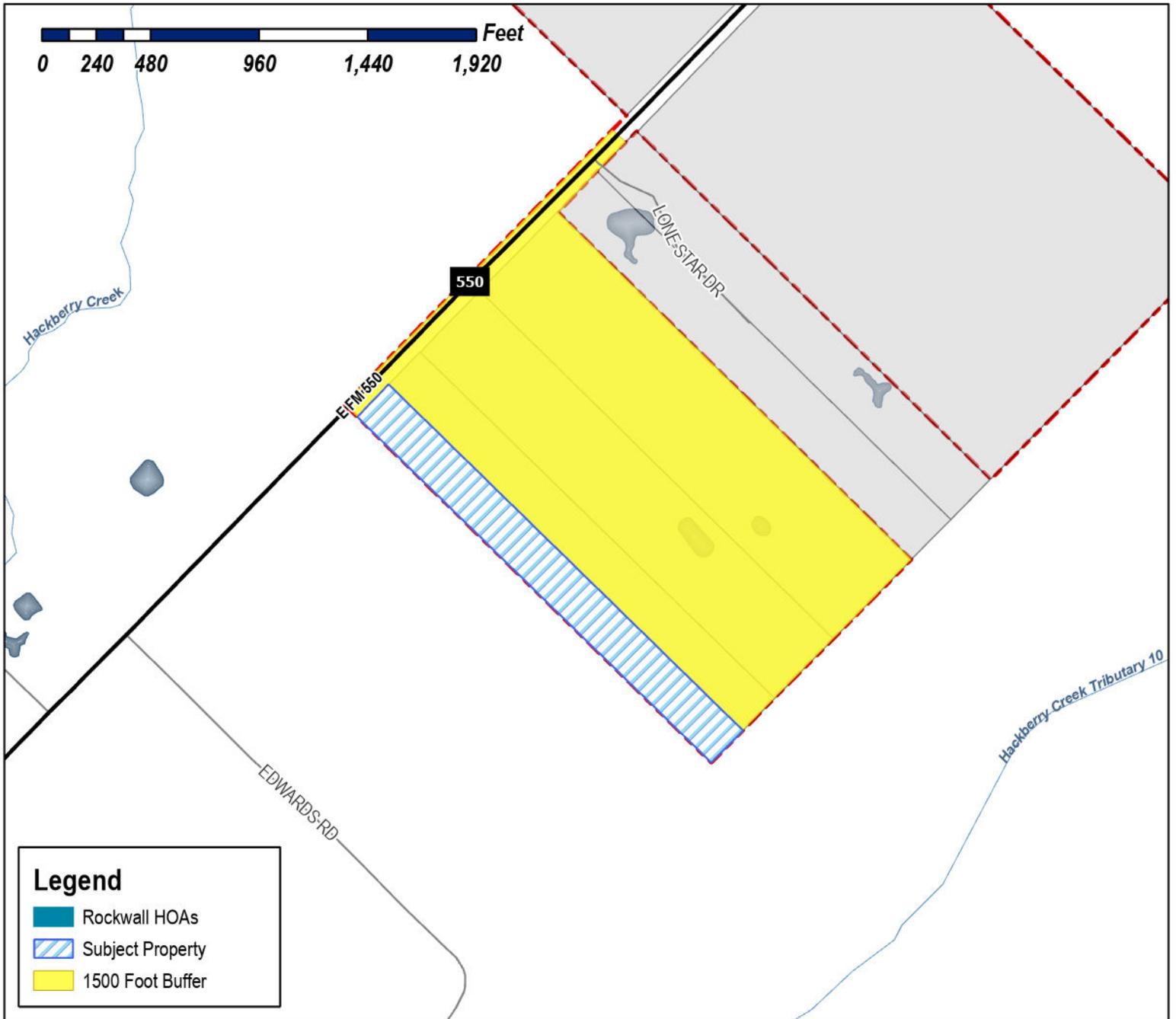




# City of Rockwall

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

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



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

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

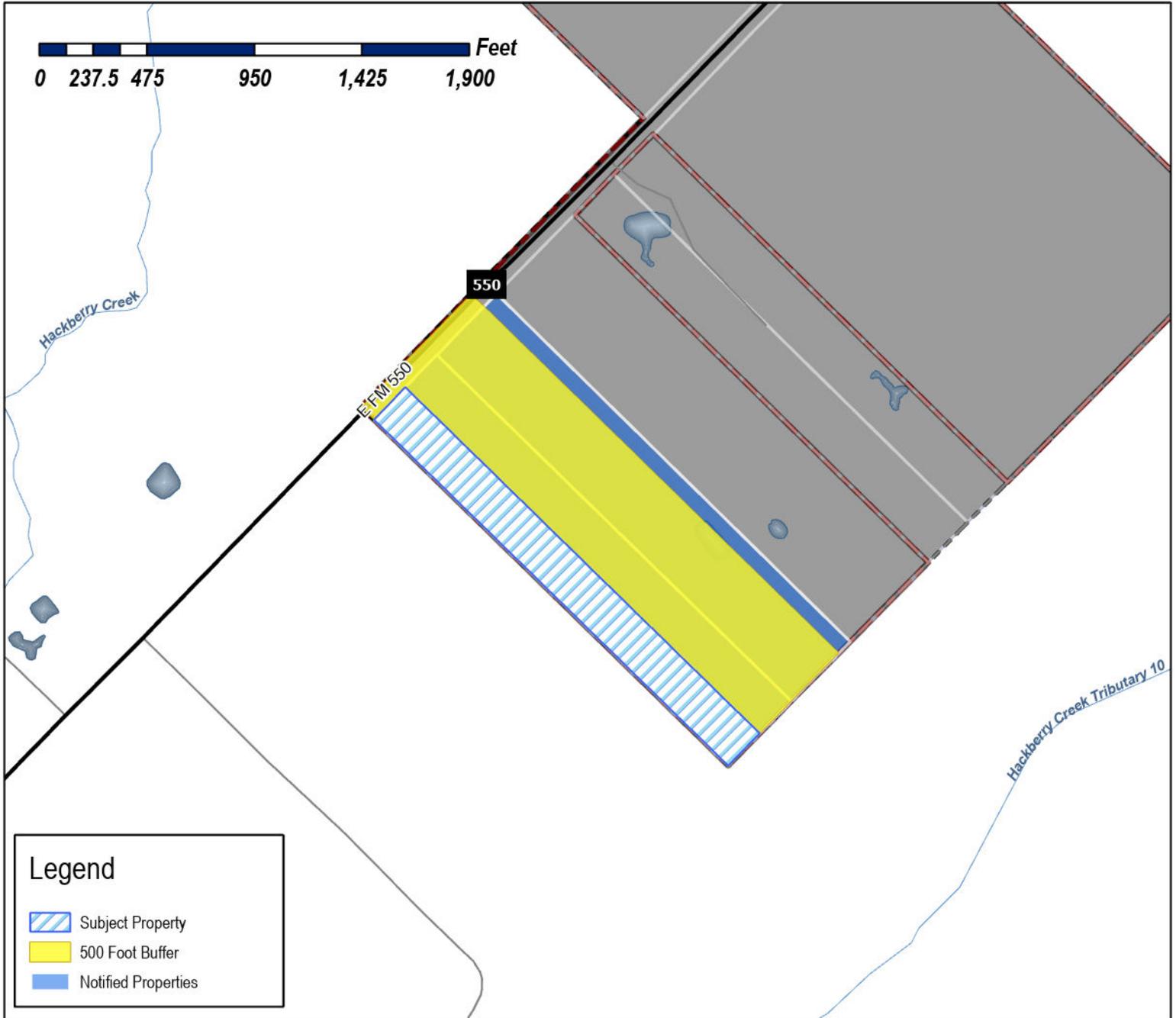




# City of Rockwall

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

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



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

**Date Saved:** 2/13/2025

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



PURCELL VICTORIA  
6705 Emerson Dr  
Forney, TX 75126

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

OLMSTEAD S MARK  
2261 FM 550  
ROYSE CITY, TX 75189

PURCELL VICTORIA  
2253 E FM550  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

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

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

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

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

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

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

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

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

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

Please place a check mark on the appropriate line below:

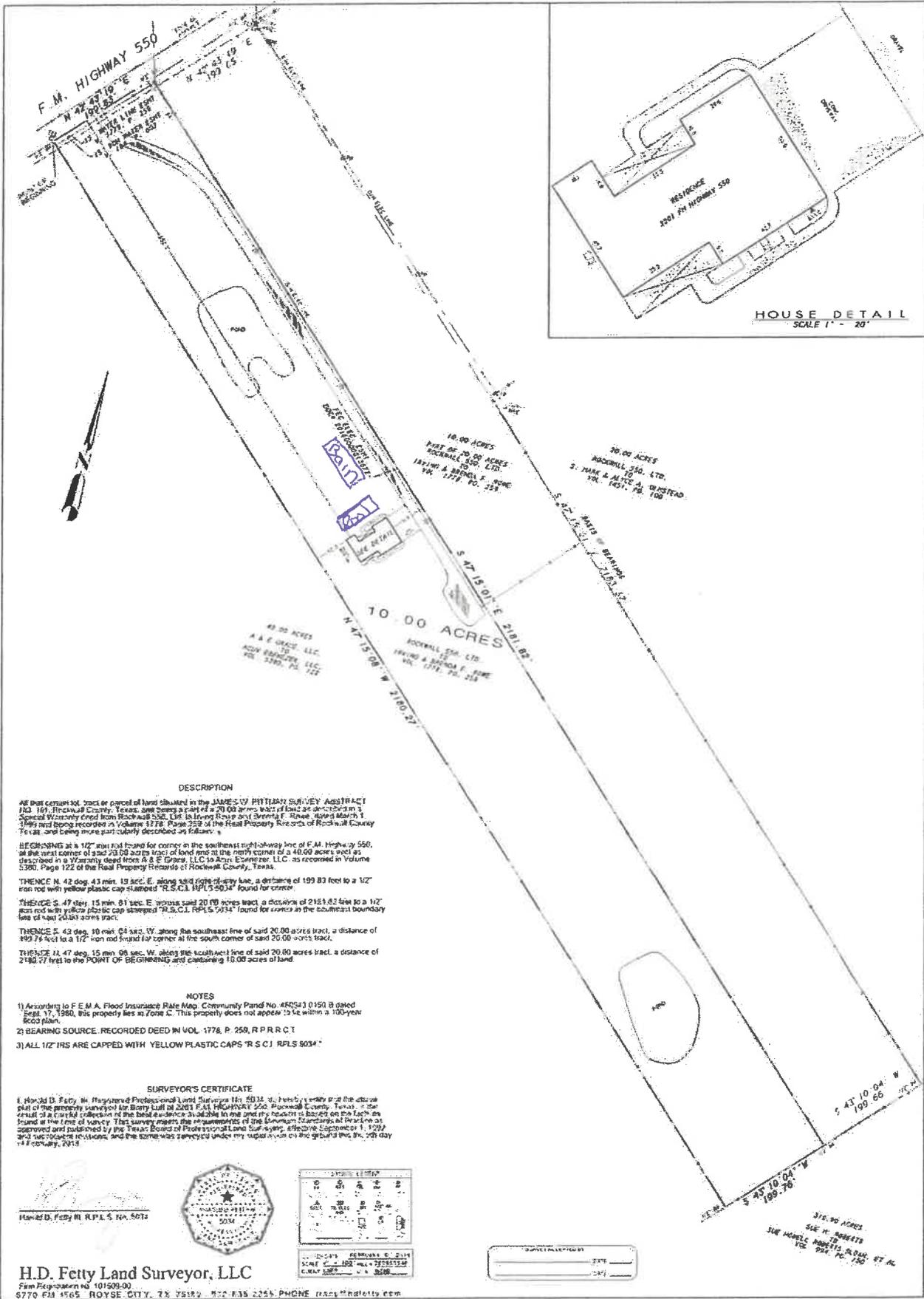
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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



**DESCRIPTION**

4E that certain lot, tract or parcel of land shown in the JAMES W. PHILLIPS SURVEY ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract as described in a Special Warranty Deed from Rockwall 250, Ltd. to James W. Phillips and Brenda F. Phillips dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BE BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

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

THENCE E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract;

THENCE N. 47 deg. 15 min. 06 sec. W. along the southeast line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 18.00 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

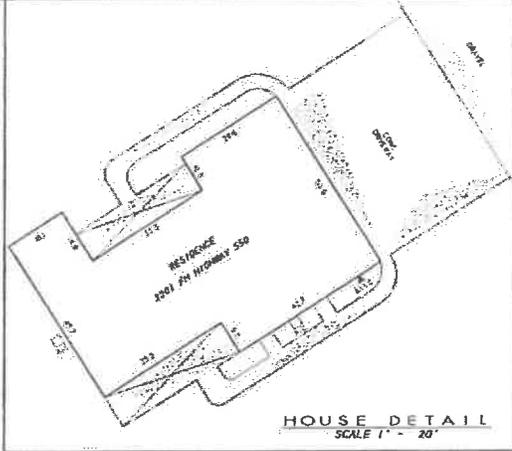
**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Bryan Lutz is 2003, 6-15, Rockwall Co., Texas, is the result of a careful collection of the field evidence available to me and my location 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 Surveyors, effective September 1, 1997, and was conducted in accordance with the same and was completed under my supervision on the 20th day of February, 2015.

