



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 802 Jackson St, Rockwall, TX 75087

SUBDIVISION Wade Addition

LOT

19

BLOCK

B

GENERAL LOCATION

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

CURRENT ZONING Single-Family 7 (SF-7)

CURRENT USE

Single living unit

PROPOSED ZONING

PROPOSED USE

800SF guest quarters/secondary living unit

ACREAGE 0.2380

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER Cecilia Meca

☐ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 692 Channel Ridge Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

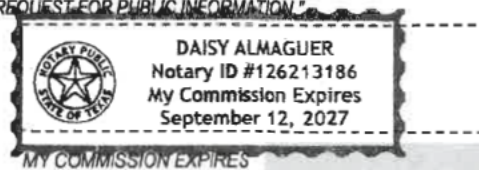
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 2025.

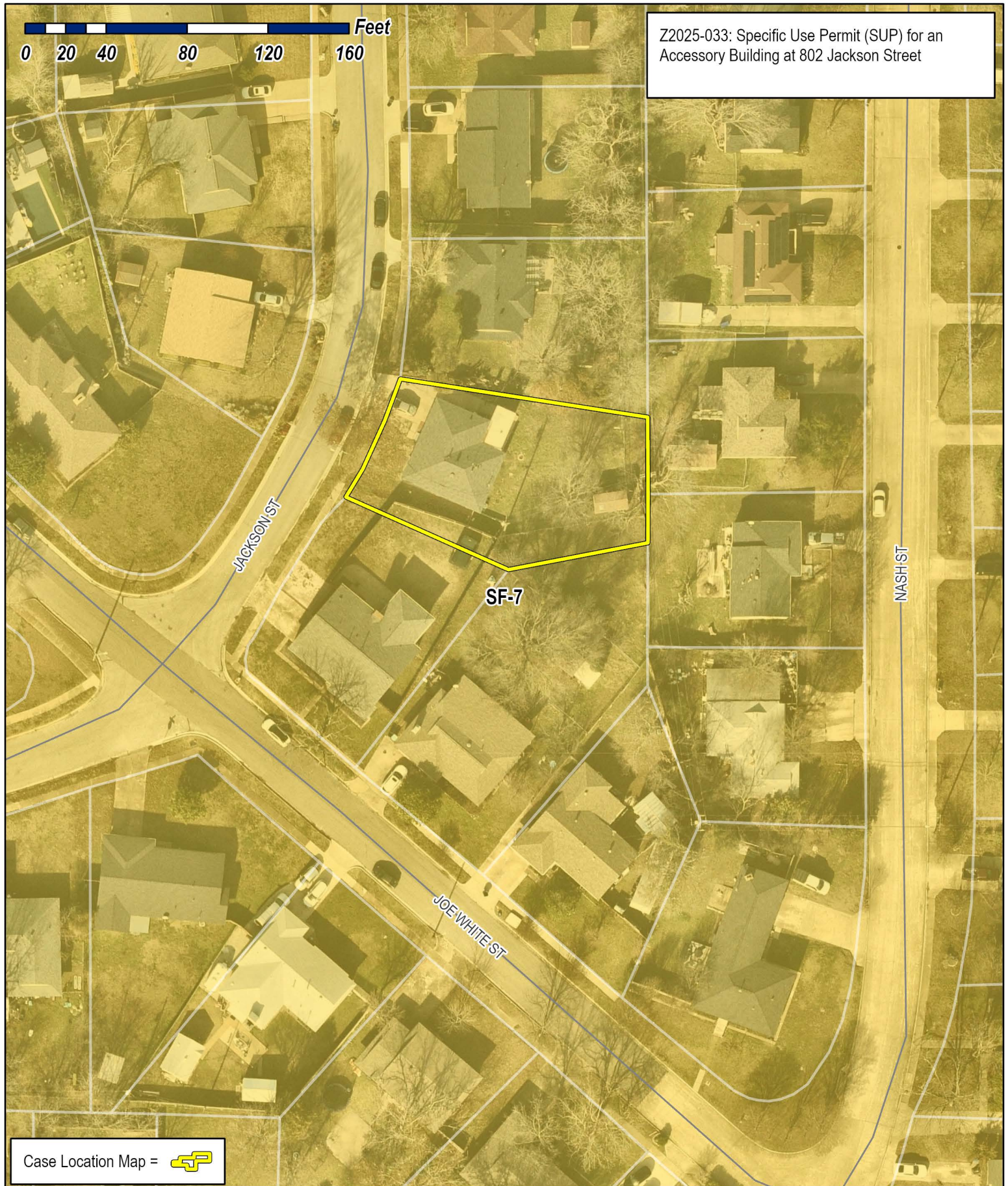
OWNER'S SIGNATURE

*Cecilia Meca*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





## City of Rockwall

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

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

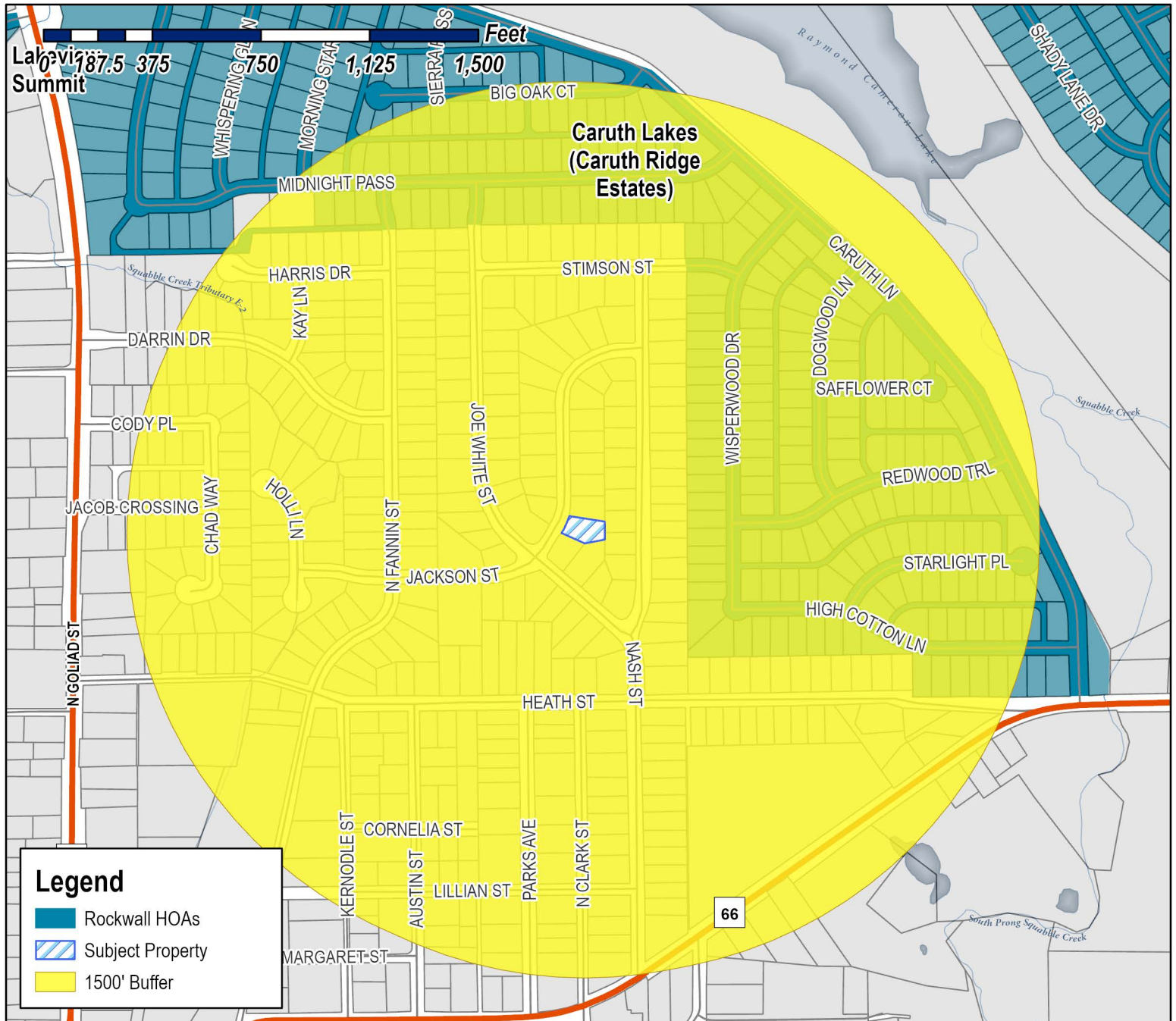
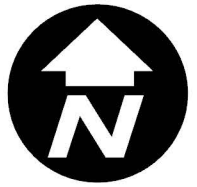




