

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 91-39- CUP Date Submitted 9-23-91

Filing Fee \$ 101.00

Applicant Robert R. Hawk and Cecelia J. Hawk

Address 5610 Cambria Drive  
Rockwall, Texas 75087

Phone No. (214) 771-3024 (Hawk)  
(214) 233-1591 (Thompson) Babby

Owner  Tenant<sup>1</sup>  Prospective Purchaser  <sup>1</sup>

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

Lot 19-A, Block B, Chandlers Landing, Phase Ten, Section one  
(replat of lots 19,20. Blk 'B')

I hereby request that a Conditional Use Permit be issued for the above described property for:

See attached letter

*line* The current zoning on this property is P.D.8.  
There <sup>space</sup> ~~are~~ <sup>space</sup> ~~are not~~ deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

*Robert R. Hawk*  
*Cecelia J. Hawk*

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

September 23, 1991

To whom it may concern:

We are the current owners of lots 19 and 20 Block B, Phase ten, Chandlers Landing. Our home is located on lot 19.

We plan to convert the existing 2 car garage of our home into a library/office and construct a new four car garage with guest quarters on the adjacent lot 20.

In order to eliminate the side yard set back requirements between the two lots, we need to combine them into one new lot (19 A). Bobby Thompson of Bobby Thompson and Associates has been retained as the designer for the project and has full authority to act as our agent in our absence regarding any aspect of the application for conditional use permit or such other permits and applications as may be required for this project.

Sincerely,



Robert R. Hawk



Cecelia J. Hawk

# City of Rockwall Planning and Zoning Applicant Receipt

Date 9/23/91

Applicant Hewitt Phone \_\_\_\_\_

Address 5610 Gamber

Development Charleston

The following items have been received on this date by the City of Rockwall Administrative Office:

\_\_\_\_\_ Site Plan Application

\_\_\_\_\_ Prel. Plat Application

\_\_\_\_\_ Final Plat Application

\_\_\_\_\_ Zone Change Application

\_\_\_\_\_ Sign Board Application

\_\_\_\_\_ Board of Adj. Application

\_\_\_\_\_ Front Yard Fence Application

CUP Application

( 9 ) sets/site plans - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/prel. plats - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/final plats - Submission # \_\_\_\_\_

\_\_\_\_\_ ( ) sets/executed final plats/mylars

\_\_\_\_\_ ( ) sets/engineer drawings - Submission # \_\_\_\_\_

Filing fee \$ 8.00

\_\_\_\_\_ Other \_\_\_\_\_

*Rec 10/10/91 7pm  
CC 10/21/91 7pm*

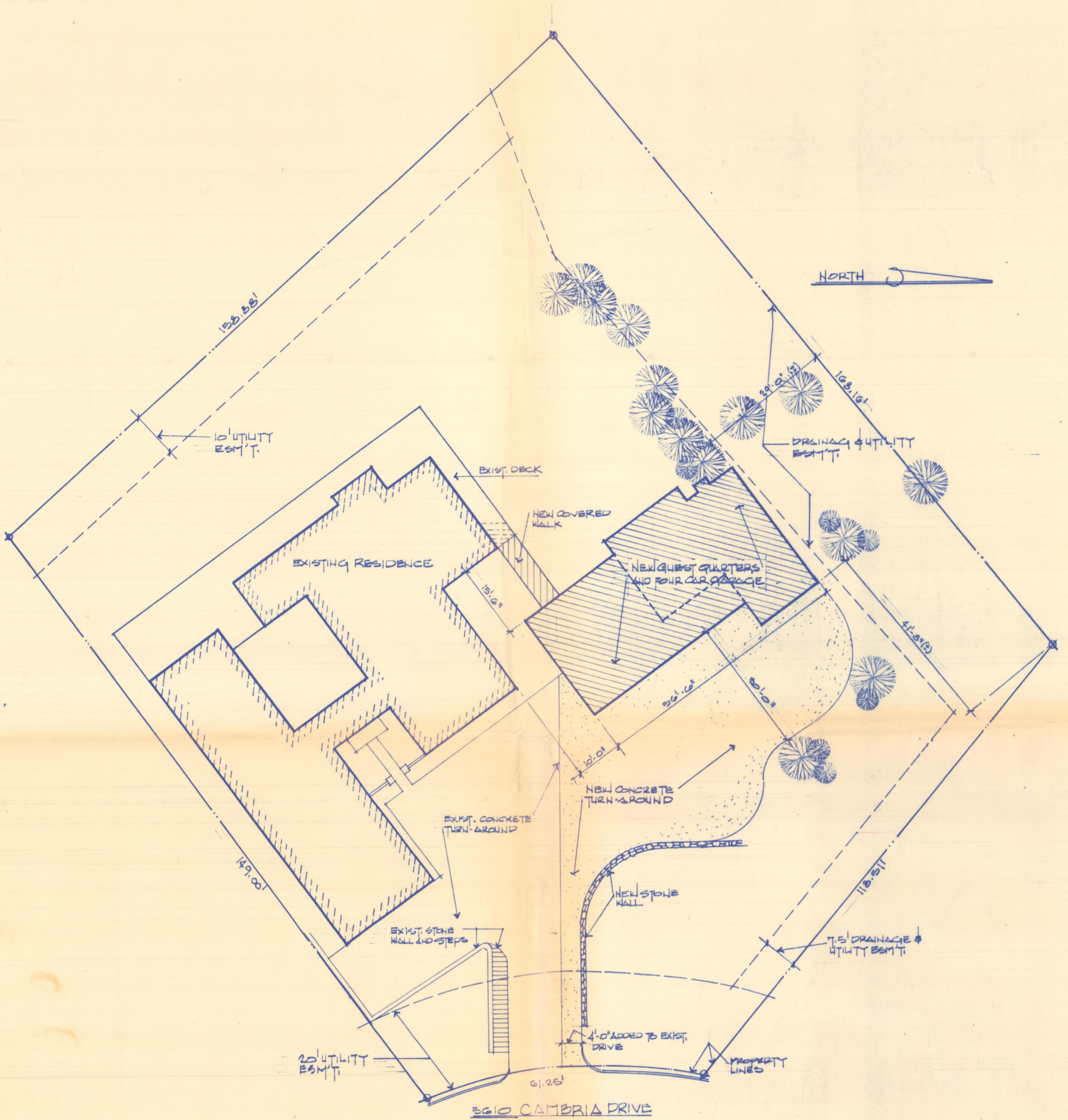
With this application, you are scheduled to appear before the