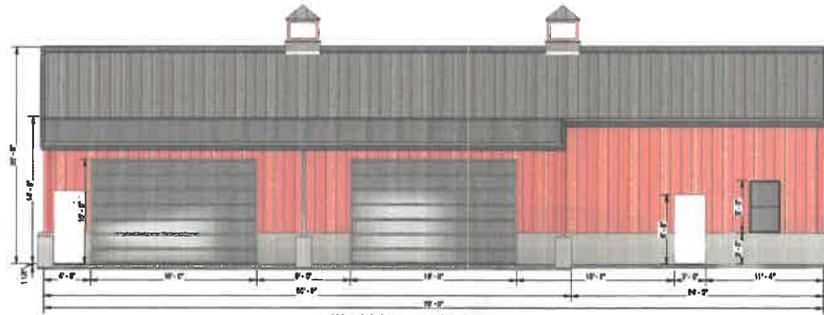
Harold D. Fetty III R.P.L.S. No. 5034



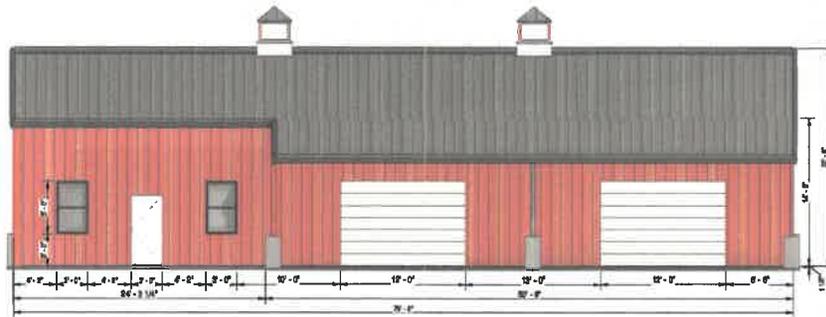
**H.D. Fetty Land Surveyor, LLC**  
 5770 FM 1565 ROYSE CITY, TX 75182-7520 FAX 214-225-5555 PHONE 214-225-5555  
 5770 FM 1565 ROYSE CITY, TX 75182-7520 FAX 214-225-5555 PHONE 214-225-5555



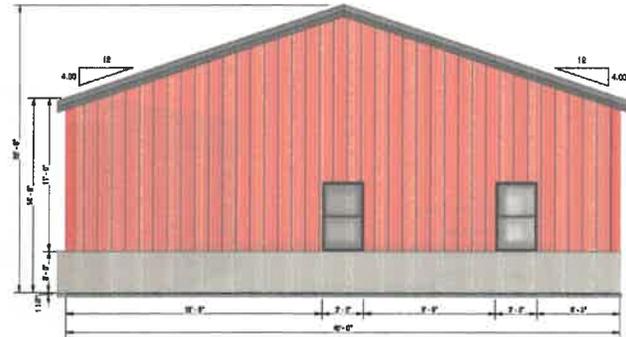
**HOUSE DETAIL**  
SCALE 1" = 20"



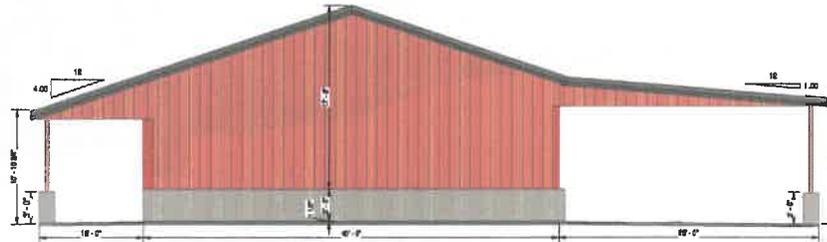
① Side Wall A Architectural Elevation  
3/16" = 1'-0"



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



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



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

B.P. Initial  
Ousl. Initial

17-2147  
12/21/17 PM  
Printed

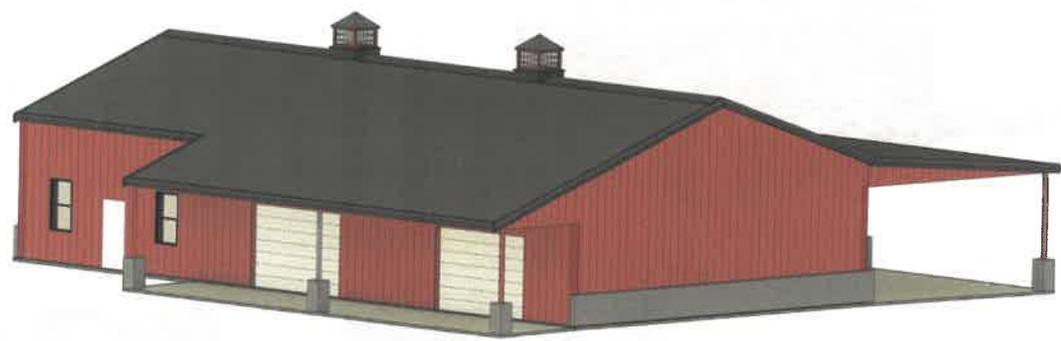
40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147  
Corey Smith

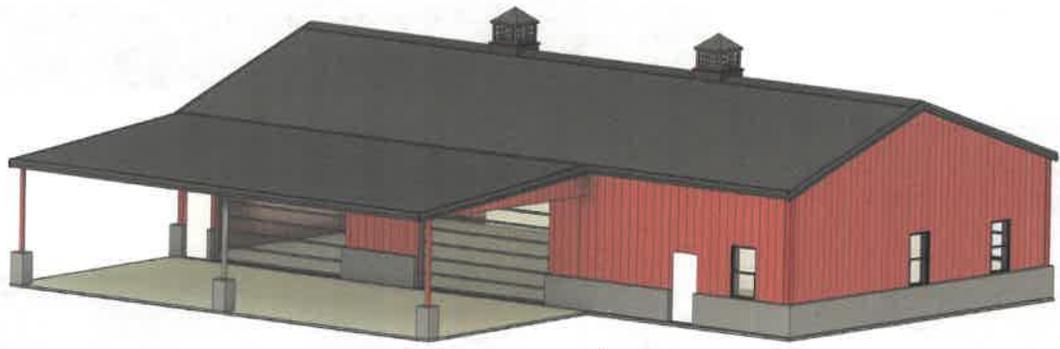
- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roof: Burned Slate
- Fluor: Burned Slate
- Convent: Rustic Red
- Fluor Transition
- Head Trim: Rustic Red
- Rulin Caps: Rustic Red
- Staircase: Burned Slate
- Downspout: Burned Slate
- Arch Sheeting: None

		<b>Corey Smith</b> 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Corey Smith</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>A.02</b></td> </tr> <tr> <td colspan="2" style="text-align: right;">Scale As Indicated</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Corey Smith	Checked by:	Brad Peyer	<b>A.02</b>		Scale As Indicated	
No.	Description	Date																													
Exterior Elevations																															
Project number:	17-2147																														
Date:	7/26/17																														
Drawn by:	Corey Smith																														
Checked by:	Brad Peyer																														
<b>A.02</b>																															
Scale As Indicated																															

S.P. Initial  
Cust. Initial



① Wall C & D



② Wall A & B

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

- Notes:**  
 Building Type: Shop  
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch  
 Porch A Dimensions: 10' x 50' x 14' High Side x 10' 8" Low Side 4:12 Pitch  
 Porch G Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch  
 Walk Up: Yes
- Doors:**  
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener  
 2 - 12'x8' 8" High L/R Break Pitch, Glass Sectional Doors  
 1 - 30" Metal Walk Door w/ Deadbolt  
 2 - 30" Residential Walk Door
- Windows:**  
 5 - 30" Single Hung, Vinyl Low E, Argon Injected Color TBD  
 Insulation: 3" VR-R Fiberglass Insulation  
 Cupolas: 2 - 40' x 40'  
 Ridge Vents: None  
 Skylights: None  
 Stone: Austin Stone Chopped

- Wall Sheeting: FBH Plastic Panel
- Ridge Sheeting: DBS Burnished Slate
- Ridge: Burnished Slate
- Rake: Burnished Slate
- Combs: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

**RAFTER P**  
**CONSTRUCTION LLC**  
 8821 Wesley Street, Suite B, Overalls, TX 75082  
 phone: 802-454-8232 fax: 802-460-4768

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

No.	Description	Date

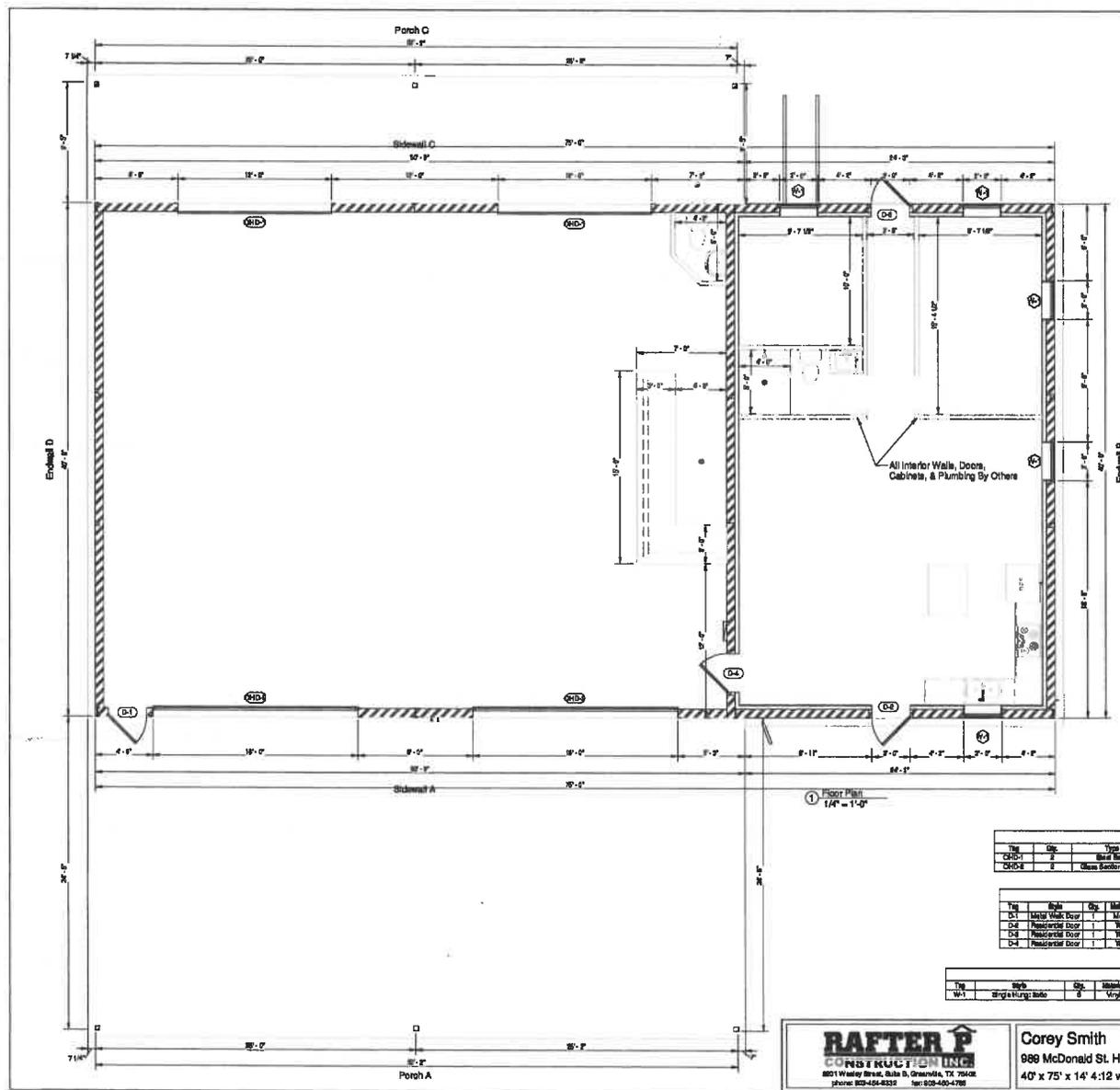
**Isometric**  
 Project number: 17-2147  
 Date: 12/25/14  
 Drawn by: Anthony Patton  
 Checked by: Brad Peyer  
**A.01**  
 Scale