# City of Rockwall

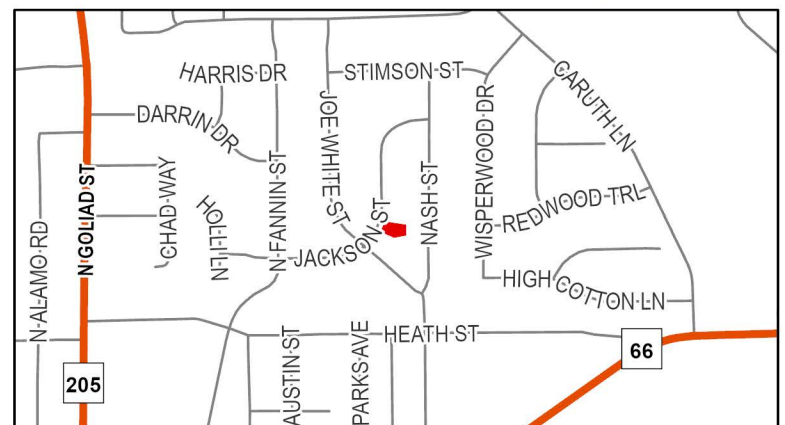
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Rockwall, Texas 75087  
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson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

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





BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

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

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

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

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

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

SARVER WANDA L  
1010 N FANNIN ST  
ROCKWALL, TX 75087

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

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

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

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

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

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
106 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

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

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

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

GRIFFITH SARAH & JESSE  
1578 FM 1141  
ROCKWALL, TX 75087

MAYER GORDON E  
1633 JUNIOR DR  
DALLAS, TX 75208

RESIDENT  
201 JOE WHITE ST  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

RESIDENT  
203 JOE WHITE ST  
ROCKWALL, TX 75087

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

RESIDENT  
205 JOE WHITE ST  
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE  
206 JOE WHITE ST  
ROCKWALL, TX 75087

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

RESIDENT  
208 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
209 JOE WHITE ST  
ROCKWALL, TX 75087

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

RESIDENT  
211 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
212 JOE WHITE ST  
ROCKWALL, TX 75087

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

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

RESIDENT  
214 JOE WHITE ST  
ROCKWALL, TX 75087

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

RESIDENT  
215 JOE WHITE ST  
ROCKWALL, TX 75087

THOMAS ANGELA SUE  
2200 KINGS PASS  
ROCKWALL, TX 75032

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN  
2500 Summer Lee Dr  
Rockwall, TX 75032

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

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

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

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

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

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

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

RODRIGUEZ SELVIN  
401 WINCHESTER DR  
CELINA, TX 75009

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

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 Dowell Rd  
Rockwall, TX 75032

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

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

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

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE  
REVOCABLE LIVING TRUST  
JUDY C SYLVESTER, JOE W PEDDIE, JASON H  
PEDDIE & JANONA LCON  
6220 BENTWOOD TRAIL, #1002 C/O JUDY C  
SYLVESTER  
DALLAS TX 75257

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

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

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

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

LOPEZ IRMA A  
741 E FM 550  
ROCKWALL, TX 75032

WIMPEE TYLER  
801 E HEATH STREET  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

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

HUDSON ALEC AND SHELBY  
805 Jackson St  
Rockwall, TX 75087

RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

HARGROVE JOSHUA  
807 JACKSON ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

KINSHELLA TYLER  
811 JACKSON  
ROCKWALL, TX 75087

RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
814 NASH ST  
ROCKWALL, TX 75087

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

RESIDENT  
815 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

WADE LAURA LOCKHART  
818 NASH STREET  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
822 NASH ST  
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA  
823 NASH STREET  
ROCKWALL, TX 75087

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

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
826 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
828 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
829 NASH ST  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
831 NASH ST  
ROCKWALL, TX 75087