Abane  
on \_\_\_\_\_,

at \_\_\_\_\_ P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: MA





**° SITE PLAN ° (SC: 1"=10'-0")**

LOT 19-A BLK B  
 CHANDLERS LANDING - PHASE TEN - SECTION ONE  
 CITY OF ROCKWALL (ROCKWALL COUNTY) TEXAS

LOT COVERAGE DATA:

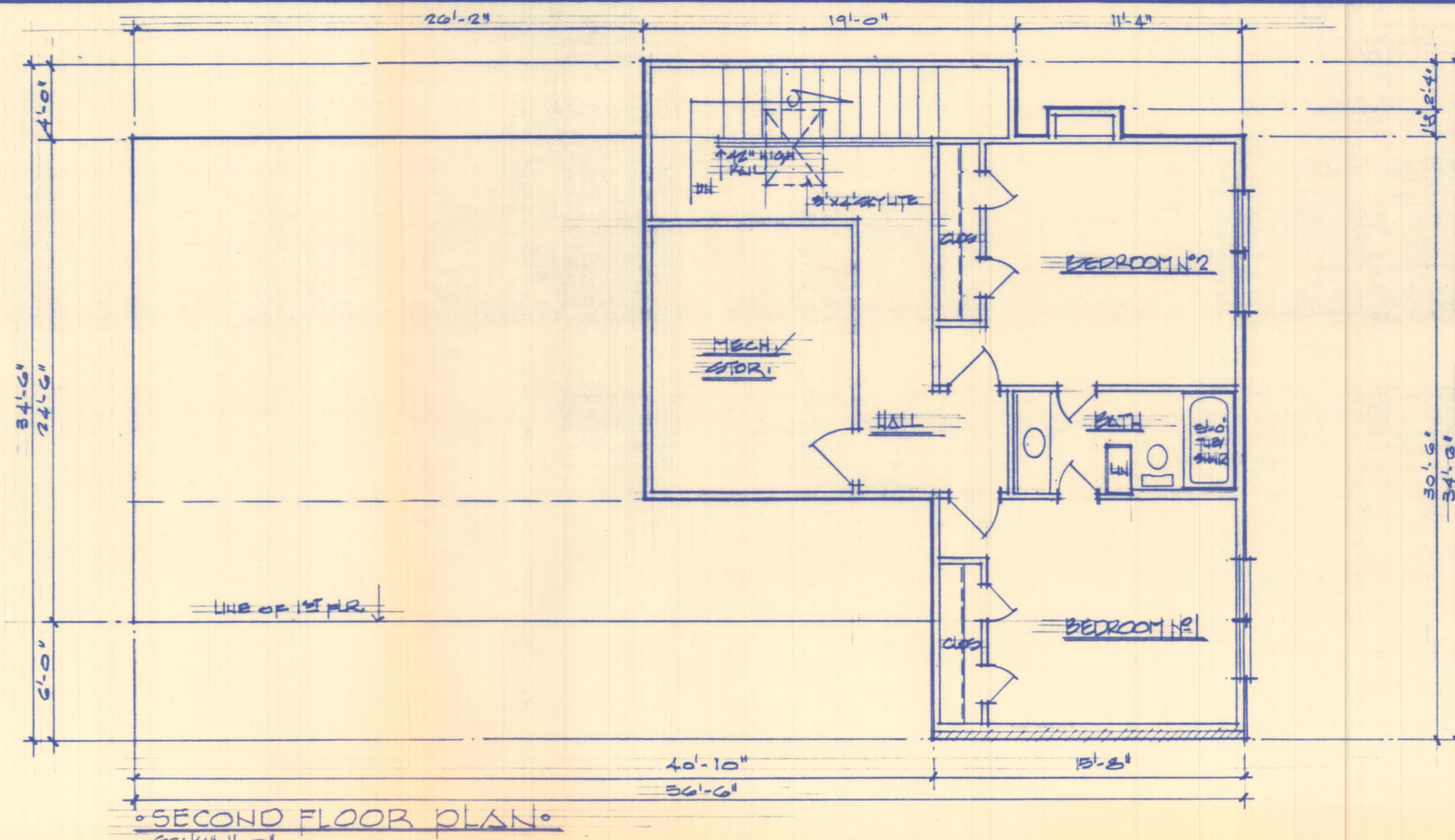
LOT	= 0.645 AC.
LOT SQ. FT.	= 28,096
EXISTING RESIDENCE SQ. FT.	= 3308
NEW GUEST QUARTERS AND GARAGE	SQ. FT. = 1548
TOTAL 1 <sup>ST</sup> FLOOR	4856
40% LOT COVERAGE SQ. FT.	= 11,238