01/28/2023  
12:24:17 PM

S.P. Initial  
Cust. Initial

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

17-2147  
Corey Smith



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

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	2	Roll Back	12 x 12	18'-0"	8'-0"	Dark Brown	None	Yes	2 High Lift Brake Pads
OD-2	2	Glass Sectional Door	10 x 10	16'-0"	10'-0"	Clear	Tempered Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Remarks	Notes
D-1	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Right Operating	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Left Operating	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Right Operating	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Remarks
W-1	1	Single Hung	3'-0"	4'-0"	3'-0"	3'-0"	8'-0"	Argon	MidLow S

**RAFTER P**  
CONCRETE & MASONRY INC.  
801 Wesley Street, Suite B, Greenville, TX 75042  
Phone: 857-454-8332 Fax: 857-440-4788

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

No.	Description	Qty.

**Main Level Floor Plan**  
Project number: 17-2147  
Date: 01/28/23  
Drawn by: Zachary Palmer  
Checked by: Brad Pope

**A.03**  
Scale: 1/4" = 1'-0"

**To The City of Rockwall,**

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

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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

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

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

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

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

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

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

**Exhibit 'A':  
Location Map**

Address: 2201 E. FM-550

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









# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** March 11, 2025  
**APPLICANT:** Cory and Destiny Smith  
**CASE NUMBER:** Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

---

### SUMMARY

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

### BACKGROUND

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

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

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.

South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.

East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

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

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

### **CHARACTERISTICS OF THE PROJECT**

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

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

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

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

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

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

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

## **NOTIFICATIONS**

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

## **CONDITIONS OF APPROVAL**

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

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



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

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

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<u>Destiny Smith</u>	<input type="checkbox"/> APPLICANT	<u>Carey Smith</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>2201 E FM 550</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall Tx 75082</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-762-3168</u>	PHONE	<u>472-295-0555</u>
E-MAIL	<u>smiths42008@gmail.com</u>	E-MAIL	_____

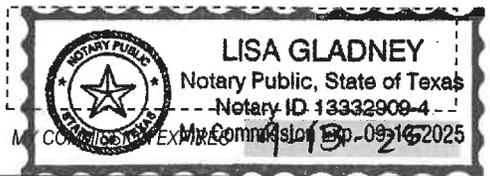
### NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025  
OWNER'S SIGNATURE Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS L Gladney





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

AG

550

E-FM550

Case Location Map = 



# City of Rockwall

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

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

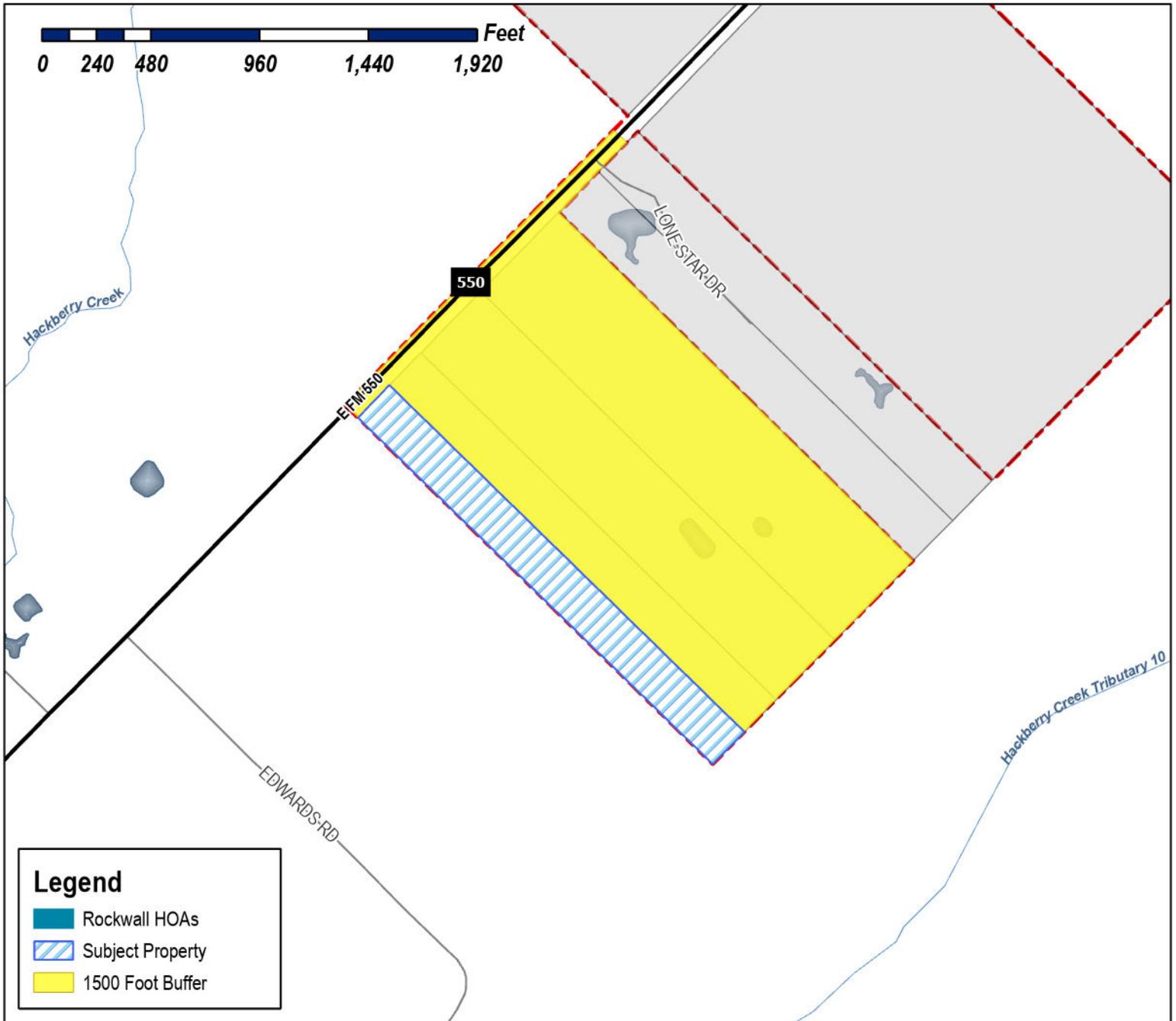




# City of Rockwall

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

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



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

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

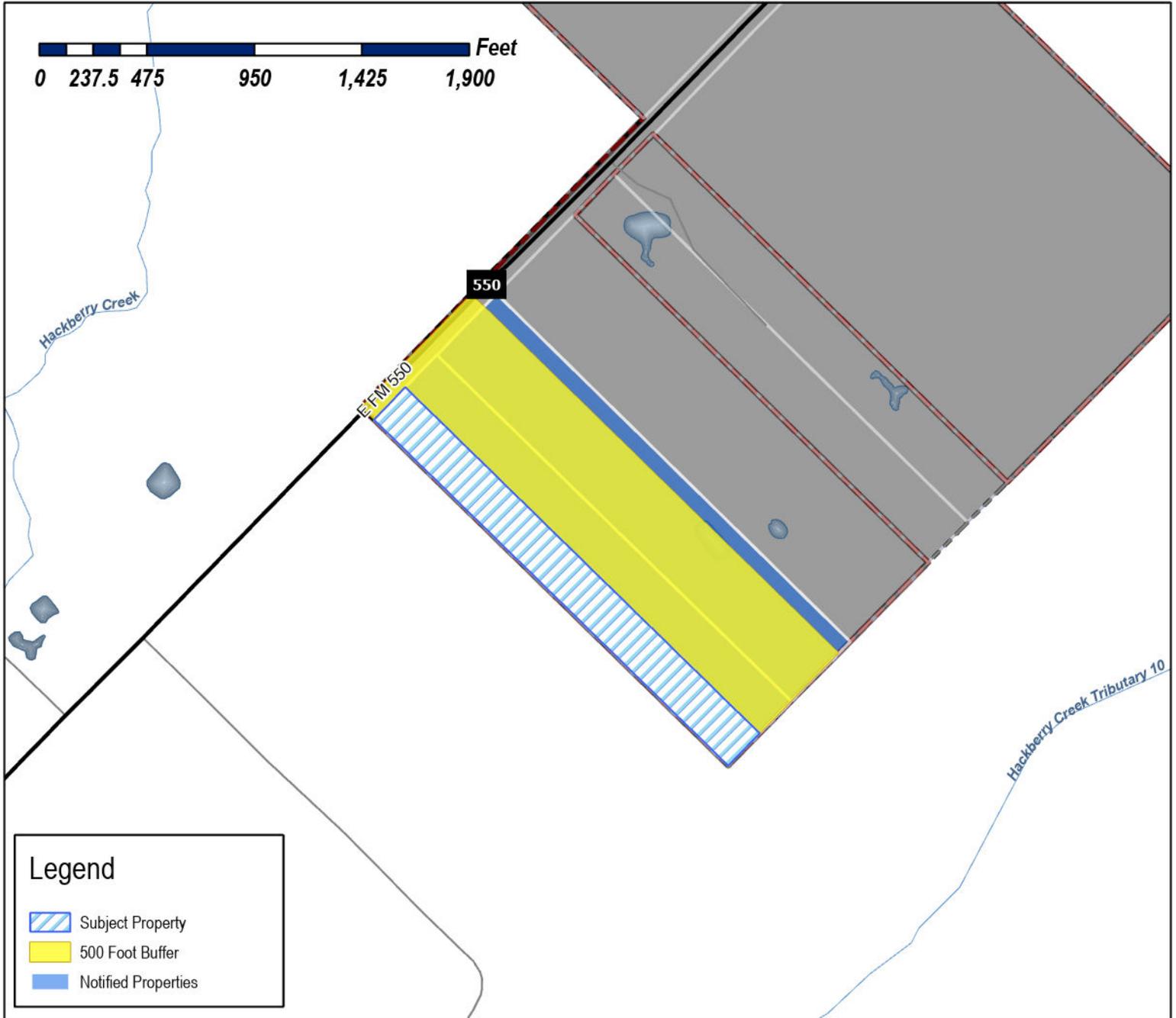




# City of Rockwall

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

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



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

**Date Saved:** 2/13/2025

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



PURCELL VICTORIA  
6705 Emerson Dr  
Forney, TX 75126

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

OLMSTEAD S MARK  
2261 FM 550  
ROYSE CITY, TX 75189

PURCELL VICTORIA  
2253 E FM550  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