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

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

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

KORMOS RUSTIN AND NATALIE  
845 REDWOOD TRAIL  
ROCKWALL, TX 75087

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

RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

LEVANDOWSKI SHANON  
863 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

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

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

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

RESIDENT  
913 WISPERWOOD DR  
ROCKWALL, TX 75087

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

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

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

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

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

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

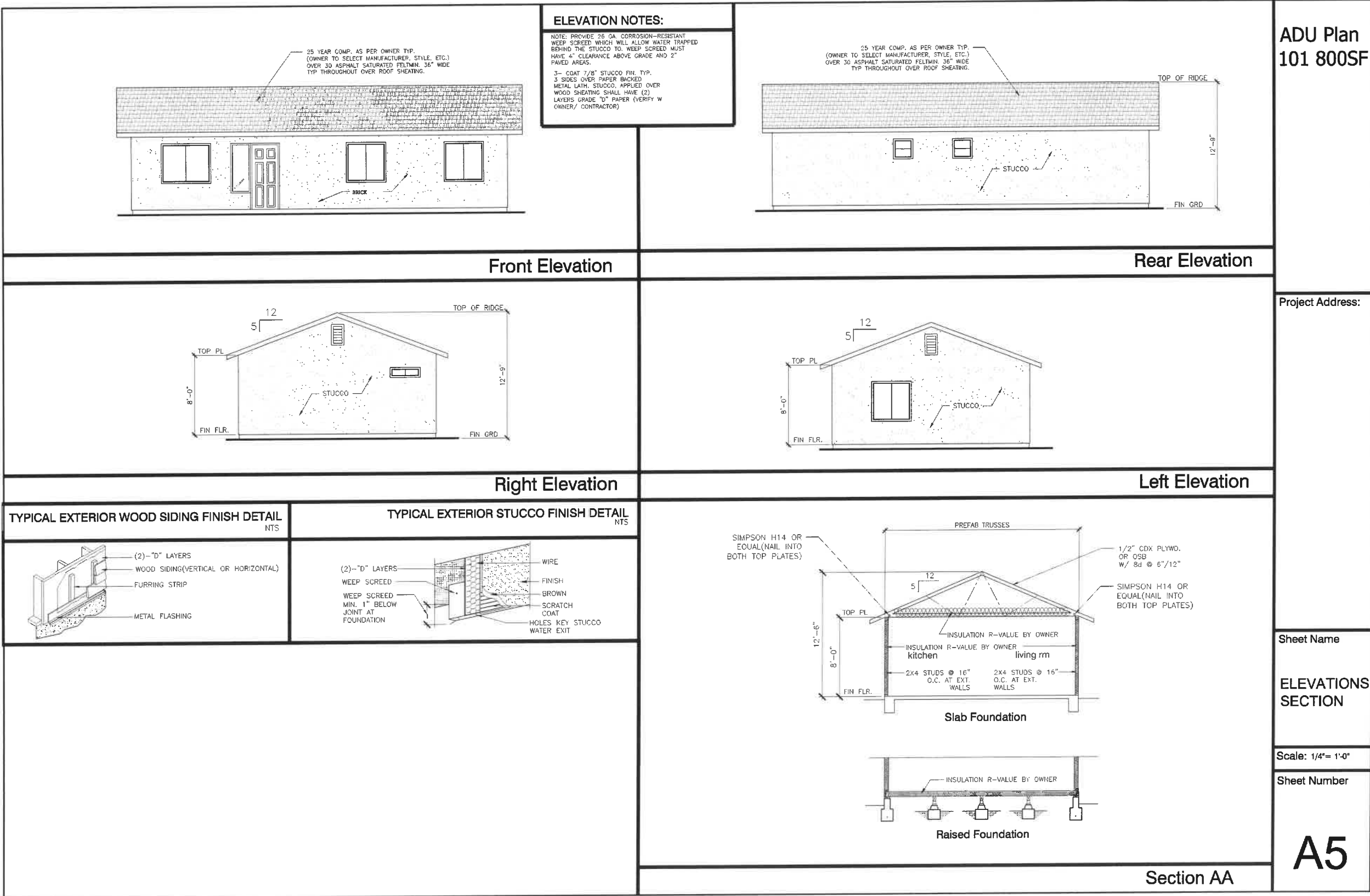
BORGERDING REVOCABLE TRUST  
JOSEPH F BORGERDING JR - TRUSTEE  
949 WISPERWOOD DR  
ROCKWALL, TX 75087