REV. \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 PLAN: \_\_\_\_\_  
 SHEET: **5-1**

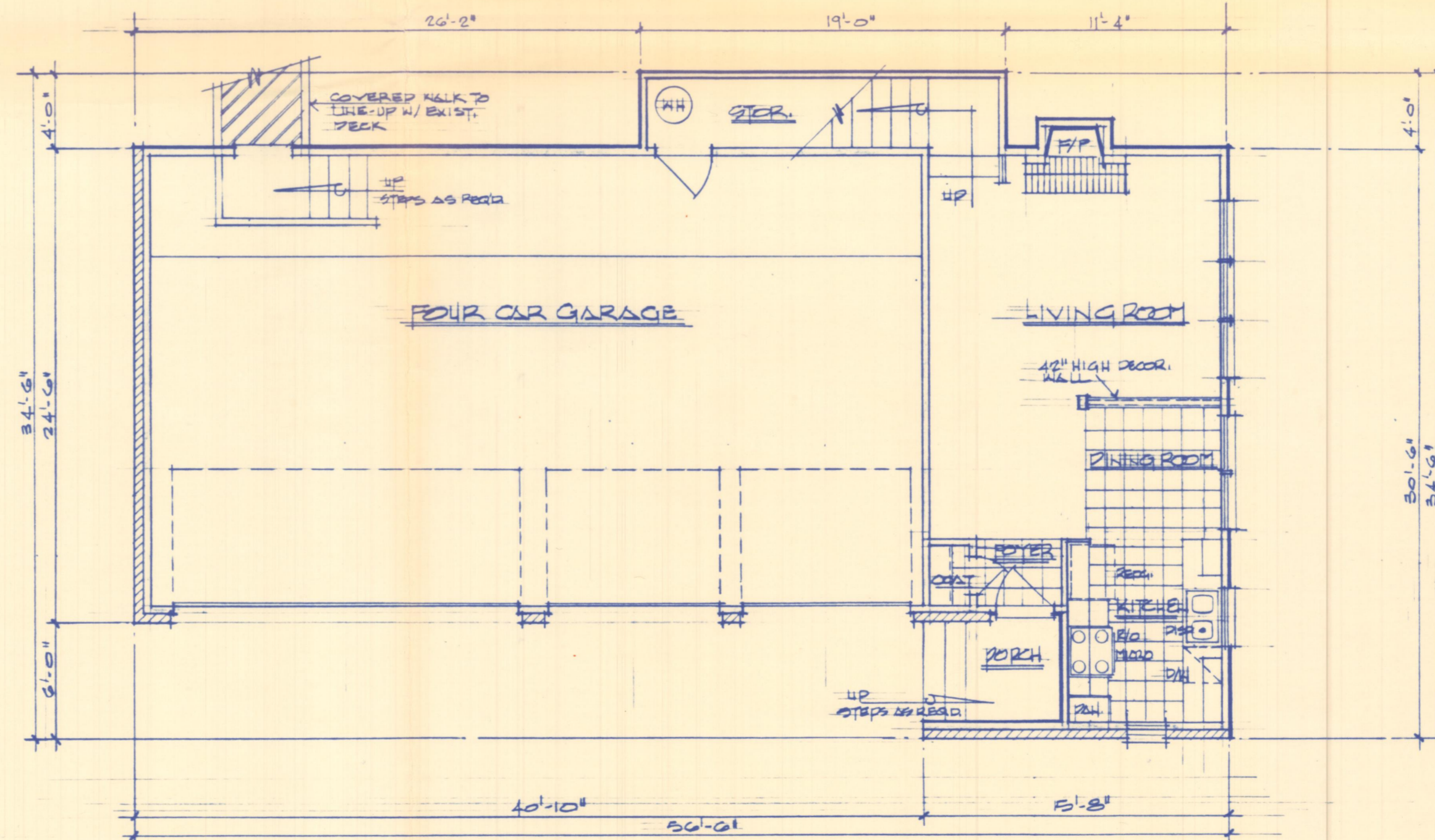
**BN** BOBBY N. THOMPSON  
 & ASSOCIATES DESIGNERS  
 SUITE 231, 13610 MIDWAY RD. DALLAS, TEXAS  
 AC 214-233-1591 75244

AN ADDITION FOR  
**MR. AND MRS. ROBERT HAWK**  
 CHANDLERS LANDING  
 ROCKWALL, TX





• SECOND FLOOR PLAN •  
SC: 1/4" = 1'-0"



• FIRST FLOOR PLAN •  
SC: 1/4" = 1'-0"