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

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

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

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

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

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

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

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

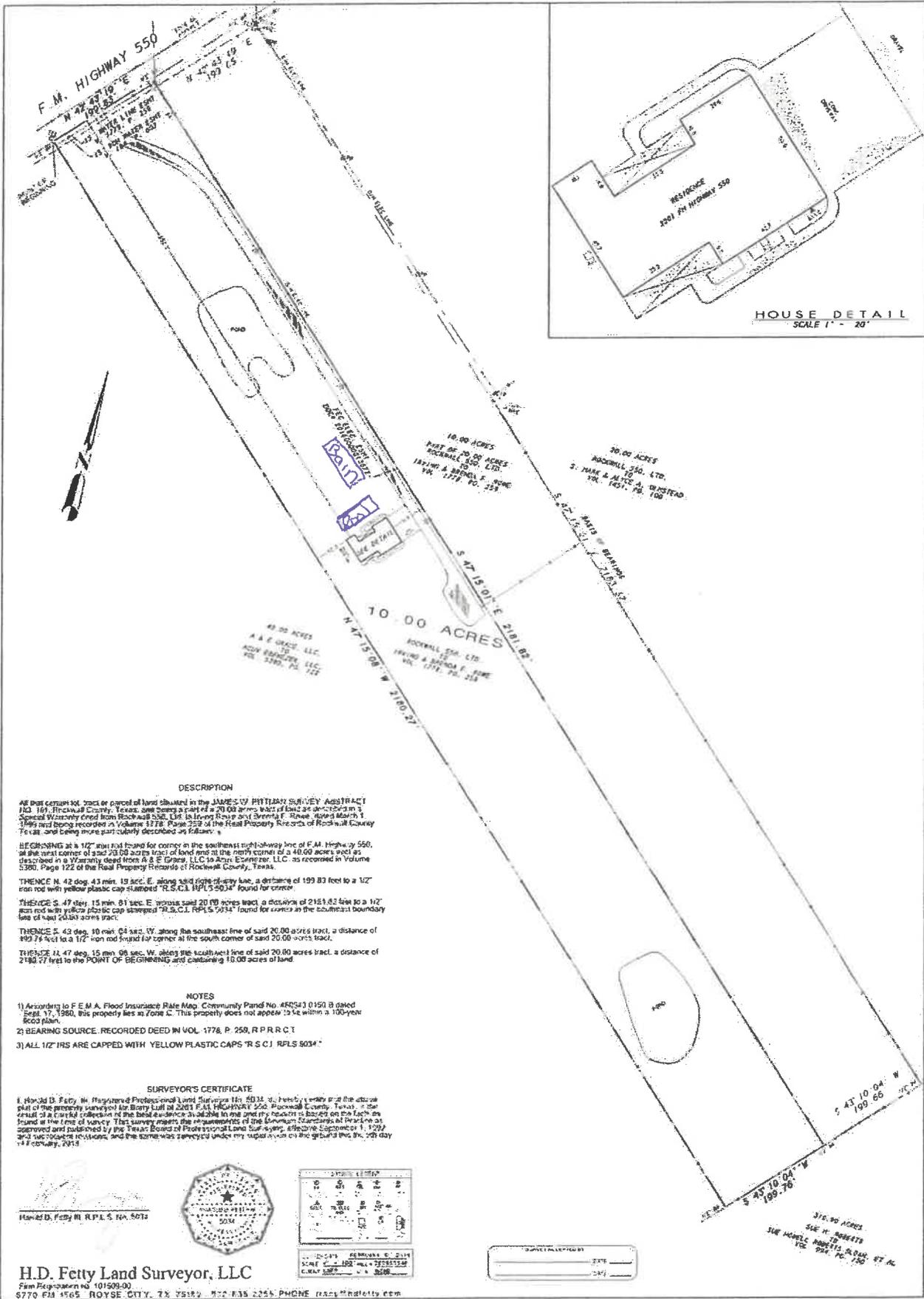
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

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



**DESCRIPTION**

4E that certain lot, tract or parcel of land shown in the JAMES W. PHILLIPS SURVEY ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Special Warranty Deed from Rockwall S&B, LDB to Love Rose and Brenda F. Rose, dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BE BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Gracie, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

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

THENCE E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract;

THENCE N. 47 deg. 15 min. 06 sec. W. along the southwest line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

**SURVEYOR'S CERTIFICATE**

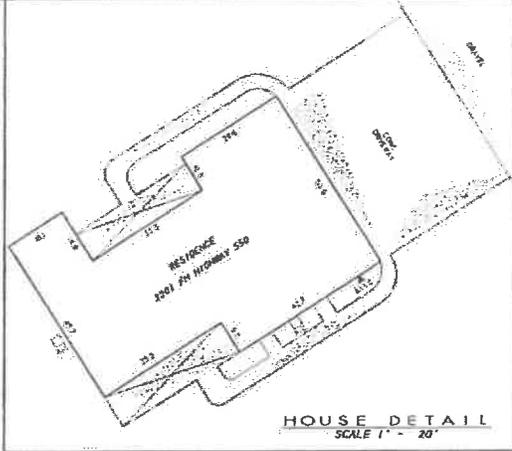
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Lutz is correct in accordance with the laws of the State of Texas, the result of a careful collection of the field evidence available to me and my location 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 Surveyors, effective September 1, 1997, and the above mentioned, and the same was prepared under my supervision on the ground this 14th day of February, 2015.

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

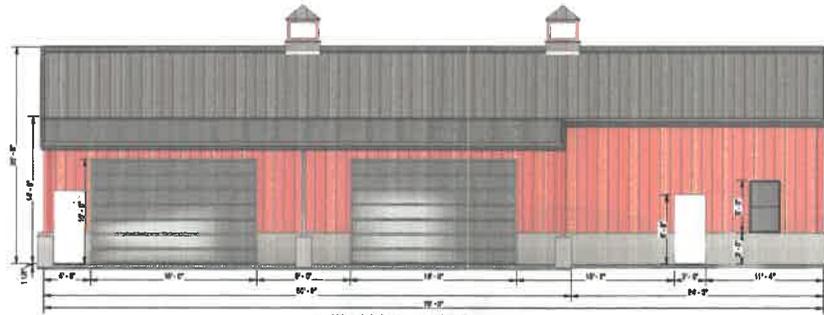


PROPERTY IDENTIFICATION	
OWNER	BARRY LUTZ
DATE	02/14/2015
SCALE	AS SHOWN
CURVED	AS SHOWN

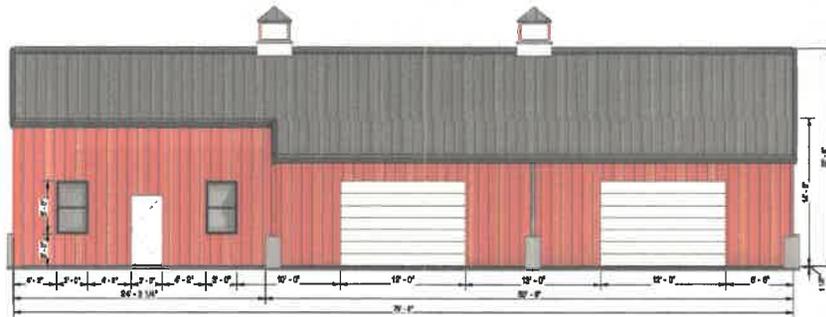
**H.D. Fetty Land Surveyor, LLC**  
 5770 FM 4565 ROYSE CITY, TX 75182-7520 FAX 214-225-5555 PHONE 214-225-5555  
 www.hdfetty.com



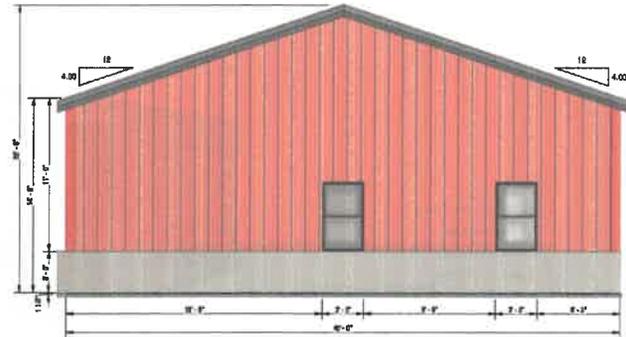
**HOUSE DETAIL**  
SCALE 1" = 20"



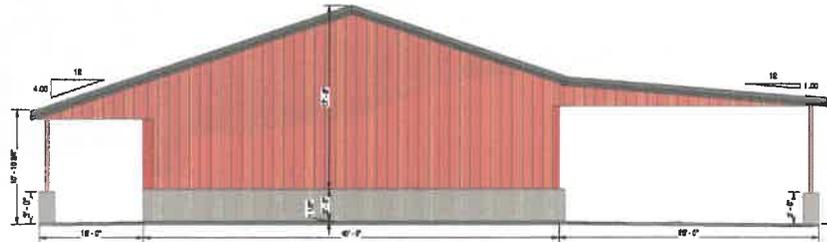
① Side Wall A Architectural Elevation  
3/16" = 1'-0"



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



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



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

B.P. Initial  
Ousl. Initial

Architect  
12/21/17 PM  
Printed

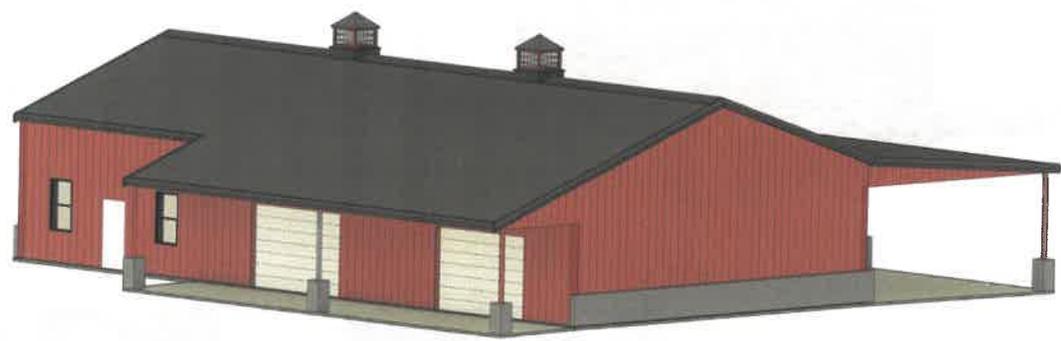
40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147  
Corey Smith

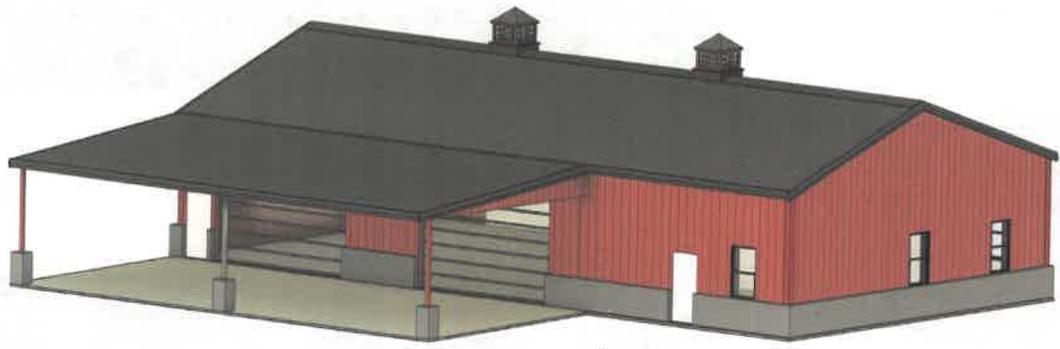
- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roofing: PBR Burned Slate
- Flashing: Burned Slate
- Corner: Rustic Red
- Skirt Transition: None
- Head Trim: Rustic Red
- Roof Cap: Rustic Red
- Trim: Burned Slate
- Downspout: Burned Slate
- Soffit Sheeting: None