RICKERSON CHARLES  
9922 Donegal Dr  
Dallas, TX 75218

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

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

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



Project Address:

Sheet Name

ELEVATIONS  
SECTION

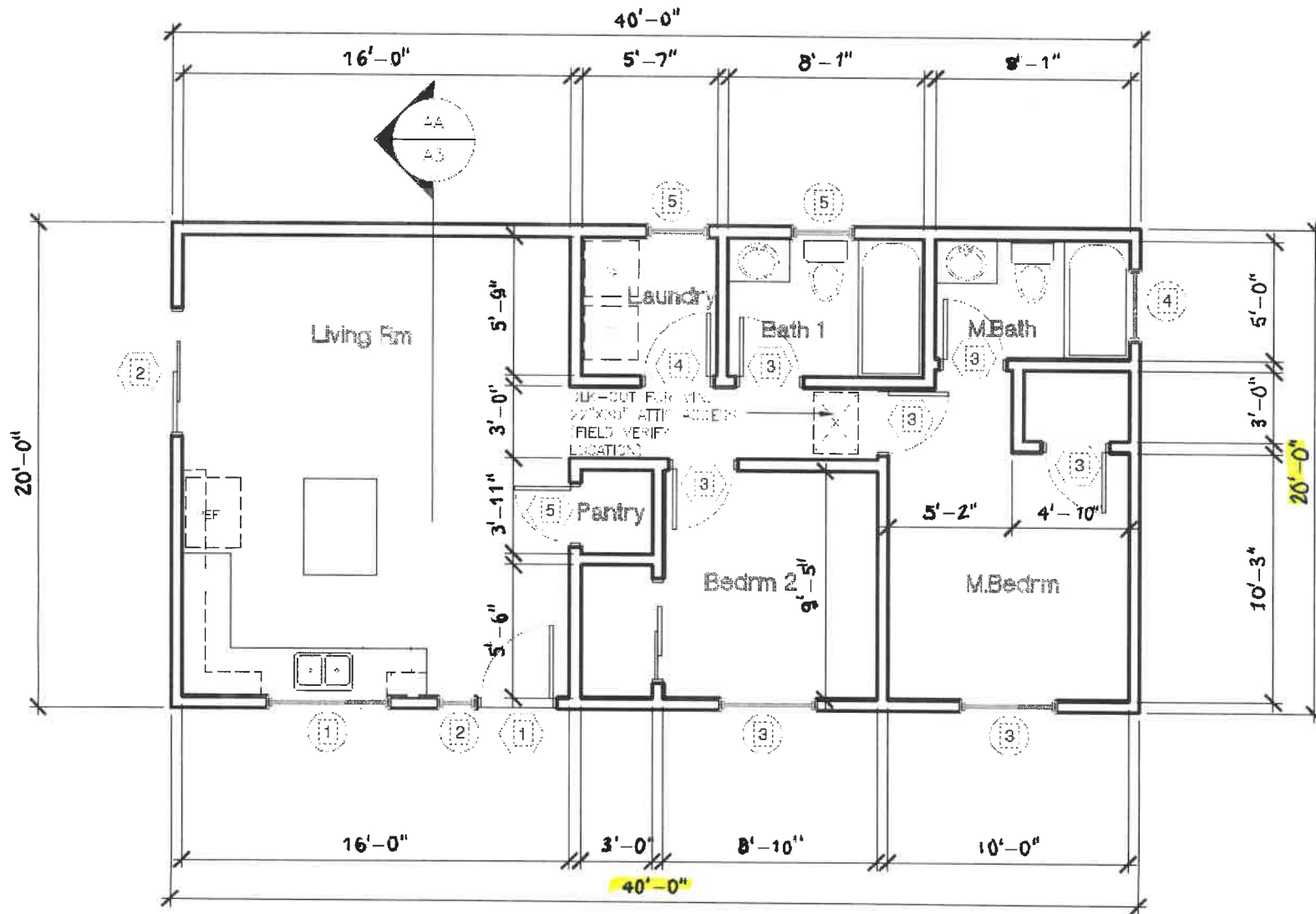
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Sheet Number