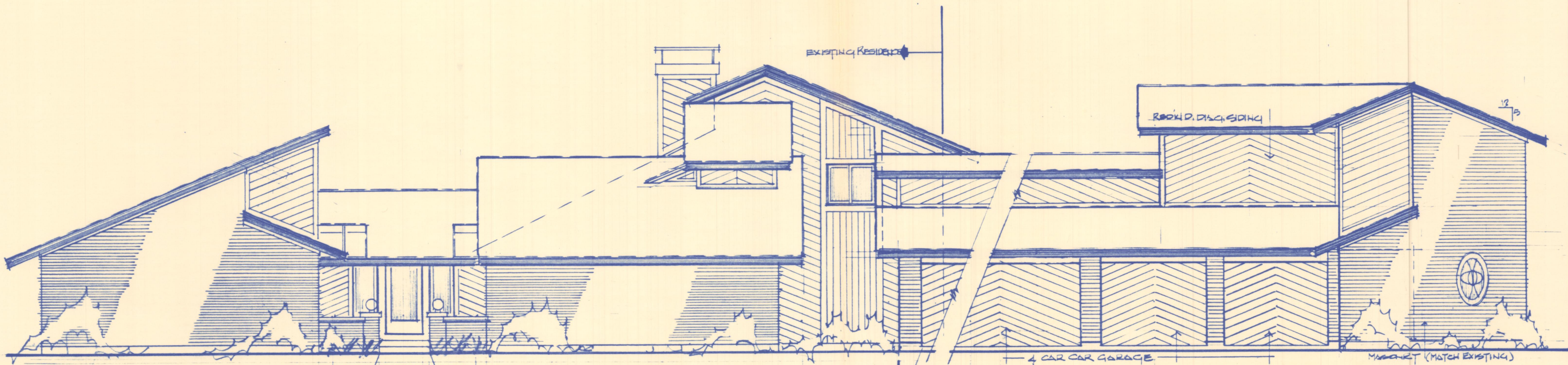
• FLOOR PLANS • GUEST QUARTERS •

AN ADDITION FOR  
 MR. AND MRS. ROBERT HAWK  
 CHANDLERS LANDING,  
 ROCKWELL, TX.

BOBBY  
 N. THOMPSON  
 & ASSOCIATES  
 DESIGNERS  
 13660 MIDWAY RD. DALLAS, TEXAS  
 AC 214-233-1591 75244

REV: \_\_\_\_\_  
 JOB: 091133  
 PLAN: CUSTOM  
 SHT: A.1





EXISTING FRONT ELEVATION  
 1/4" = 1'-0"

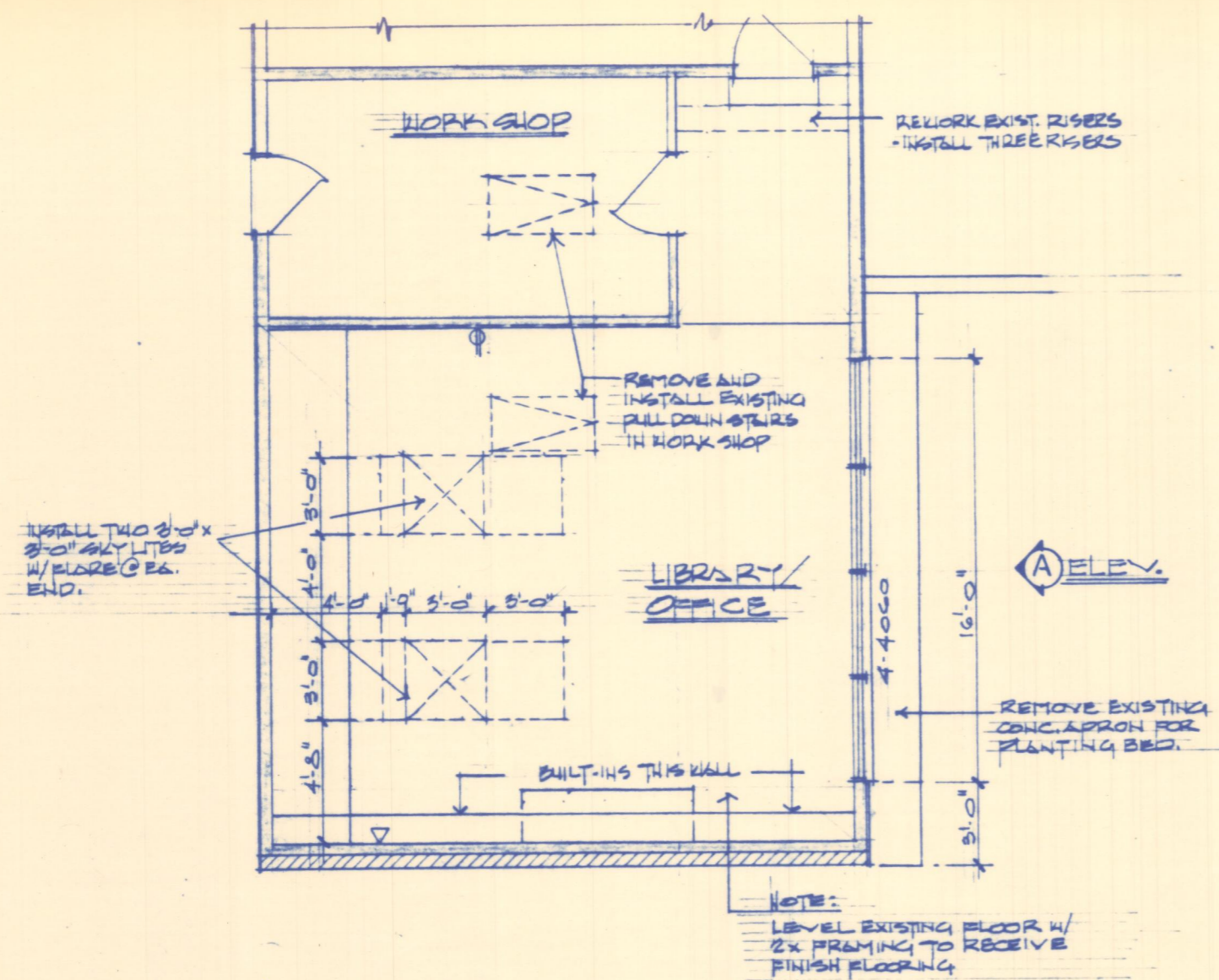
ADDITION FRONT ELEVATION  
 NEW CONSTRUCTION