		<b>Corey Smith</b> 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Shirley Pearson</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Shirley Pearson	Checked by:	Brad Peyer	<p style="text-align: right; font-size: 24pt; font-weight: bold;">A.02</p> <p style="text-align: right; font-size: 10pt;">Scale As Indicated</p>
No.	Description	Date																										
Exterior Elevations																												
Project number:	17-2147																											
Date:	7/26/17																											
Drawn by:	Shirley Pearson																											
Checked by:	Brad Peyer																											

S.P. Initial  
Cust. Initial



① Wall C & D



② Wall A & B

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

- Notes:**  
 Building Type: Shop  
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch  
 Porch A Dimensions: 10' x 50' x 14' High Side x 10' 8" Low Side 4:12 Pitch  
 Porch G Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch  
 Walk Up: Yes
- Doors:**  
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener  
 2 - 12'x8' 8" High L/R Break Pitch, Glass Sectional Doors  
 1 - 30" Metal Walk Door w/ Deadbolt  
 2 - 30" Residential Walk Door
- Windows:**  
 5 - 30" Single Hung, Vinyl Low E, Argon Injected Color TBD  
 Insulation: 3" VR-R Fiberglass Insulation  
 Cupolas: 2 - 40' x 40'  
 Ridge Vents: None  
 Skylights: None  
 Stone: Austin Stone Chopped

- Wall Sheeting: FBH Plastic Panel
- Ridge Sheeting: DBB Burnished Slate
- Ridge: Burnished Slate
- Rake: Burnished Slate
- Combs: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

**RAFTER P**  
**CONSTRUCTION LLC**  
 8821 Wesley Street, Suite B, Overalls, TX 75082  
 phone: 802-454-8232 fax: 802-460-4768

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

No.	Description	Date

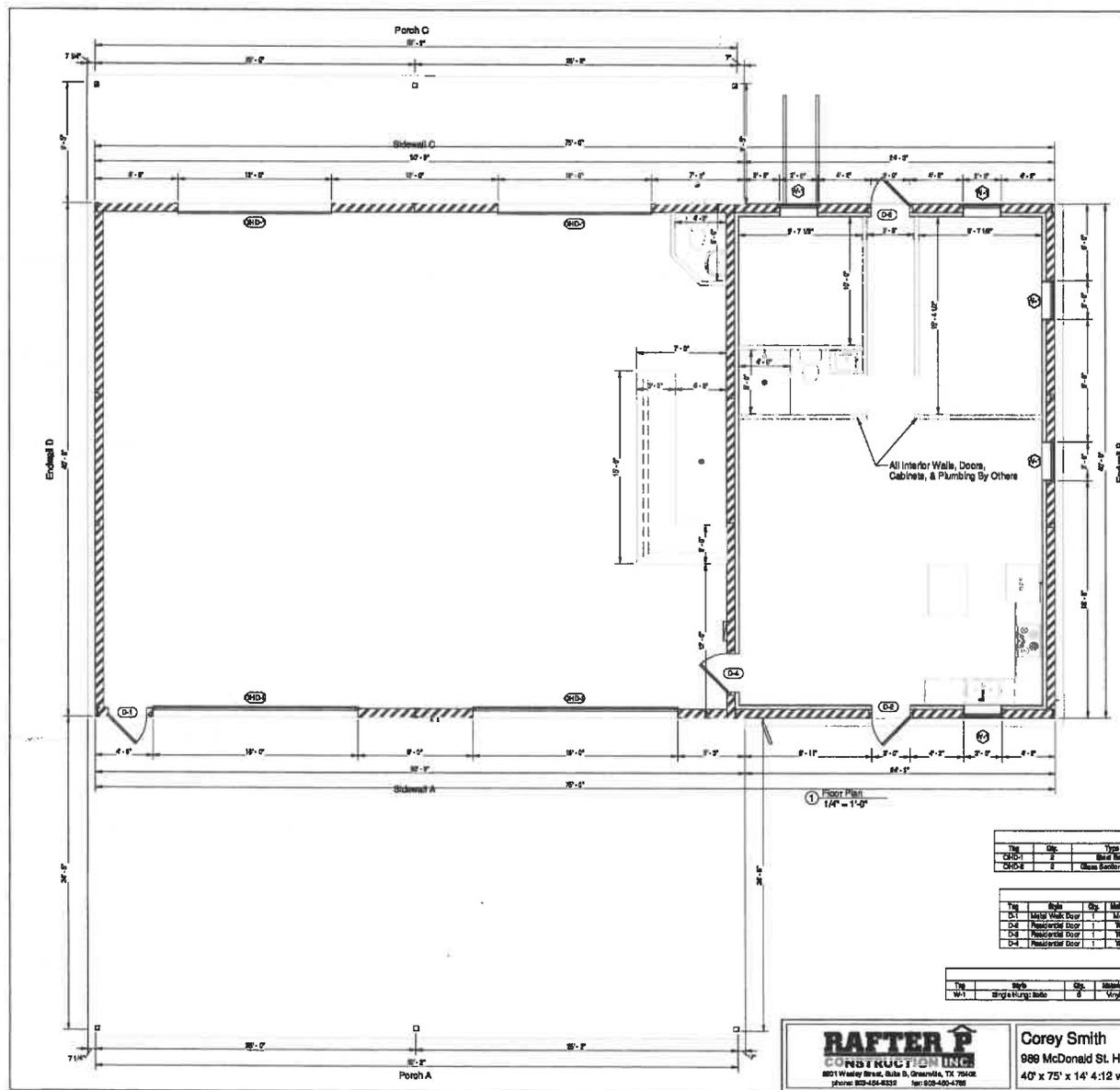
**Isometric**  
 Project number: 17-2147  
 Date: 12/25/14  
 Drawn by: Anthony Patton  
 Checked by: Brad Pyar  
**A.01**  
 Scale

01/28/2023  
12:24:17 PM

S.P. Initial  
Cust. Initial

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

17-2147  
Corey Smith



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

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	2	Steel Roll-Up	12 x 12	12'-0"	8'-0"	Dark Brown	White	Yes	2 High Lift Brake Pads
OD-2	2	Glass Sectional Door	10 x 10	10'-0"	10'-0"	Clear	Thermal Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Notes	Remarks	Hardware
D-1	1	Wood	3'-0"	7'-0"	White	Right Opening	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	White	Left Opening	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	White	Right Opening	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	White	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Remarks
W-1	1	Single Hung	3'-0"	4'-0"	White	Right	Argon	Yes	Bottom



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

No.	Description	Cost

**Main Level Floor Plan**  
Project number: 17-2147  
Date: 01/28/23  
Drawn by: Zachary Palmer  
Checked by: Brad Papp  
**A.03**  
Scale: 1/4" = 1'-0"

**To The City of Rockwall,**

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

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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

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

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

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

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

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

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

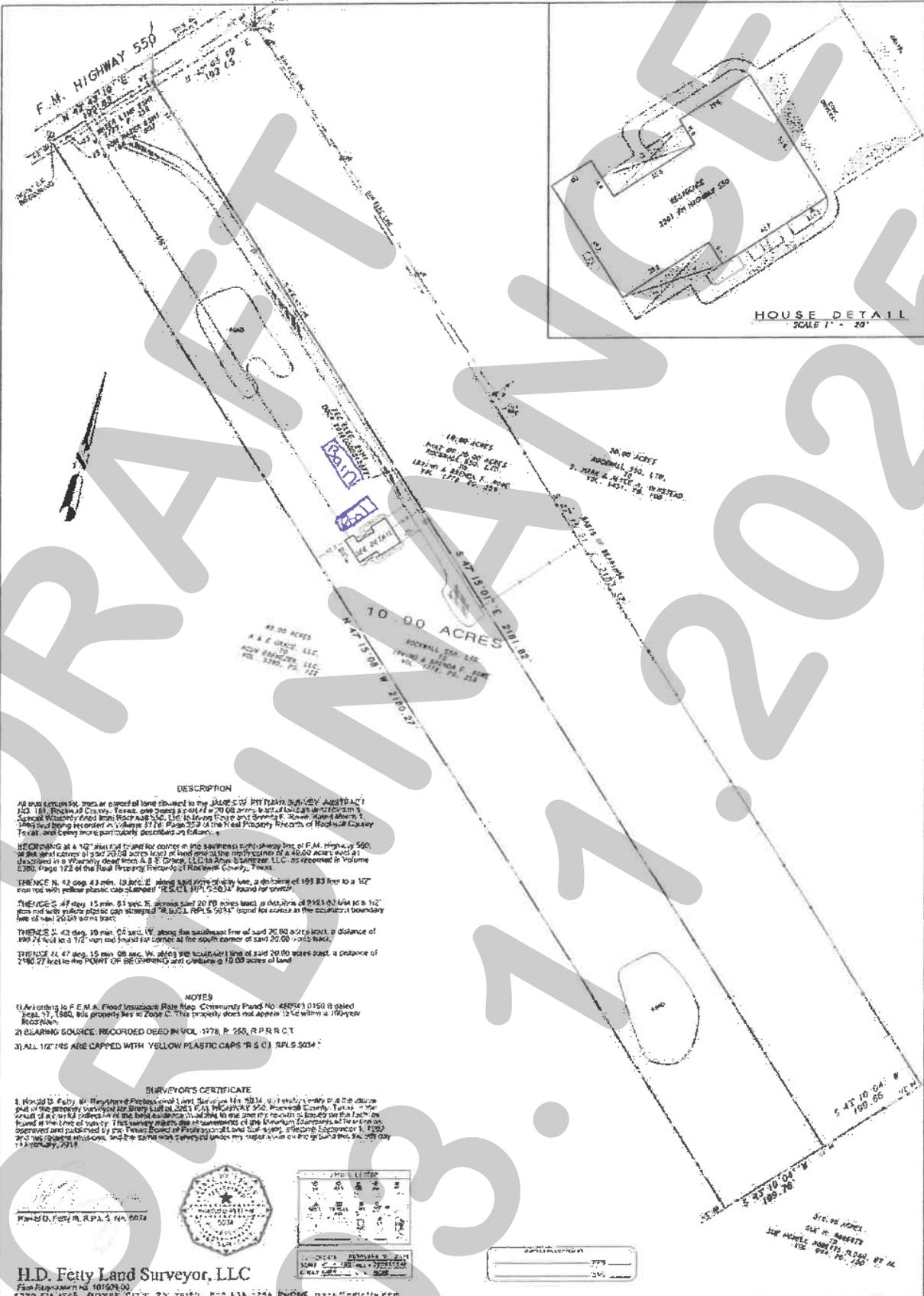
**Exhibit 'A':**  
*Location Map*

Address: 2201 E. FM-550

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



Exhibit 'B':  
Site Plan







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** March 17, 2025  
**APPLICANT:** Cory and Destiny Smith  
**CASE NUMBER:** Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

---

### SUMMARY

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

### BACKGROUND

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

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

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.

South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.