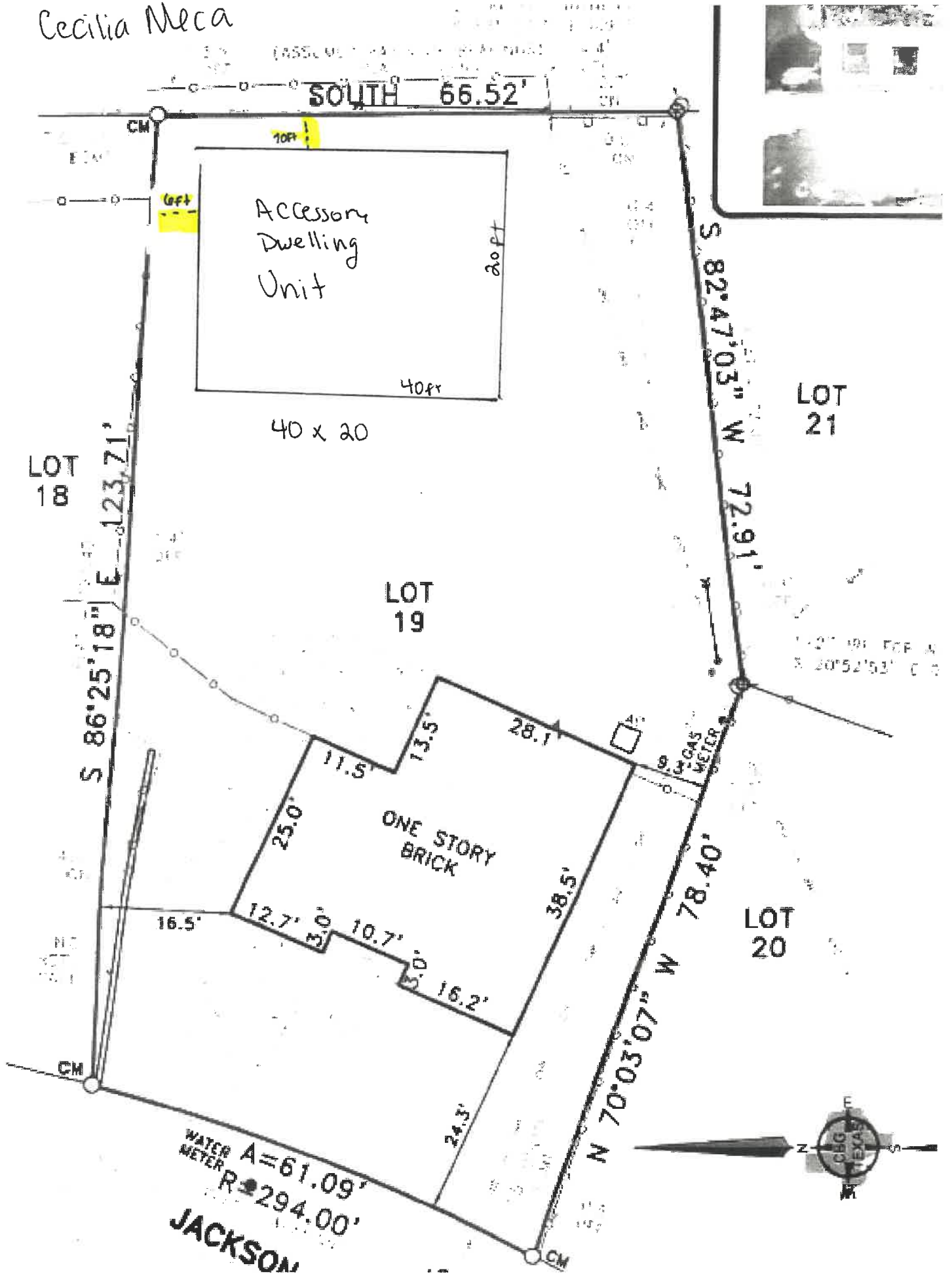
A5



ADU - 802 Jackson St - Cecilia Meca



802 Jackson St  
Cecilia Meca



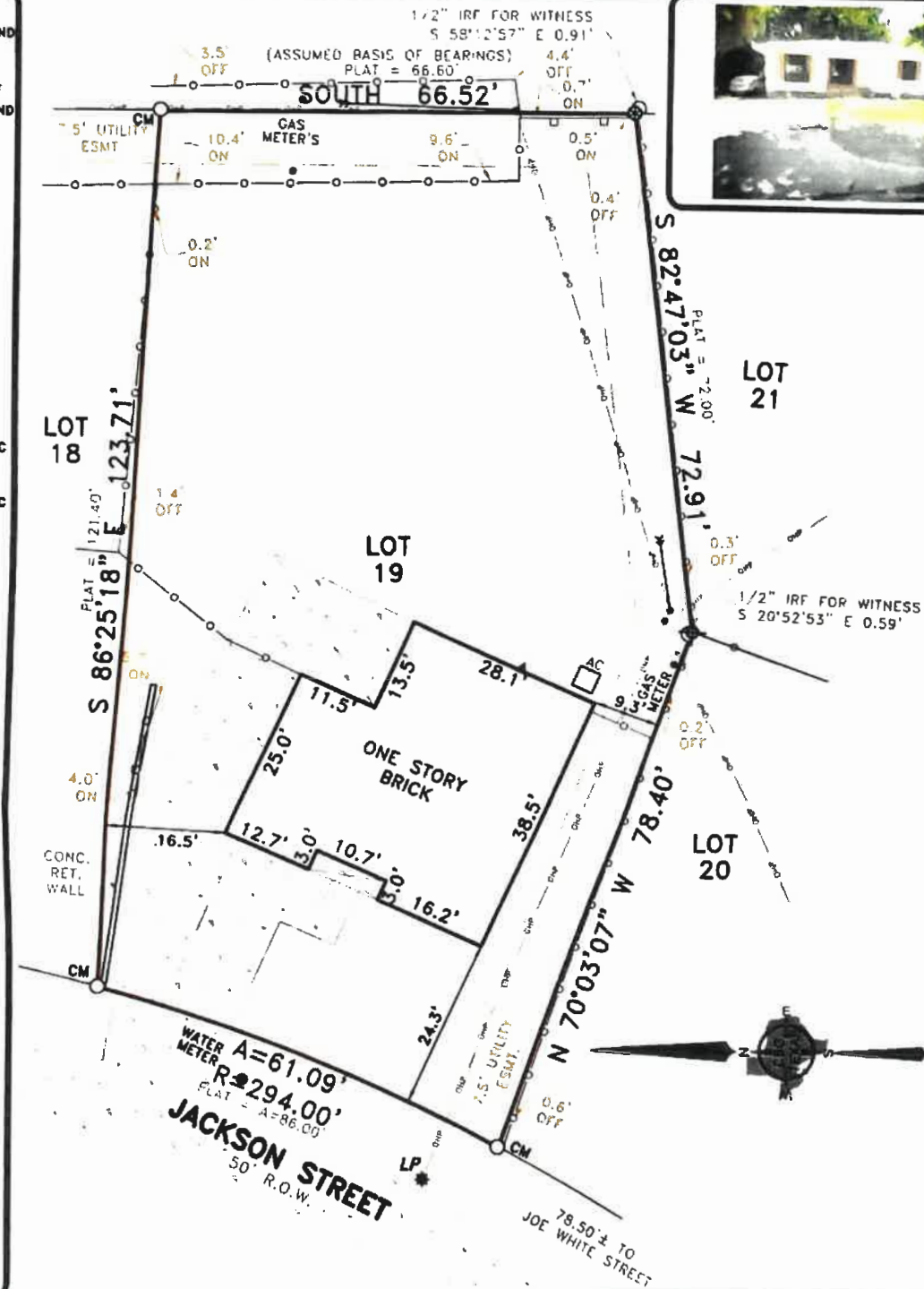


## 802 Jackson Street

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

### LEGEND

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



### EXCEPTIONS:

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

### NOTES:

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

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

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

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.:

N/A

Job No. 2006896



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



Accepted by:

Purchaser

Date:

Purchaser