AN ADDITION FOR  
 MR. AND MRS. ROBERT HAWK  
 CHANDLERS LANDING TX  
 ROCKWALL,

BOBBY  
 N. THOMPSON  
 ASSOCIATES DESIGNERS  
 SUITE 201, DUSO MIDWAY RD. DALLAS, TEXAS  
 AC 214-233-6591 75244

REV: \_\_\_\_\_  
 JOB: D91138  
 PLAN: CUSTOM  
 SHT: A-2

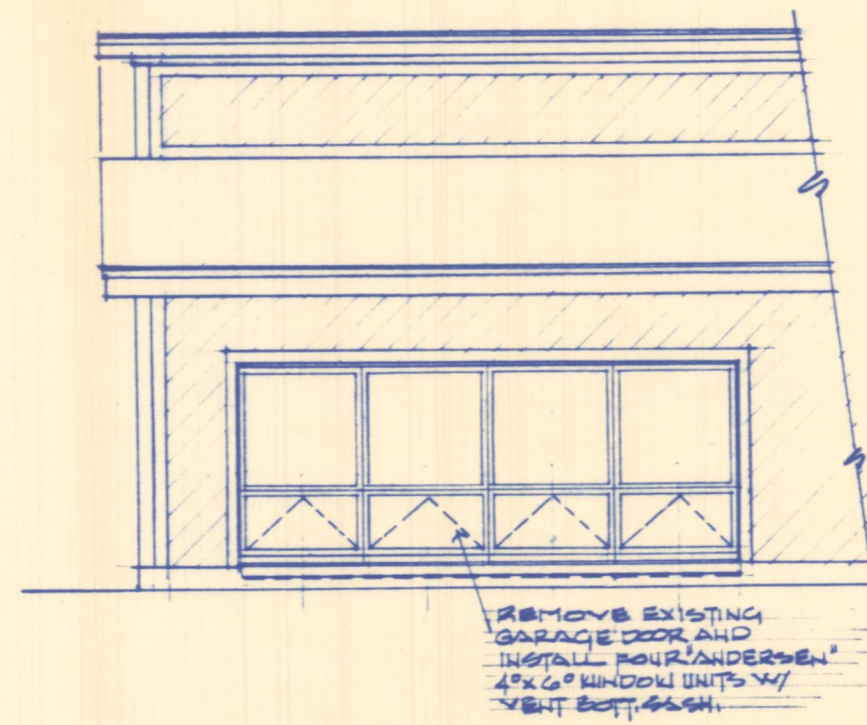




FLOOR PLAN

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

EXISTING GARAGE ENCLOSURE



ELEVATION A

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

A REMODEL FOR

MR. AND MRS. ROBERT HASKIS  
CHANDLER'S LANDING  
ROCKWALL, TX.