East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

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

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

### **CHARACTERISTICS OF THE PROJECT**

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

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

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

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

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

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

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

### **NOTIFICATIONS**

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

### **CONDITIONS OF APPROVAL**

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

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

### **PLANNING AND ZONING COMMISSION**

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

Destiny Smith

APPLICANT

Carey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

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

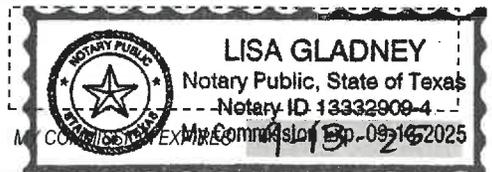
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Case Location Map = 



# City of Rockwall

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

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

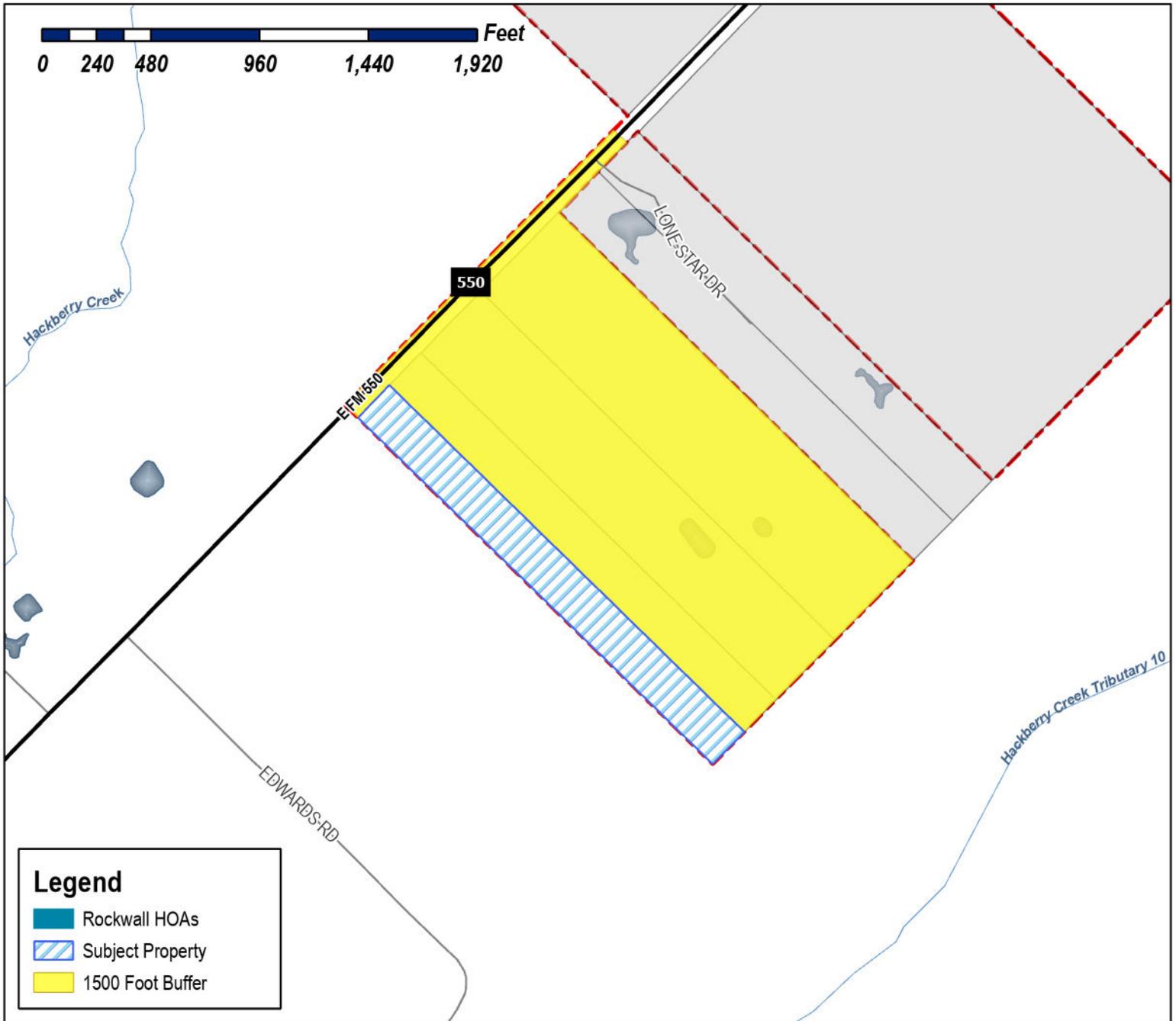




# City of Rockwall

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

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



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

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

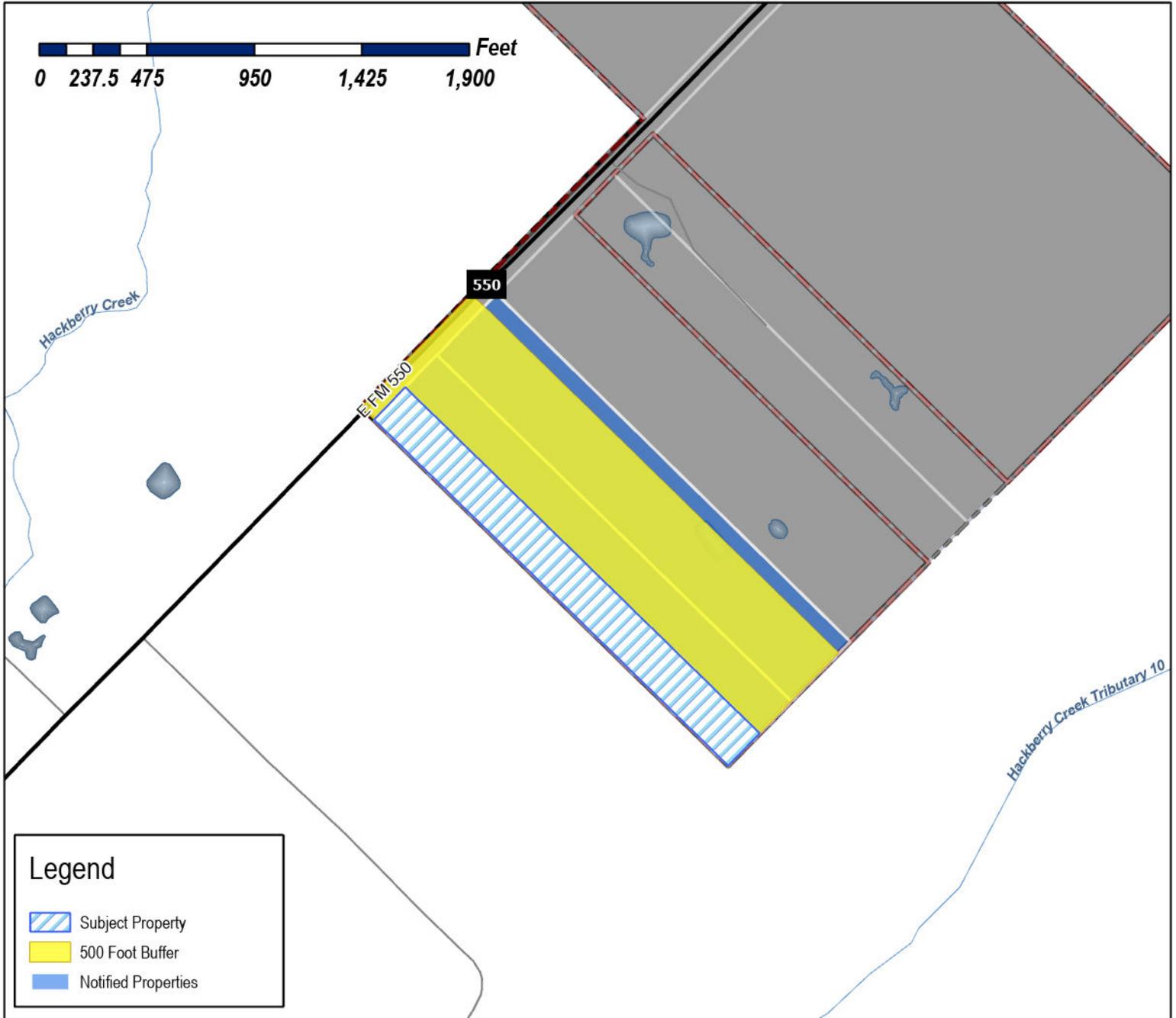




# City of Rockwall

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

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



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

**Date Saved:** 2/13/2025

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



PURCELL VICTORIA  
6705 Emerson Dr  
Forney, TX 75126

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

OLMSTEAD S MARK  
2261 FM 550  
ROYSE CITY, TX 75189

PURCELL VICTORIA  
2253 E FM550  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

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

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

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

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

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

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

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

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

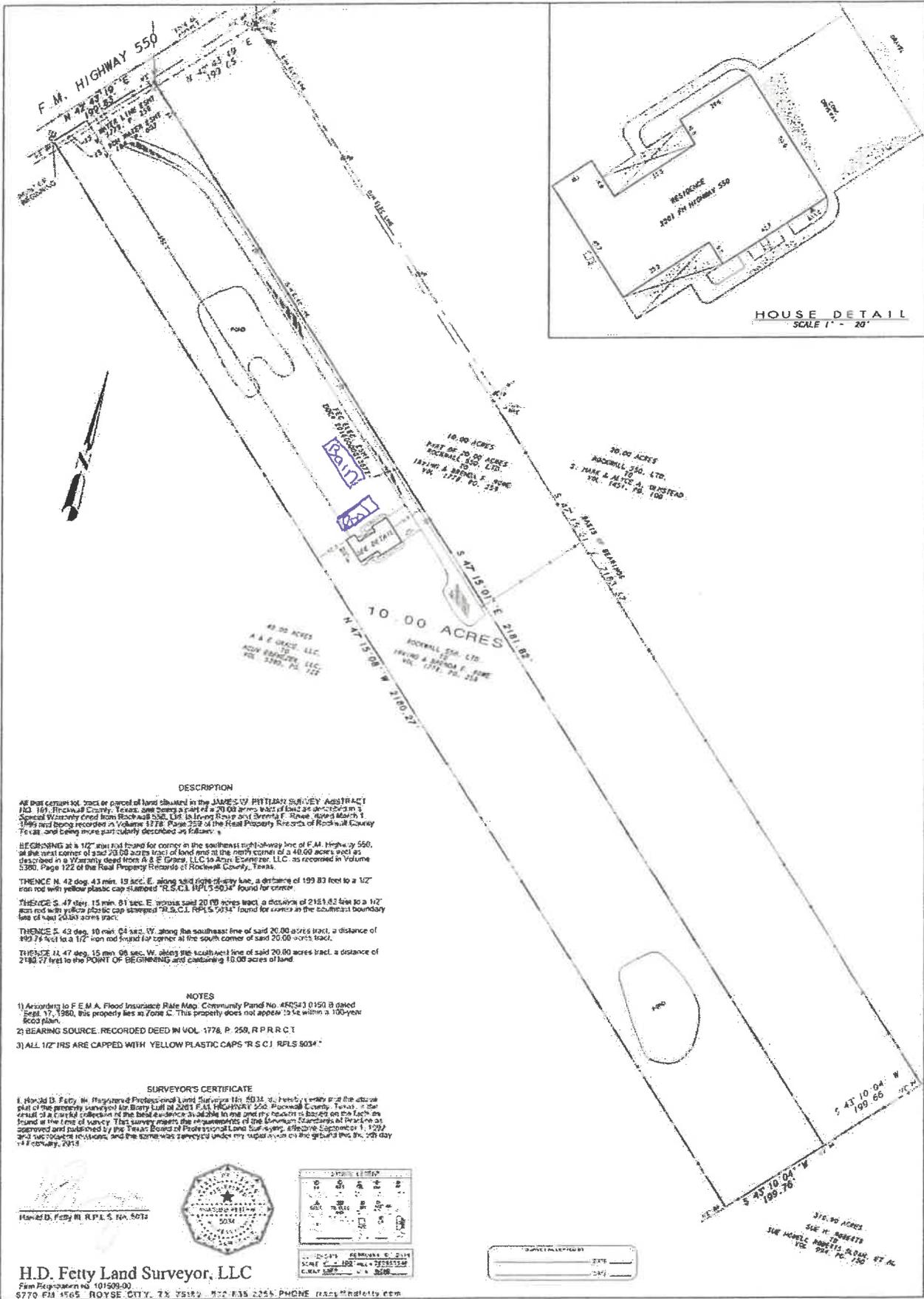
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

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



**DESCRIPTION**

4E that certain lot, tract or parcel of land shown in the JAMES W. PHILLIPS SURVEY ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract as described in a Special Warranty Deed from Rockwall 250, Ltd. to James W. Phillips and Brenda F. Phillips dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas.

**THENCE** N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner.

**THENCE** S. 47 deg. 15 min. 01 sec. E. across said 20.00 acres tract, a distance of 2183.62 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner as the southeast boundary line of said 20.00 acres tract.

**THENCE** E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract.

**THENCE** N. 47 deg. 15 min. 00 sec. W. along the southeast line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 18.00 acres of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Bryan Lutz is 2003, 6-15, Rockwall County, Texas, is the result of a careful collection of the field evidence available to me and my location 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 Surveyors, effective September 1, 1997, and was conducted in accordance with the same and was completed under my supervision on the 20th day of February, 2015.