BOBBY  
N. THOMPSON  
DESIGNERS  
ASSOCIATES  
1360 MIDWAY RD. DALLAS, TEXAS  
75244  
AC 214-233-1591

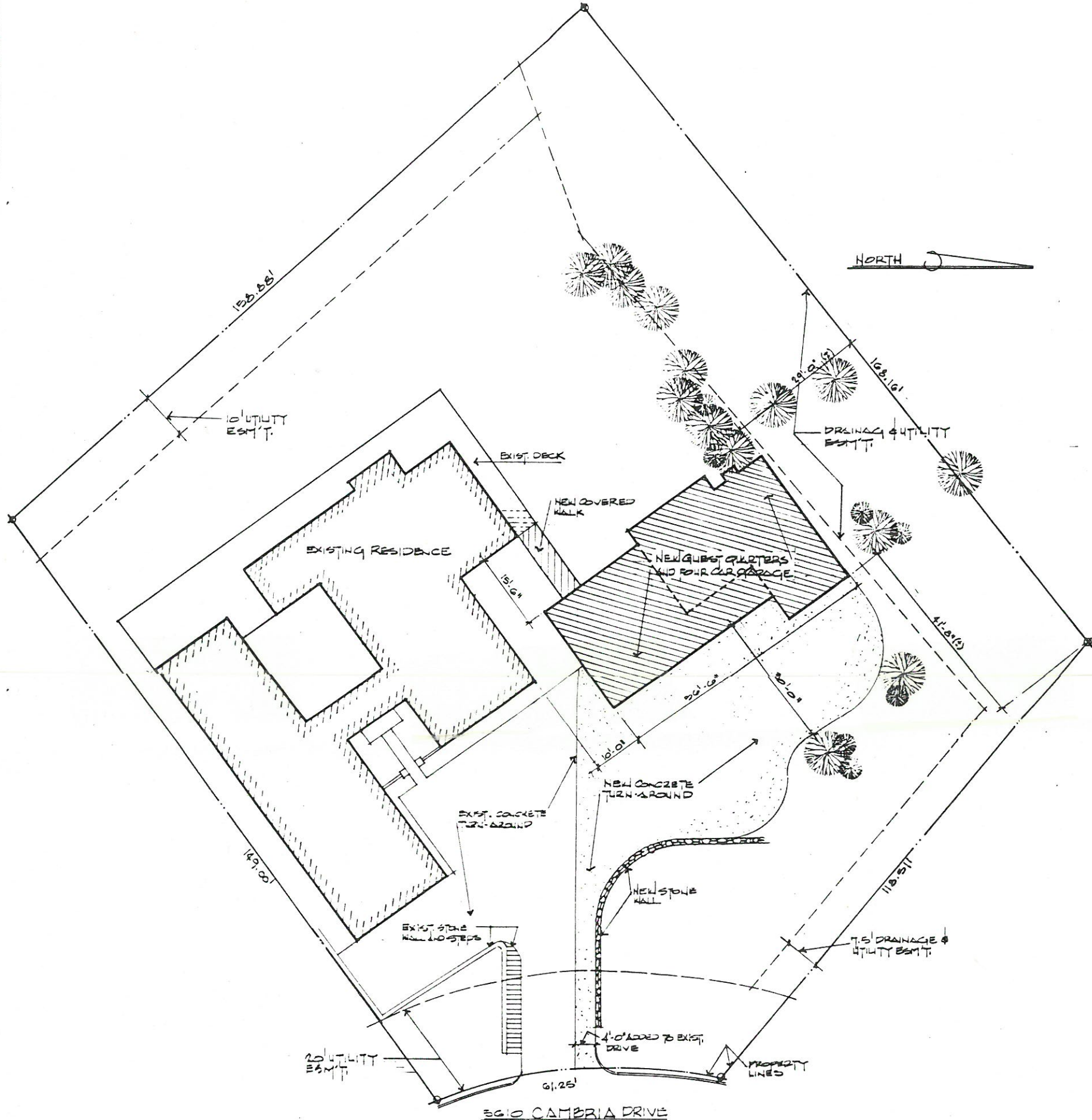
REV: 8-26-91

JOB:  
D91138

PLAN:  
REMODEL

SHT:  
A.3





**° SITE PLAN °** (SC: 1"=10'-0")

LOT 19-A BLK B  
 CHANDLERS LANDING - PHASE TEN - SECTION ONE  
 CITY OF ROCKWALL (ROCKWALL COUNTY) TEXAS

**LOT COVERAGE DATA:**

LOT	=	0.645 AC.
LOT SQ. FT.	=	28,096
EXISTING RESIDENCE SQ. FT.	=	3,308
NEW GUEST QUARTERS AND GARAGE SQ. FT.	=	1,348
TOTAL 1 <sup>ST</sup> FLS.	=	4,656
40% LOT COVERAGE SQ. FT.	=	11,238

BOBBY  
 N

AN ADDITION FOR  
 MR AND MRS ROBERT L. LUKY

SHT:  
 PLAN  
 JOB:  
 REV:

September 23, 1991

To whom it may concern:

We are the current owners of lots 19 and 20 Block B, Phase ten, Chandlers Landing. Our home is located on lot 19.

We plan to convert the existing 2 car garage of our home into a library/office and construct a new four car garage with guest quarters on the adjacent lot 20.

In order to eliminate the side yard set back requirements between the two lots, we need to combine them into one new lot (19 A). Bobby Thompson of Bobby Thompson and Associates has been retained as the designer for the project and has full authority to act as our agent in our absence regarding any aspect of the application for conditional use permit or such other permits and applications as may be required for this project.

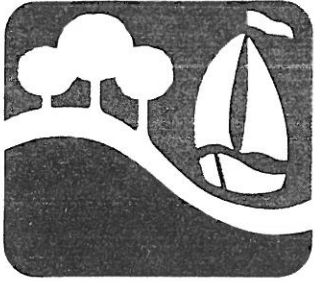
Sincerely,



Robert R. Hawk



Cecelia J. Hawk



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

October 14, 1991

Mr. Bobby Thompson  
Suite 231  
13610 Midway Road  
Dallas, TX 75244

Dear Mr. Thompson:

On October 10 the Planning and Zoning Commission recommended approval of Mr. Hawk's application for a Conditional Use Permit for guest quarters and an oversized structure for Lot 19-A, Block B, Phase 10, Chandlers Landing with the condition that the quarters not be used as rental quarters. This request is scheduled for consideration by the City Council on October 1 at 7:00 p.m. You or Mr. Hawk need to be present that night to present the request.

We are currently in the process of reviewing your request for a partial abandonment of the easement at the rear of the lot. We will try to have that review complete so that it can be considered on the 21st as well, but it is likely that we will not. I will keep you apprised of where we are in that issue.

If you need any additional information don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch  
Assistant City Manager

hcc

cc: Robert Hawk  
5610 Cambria Dr.  
Rockwall, Texas



**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** October 10, 1991

**Agenda No:** III. E.

**Agenda Item:** P&Z 91-39-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Robert Hawk for a CUP for an Oversized Building and Guest Quarters Located within Chandlers Landing

**Item Generated By:** Applicant, Robert hawk

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Last month the Commission approved a replat for two lots in Phase 10 of Chandlers Landing. One of the reasons the owner wanted to replat was so that they could build an accessory guest quarters and an oversized detached garage. Both of these items require a CUP in residential areas. Attached is a layout of the property with the new buildings. The new buildings will meet all setback and coverage requirements. we would recommend that they be approved conditioned on the site plan as submitted with any substantial changes being brought back to the Commission, and with the specific condition that the guest quarters cannot be used as rental property. This is an existing condition but it does not hurt to restate it.

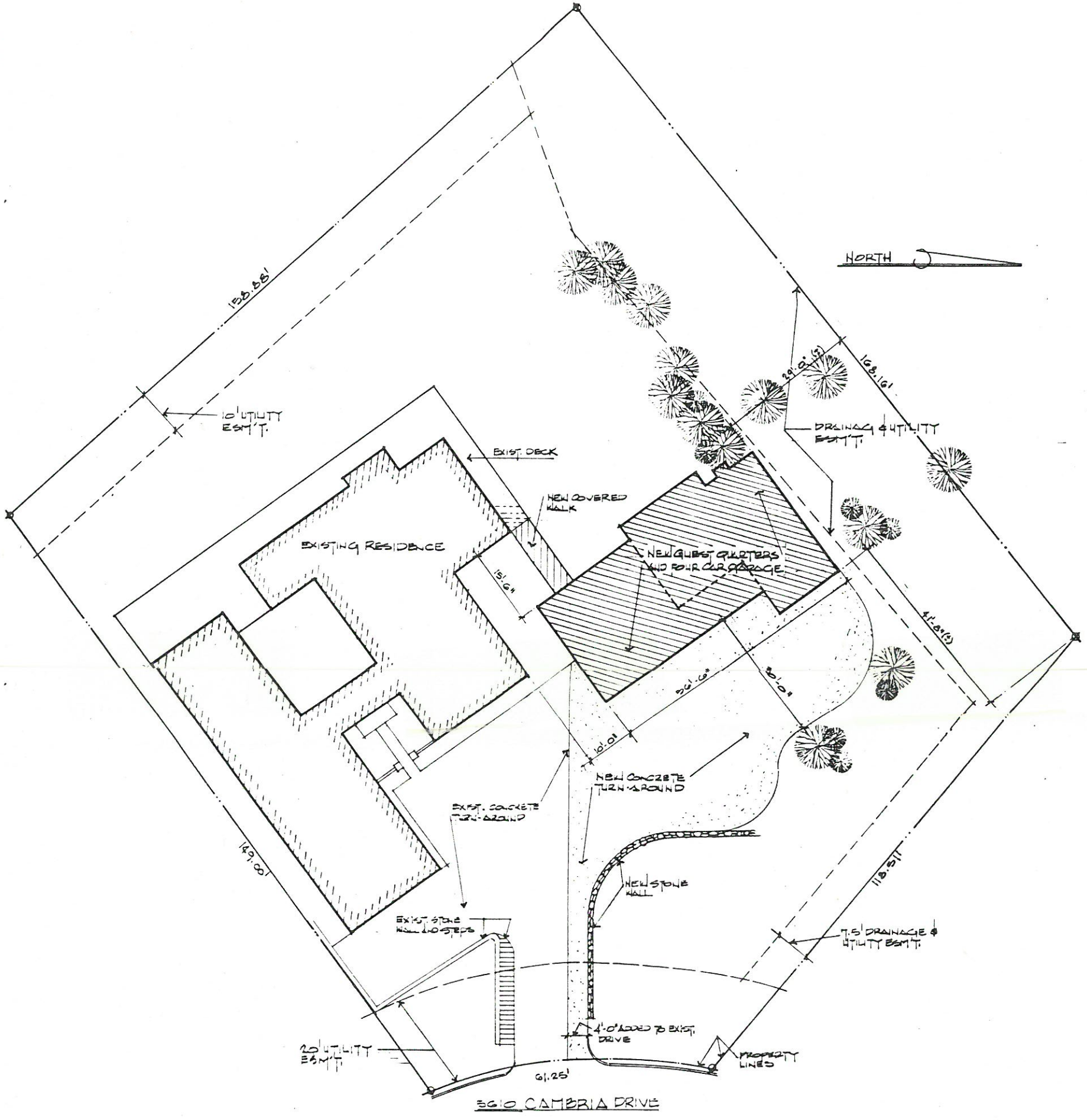
**Attachments:**

1. Plot Plan

**Agenda Item:** CUP for Guest Quarters and Oversized Building

**Item No:** III. E.





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BOBBY  
 N

AN ADDITION FOR  
 MR AND MRS ROBERT L. LUKY

SHT:  
 PLAN  
 JOB:  
 REV:

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** October 21, 1991

**Agenda No:** VI. D.

**Agenda Item:** P&Z 91-39-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Robert Hawk for a CUP for an Oversized Building and Guest Quarters Located within Chandlers Landing (1st Reading)

**Item Generated By:** Applicant, Robert hawk

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Last month the Council approved a replat for two lots in Phase 10 of Chandlers Landing. One of the reasons the owner wanted to replat was so that they could build an accessory guest quarters and an oversized detached garage. Both of these items require a CUP in residential areas. Attached is a layout of the property with the new buildings. The new buildings will meet all setback and coverage requirements. we would recommend that they be approved conditioned on the site plan as submitted with any substantial changes being brought back to the Commission, and with the specific condition that the guest quarters cannot be used as rental property. This is an existing condition but it does not hurt to restate it.