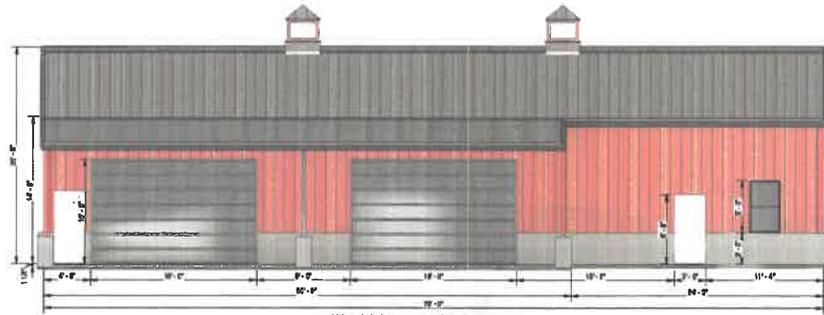
Harold D. Fetty III R.P.L.S. No. 5034



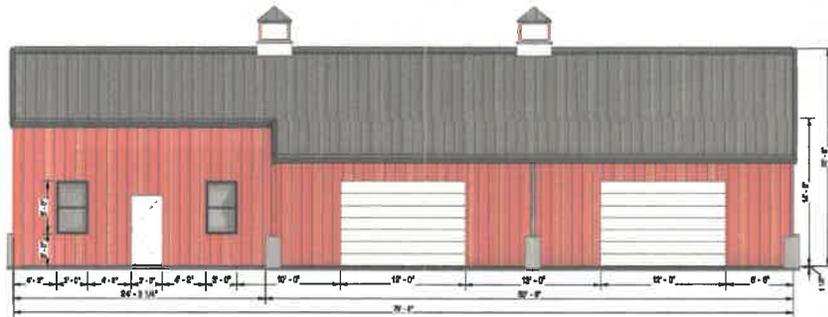
**H.D. Fetty Land Surveyor, LLC**  
 5770 FM 4565 ROYSE CITY, TX 75182 727.635.2255 PHONE [www.hdfetty.com](http://www.hdfetty.com)

DATE	2/20/15
BY	HDF
CHECKED	...

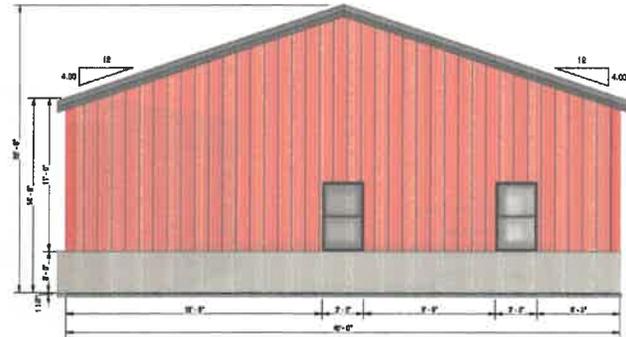
**HOUSE DETAIL**  
SCALE 1" = 20'



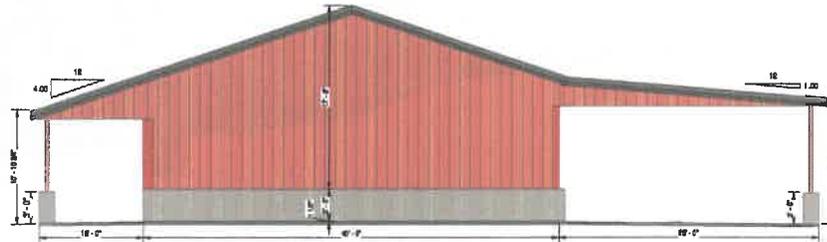
① Side Wall A Architectural Elevation  
3/16" = 1'-0"



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



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



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

B.P. Initial  
Ousl. Initial

Architect  
12/21/17 PM  
Printed

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

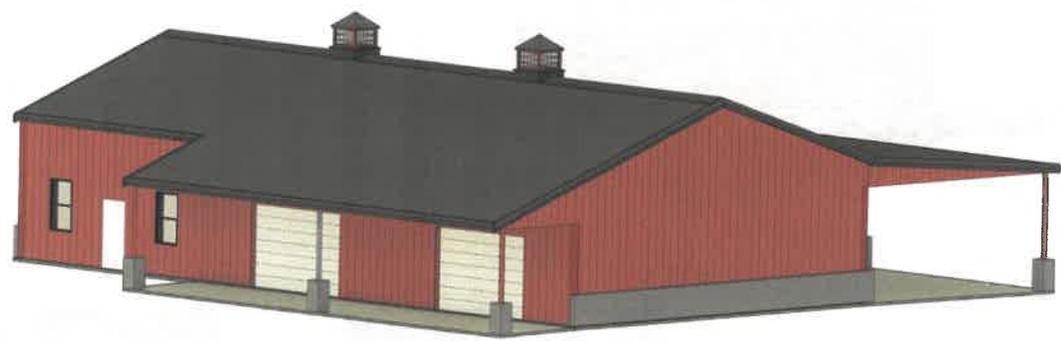
17-2147  
Corey Smith

- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roof: Burned Slate
- Fluor: Burned Slate
- Corner: Rustic Red
- Skirt Transition:
- Head Trim: Rustic Red
- Fluor Cap: Rustic Red
- Skirt Trim: Burned Slate
- Downspout: Burned Slate
- Soffit Sheeting: None

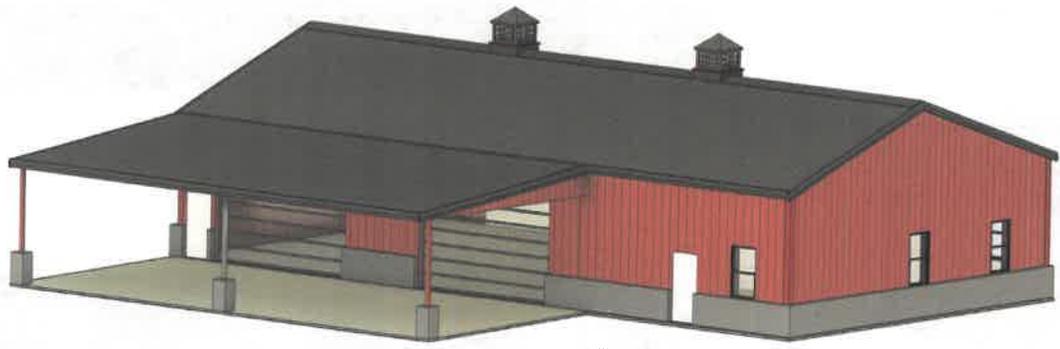
		<b>Corey Smith</b> 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Shirley Pearson</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> <tr> <td colspan="2" style="text-align: right;">Scale As Indicated</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Shirley Pearson	Checked by:	Brad Peyer	Scale As Indicated	
No.	Description	Date																											
Exterior Elevations																													
Project number:	17-2147																												
Date:	7/26/17																												
Drawn by:	Shirley Pearson																												
Checked by:	Brad Peyer																												
Scale As Indicated																													

A.02

S.P. Initial  
Cust. Initial



① Wall C & D



② Wall A & B

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

- Notes:**  
 Building Type: Shop  
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch  
 Porch A Dimensions: 10' x 50' x 14' High Side x 10' 8" Low Side 4:12 Pitch  
 Porch G Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch  
 Walk Up: Yes
- Doors:**  
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener  
 2 - 12'x8' 8" High L/R Break Pitch, Glass Sectional Doors  
 1 - 30" Metal Walk Door w/ Deadbolt  
 2 - 30" Residential Walk Door
- Windows:**  
 5 - 30" Single Hung, Vinyl Low E, Argon Injected Color TBD  
 Insulation: 3" VR-R Fiberglass Insulation  
 Cupolas: 2 - 40' x 40'  
 Ridge Vents: None  
 Skylights: None  
 Stone: Austin Stone Chopped

- Wall Sheeting: FBH Plastic Red
- Ridge Sheeting: DBB Burnished Slate
- Ridge: Burnished Slate
- Rake: Burnished Slate
- Combs: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

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

**RAFTER P**  
**CONSTRUCTION LLC**  
 8821 Wesley Street, Suite B, Overalls, TX 75082  
 phone: 802-454-8232 fax: 802-460-4768

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

No.	Description	Date

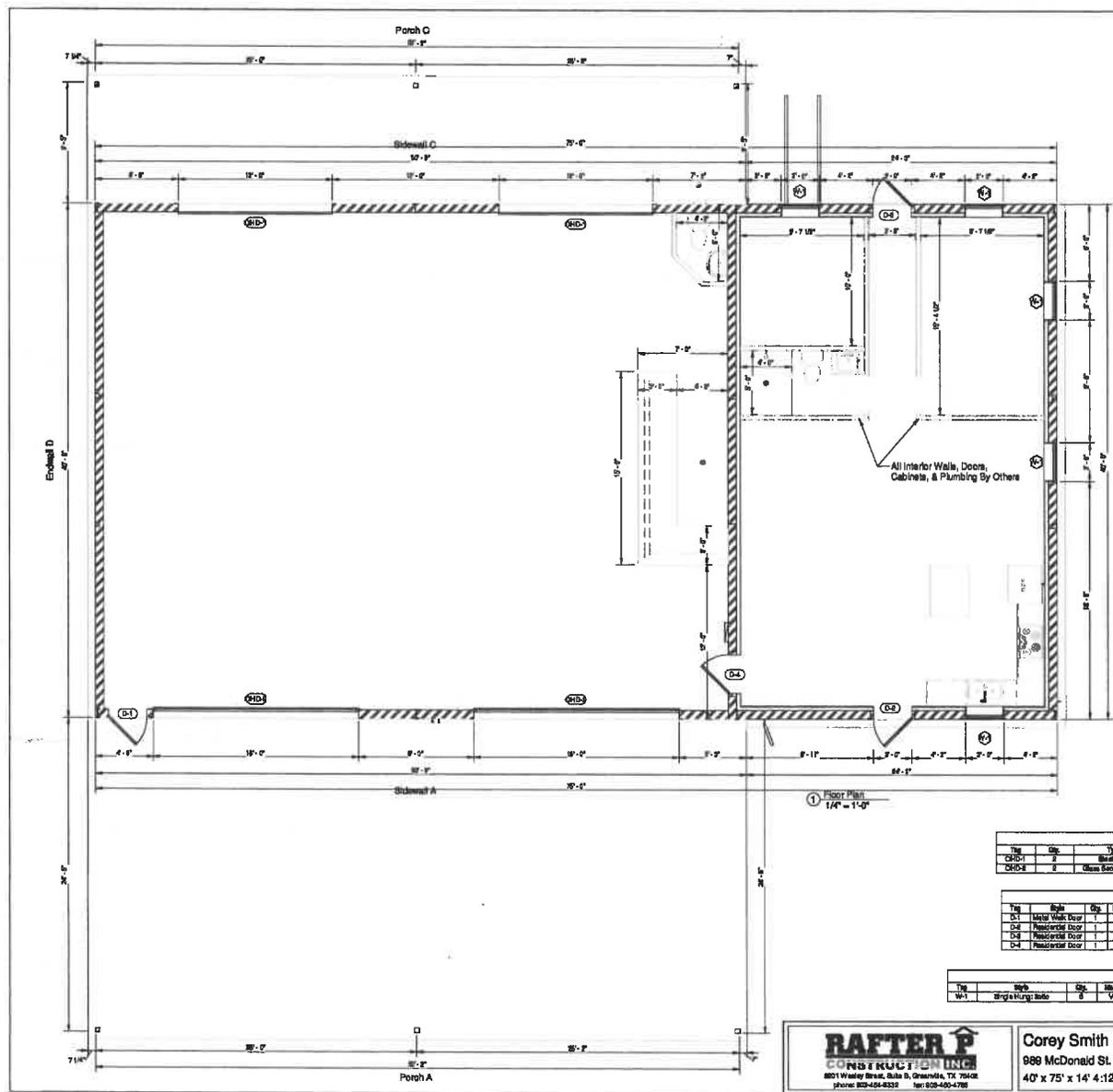
**Isometric**  
 Project number: 17-2147  
 Date: 12/25/14  
 Drawn by: Anthony Patton  
 Checked by: Brad Pyor  
**A.01**  
 Scale

01/28/2023  
12:24:17 PM

S.P. Initial  
Cust. Initial

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

17-2147  
Corey Smith



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

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	1	Roll Back	12 x 12	18'-0"	8'-0"	Dark Brown	None	Yes	2 High Lift Brake Pads
OD-2	1	Glass Sectional Door	10 x 10	16'-0"	10'-0"	Clear	Tempered Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Remarks	Notes
D-1	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Right Opening	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Left Opening	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Right Opening	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	1/2" x 1/2"	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Comments
W-1	1	Single Hung	3'-0"	4'-0"	3'-0"	3'-0"	Argon	None	Yes

**RAFTER P**  
CONCRETE & MASONRY INC.  
801 Wesley Street, Suite B, Greenville, TX 75042  
Phone: 857-454-8332 Fax: 857-440-4788

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

No.	Description	Qty.

**Main Level Floor Plan**  
Project number: 17-2147  
Date: 01/28/23  
Drawn by: Zachary Palmer  
Checked by: Brad Papp  
Scale: 1/4" = 1'-0"

**A.03**

**To The City of Rockwall,**

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

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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

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

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

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

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

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

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

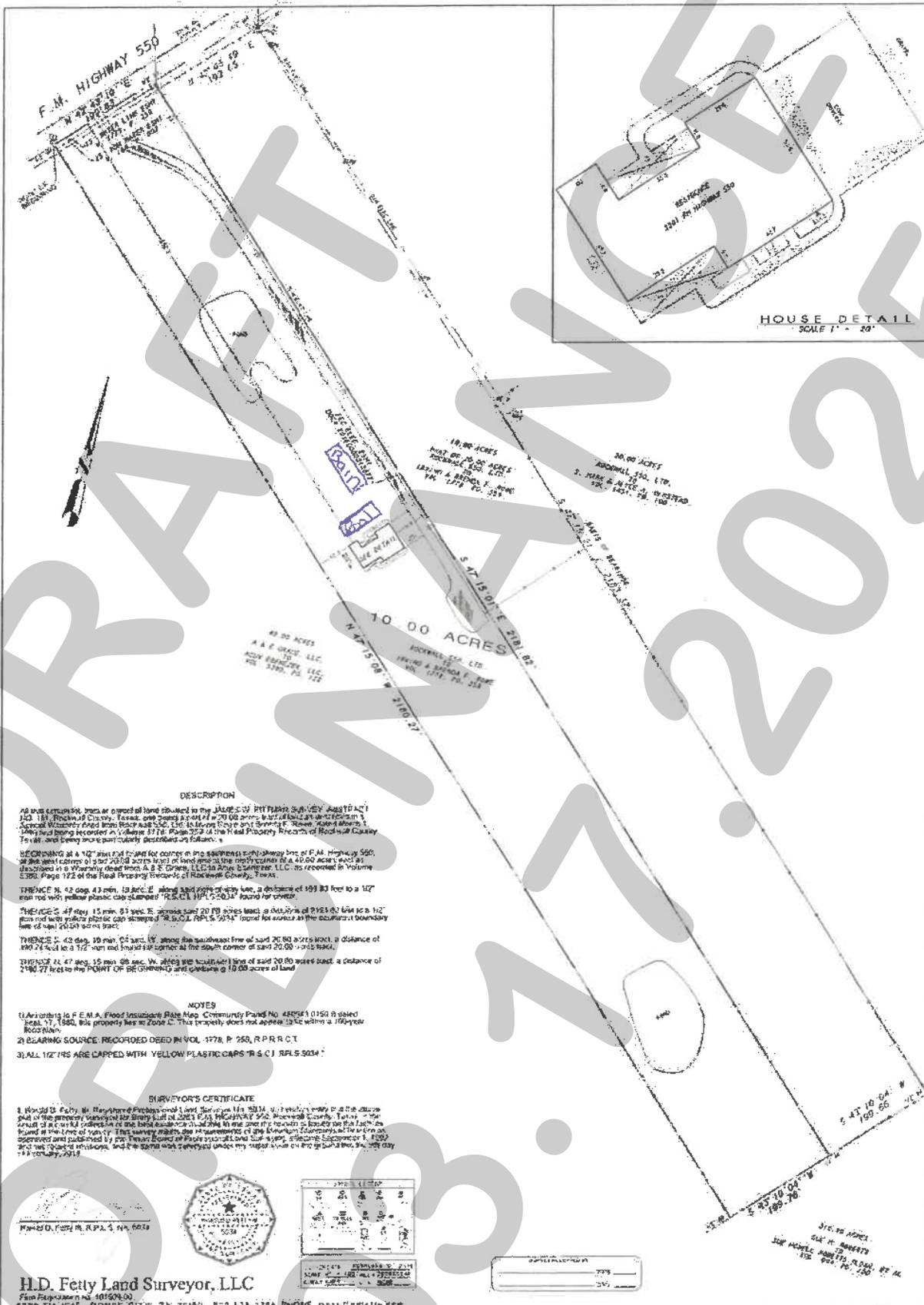
**Exhibit 'A':  
Location Map**

Address: 2201 E. FM-550

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



Exhibit 'B':  
Survey



**Exhibit 'C':**  
*Site Plan*







DATE: May 21, 2025

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

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

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

Destiny Smith:

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

Staff Recommendations

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

Planning and Zoning Commission

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

City Council

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

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

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

Sincerely,



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

CITY OF ROCKWALL

ORDINANCE NO. 25-14

SPECIFIC USE PERMIT NO. S-355

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

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

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

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

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

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

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

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

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



Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 17, 2025

2<sup>nd</sup> Reading: April 7, 2025

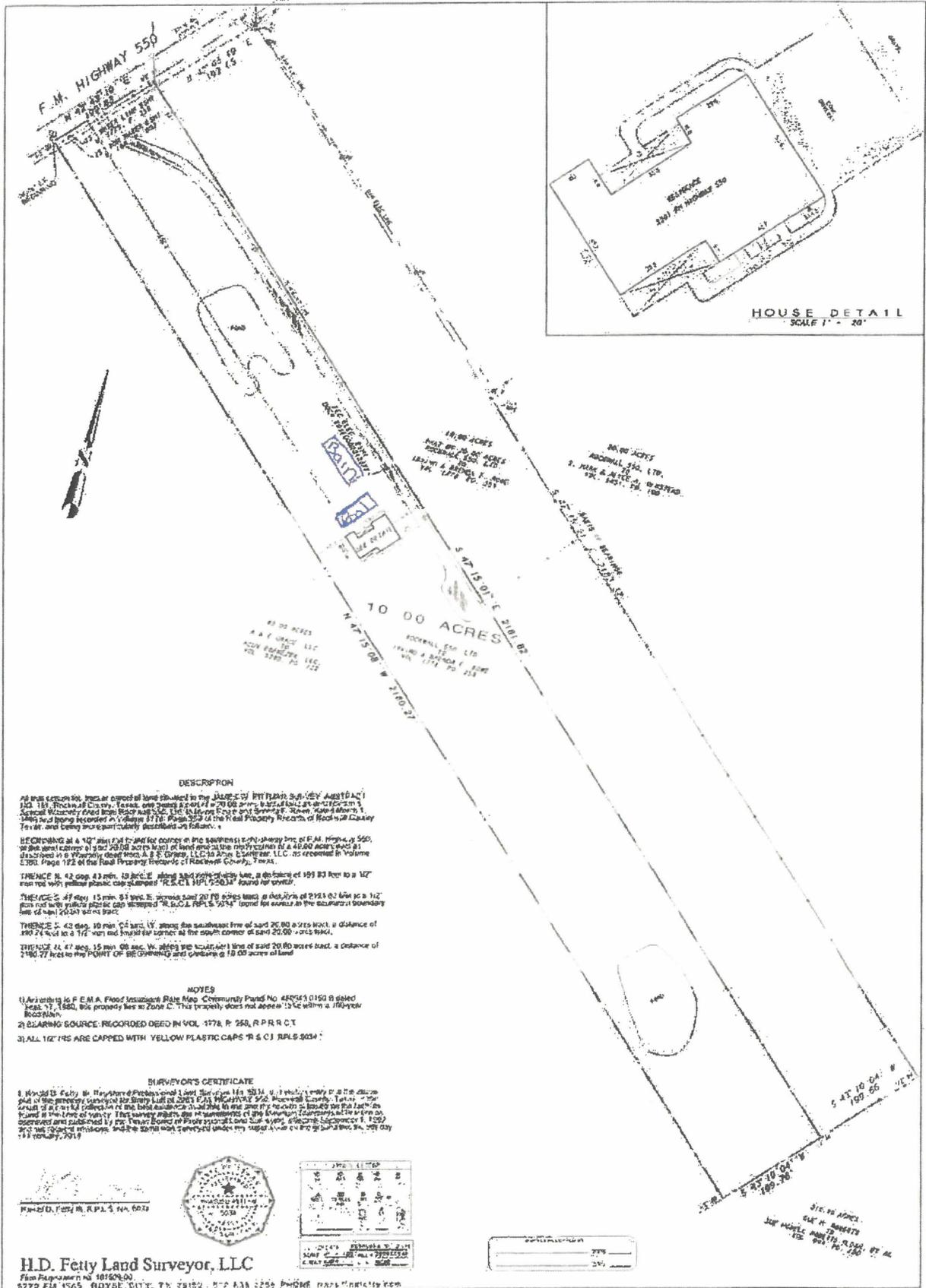
**Exhibit 'A':  
Location Map**

Address: 2201 E. FM-550

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



Exhibit 'B':  
Survey



**DESCRIPTION**

AS SHOWN ON THE PLAT OF THE 10.00 ACRES TRACT ADJACENT TO THE 10.00 ACRES TRACT, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF A 10.00 ACRES TRACT FOR CONVEYANCE TO THE SOUTHWESTERN PROPERTY TRUST, F.M. HIGHWAY 550, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF A 10.00 ACRES TRACT FOR CONVEYANCE TO THE SOUTHWESTERN PROPERTY TRUST, F.M. HIGHWAY 550, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACED** N 42 deg. 42 min. 13 sec. E along and north of the line, a distance of 199.83 feet to a 1/2 inch iron yellow plastic cap labeled "R.S.C.L. R.P.L.S. 2024" found on spot.

**TRACED** S 47 deg. 15 min. 01 sec. E along and 20.00 feet west of a distance of 214.82 feet to a 1/2 inch iron yellow plastic cap labeled "R.S.C.L. R.P.L.S. 2024" found on spot.

**TRACED** S 42 deg. 10 min. 04 sec. W along the southwest line of said 20.00 acre tract, a distance of 199.74 feet to a 1/2 inch iron yellow plastic cap labeled "R.S.C.L. R.P.L.S. 2024" found on spot.

**TRACED** N 47 deg. 15 min. 01 sec. W along the north line of said 20.00 acre tract, a distance of 214.82 feet to the POINT OF BEGINNING and containing a 10.00 acre tract.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480643 0150 B dated March 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year floodplain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 250, P.P.R.C.T.
- 3) ALL 1/2" IRON CAPS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.L. R.P.L.S. 2024".

**SURVEYOR'S CERTIFICATE**

I, H.D. FETTY, State Registered Professional Land Surveyor, No. 5533, do hereby certify that the above plat of the property surveyed by me on this 15th day of May, 2024, was prepared by me in accordance with the laws and regulations of the State of Texas, and that the same is a true and correct copy of the original plat as shown to me by the client. This survey was conducted in accordance with the laws and regulations of the State of Texas, and that the same is a true and correct copy of the original plat as shown to me by the client. This survey was conducted in accordance with the laws and regulations of the State of Texas, and that the same is a true and correct copy of the original plat as shown to me by the client.

H.D. Fetty Land Surveyor, LLC  
 5779 FIA 4065 ROYSE BLVD. TX 75082-5779  
 972-438-2255 PHONE FAX  
 10150000

**Exhibit 'C':**  
*Site Plan*