The applicant is also interested in constructing a deck out into the existing easement off of the guest quarters. This item will come back to you at a later meeting if a portion of the easement can be abandoned.

The Planning and Zoning Commission has recommended approval as submitted with the condition that the guest quarters will not be used as rental property.

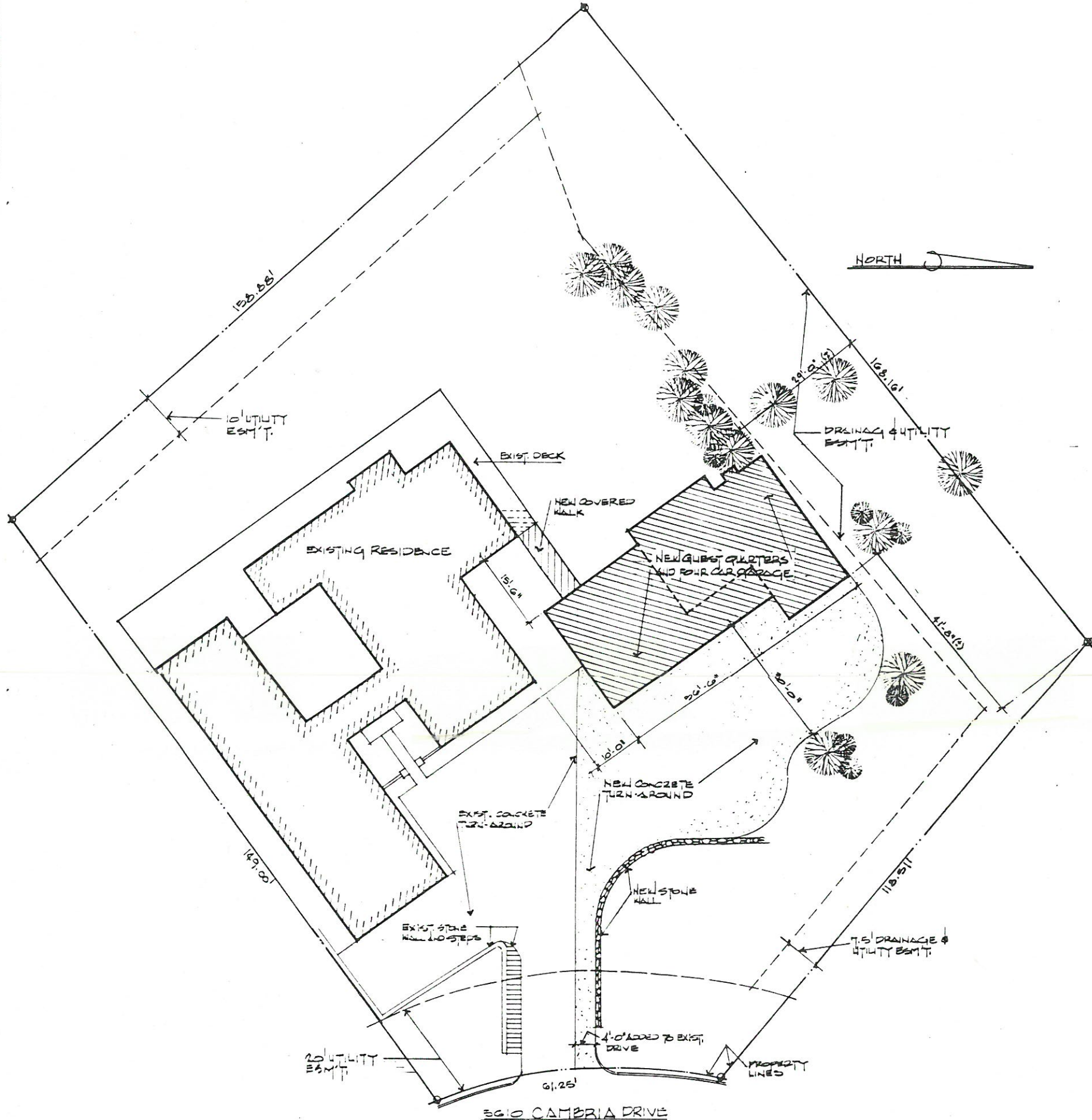
**Attachments:**

1. Plot Plan
2. Ordinance

**Agenda Item:** CUP for Guest Quarters and Oversized Building

**Item No:** VI. D.





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BOBBY  
 N

AN ADDITION FOR  
 MR AND MRS ROBERT L. LUKY

SHT:  
 PLAN  
 JOB:  
 REV: