



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2299-004 P&Z DATE 4/9/19 CC DATE 4/15/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input type="checkbox"/>	PD CONCEPT PLAN
<input type="checkbox"/>	PD DEVELOPMENT PLAN

SITE PLAN APPLICATION	
<input type="checkbox"/>	SITE PLAN
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN
<input type="checkbox"/>	PHOTOMETRIC PLAN
<input type="checkbox"/>	BUILDING ELEVATIONS
<input type="checkbox"/>	MATERIAL SAMPLES
<input type="checkbox"/>	COLOR RENDERING

PLATTING APPLICATION	
<input type="checkbox"/>	MASTER PLAT
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	REPLAT
<input type="checkbox"/>	ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/>	VACATION PLAT
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN

<input type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" type="checkbox"/>	PON MAP
<input type="checkbox"/>	FLU MAP
<input type="checkbox"/>	NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/>	500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/>	PROJECT REVIEW
<input type="checkbox"/>	STAFF REPORT
<input type="checkbox"/>	CORRESPONDENCE
<input type="checkbox"/>	COPY-ALL PLANS REQUIRED
<input type="checkbox"/>	COPY-MARK-UPS
<input type="checkbox"/>	CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/>	MINUTES-LASERFICHE
<input type="checkbox"/>	PLAT FILED DATE _____
<input type="checkbox"/>	CABINET # _____
<input type="checkbox"/>	SLIDE # _____
NOTES: _____	

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

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

STAFF USE OF

PLANNING & ZONING CASE NO. 29019-004

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 8718 Clearlake Drive, Rowlett, TX 75088

Subdivision Wood Estates / 207 S. NASH 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] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner <u>Sandie Wood</u>	<input type="checkbox"/> Applicant _____
Contact Person _____	Contact Person _____
Address _____	Address _____
City, State & Zip _____	City, State & Zip _____
Phone <u>214-282-8024</u>	Phone _____
E-Mail <u>Sandie.Wood@verizon.net</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 _____.

Owner's/Applicant's Signature Sandie Wood

Notary Public in and for the State of Texas _____

My Commission Expires _____



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/14/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/26/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-004
Project Name: SUP for a Guest Quarters
Project Type: ZONING
Applicant Name: SANDIE WOOD
Owner Name: SANDIE WOOD
Project Description:



RECEIPT

Project Number: Z2019-004
Job Address: HARTMAN
ROCKWALL, TX 75087

Receipt Number: B84421

Printed: 3/18/2019 11:29 am

Fee Description	Account Number	Fee Amount
-----------------	----------------	------------

ZONING

01-4280

\$ 253.70

Total Fees Paid:

\$ 253.70

Date Paid: 3/18/2019 12:00:00AM

Paid By: SANDIE WOOD

Pay Method: CHECK 1567

Received By: LM

My name is Sandie Wood. I am Chase's mother. I am typing to the Board Of Adjustment this letter to give you a little background on why we are requesting the board to consider approving the adjustment for the Wood Estates. We are asking the Board Of Adjustment to approve the request in allowing us to build a 40 x 50 steel garage located at 207 S. Nash, Rockwall, Texas.

In four years, my youngest son will graduate Rockwall High School to go to college and move into a dormitory with other students. My middle son, however, can't make a similar choice to live with his peers. Chase, now 19, was born with Down Syndrome. Chase at this time can't live on his own in an apartment like his older brother that graduated from Rockwall High School. Chase had asked us why can't he have a place of his own and have his friends come over like his older brother. Chase then said " I will come visit you mom like Austin does". What do you say accept turn your head and cry at the situation. How do you explain to your son that he still needs to live with his parents because of his Intellectual Disability and his Life Skills need supervision. While his entire life you teach him and raise him with out a disability. That just breaks a mother's heart knowing that Chase can't live on his own at this time without supervision because of his social skills and his intellectual disability.

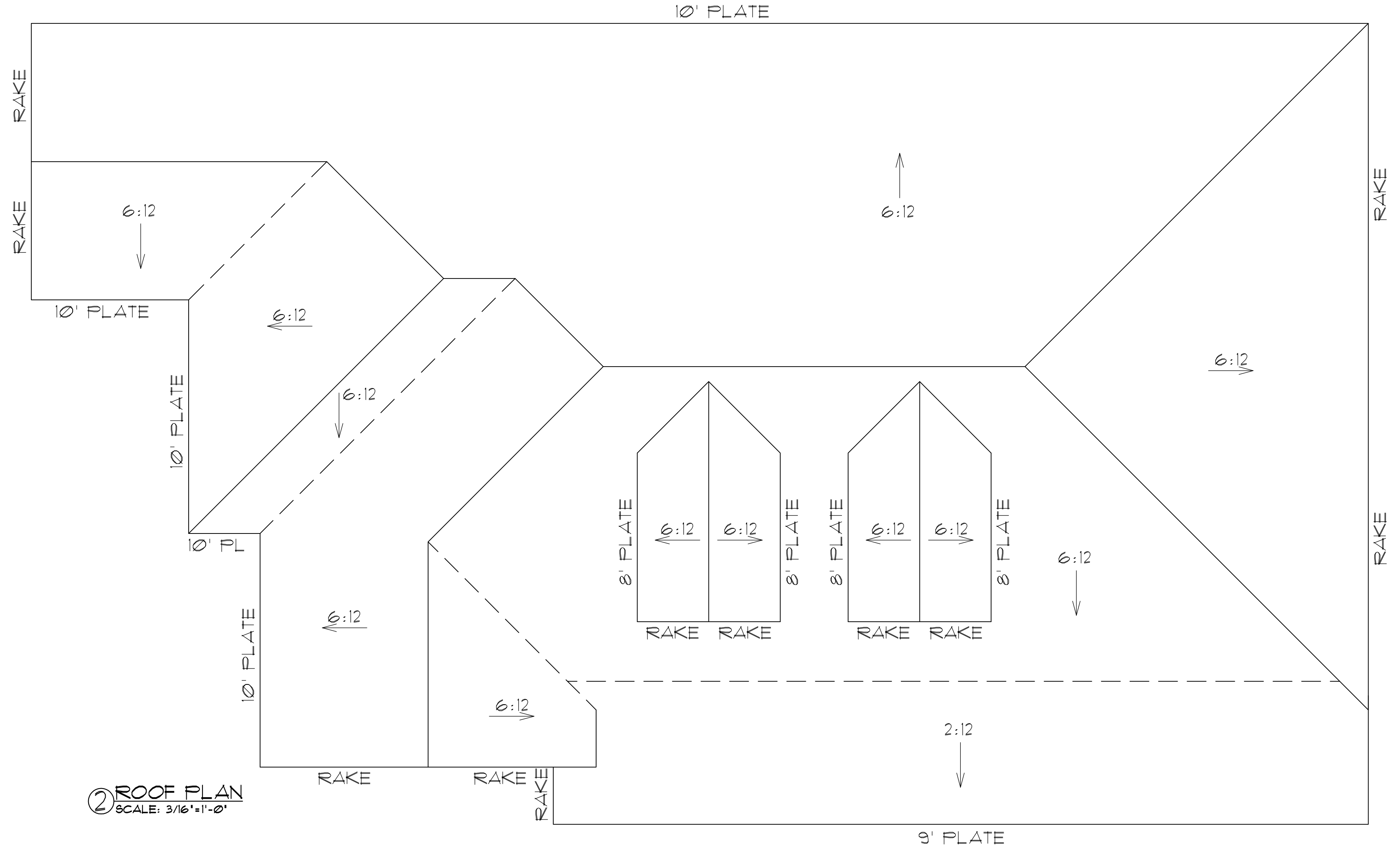
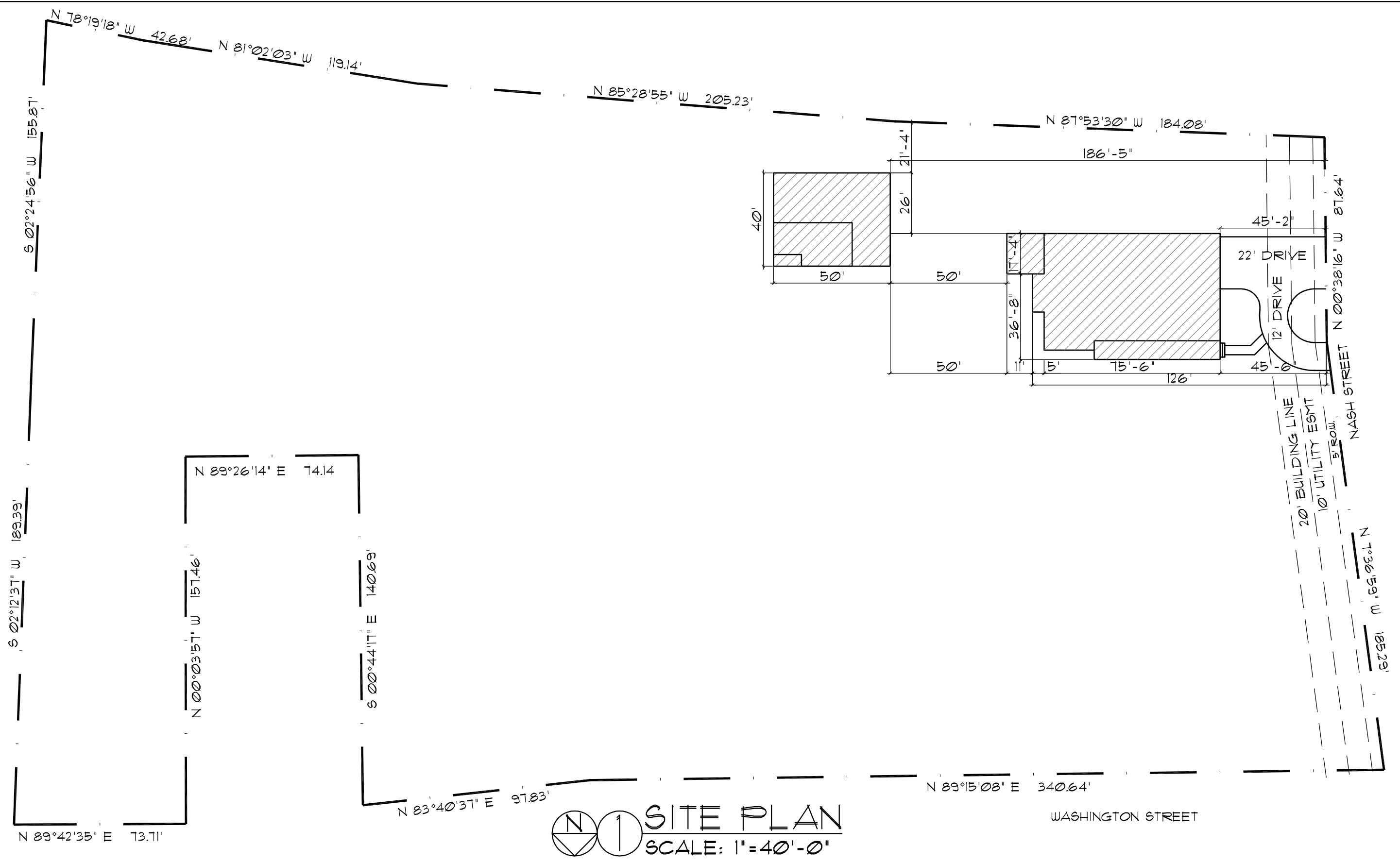
After that I was on a mission to find property on the Northside of Rockwall where Chase is very familiar with the surroundings and making this his home for a very long time to come. We found a needle in a hay stack and found the property (207 S. Nash) after two in a half years of cleaning the property , we are finally able to build and ran into a snag our steel garage is larger then what the size that the city allows unless the board approves it under this hardship we are hoping after you read this letter the board will approve the request and allow us to build the garage the way we have it on the plans. Please don't have me explain to Chase again why he won't have a "place of his own" for him and his friends to hang out.

Chase has become a major role in some of the changes that occurred with sports starting at middle school and ending at the high school level. As well as helping the Community Parks and Recreation Center starting with new programs for families with Intellectual Disabilities to participate in activities that are offered to typical citizens. Chase may have been born with Down Syndrome but that has not stopped him from being active in the community and making changes. This is why your decision as a whole is important to our family because we want a safe place for our son to grow as an adult in the Rockwall Community and feel that he has a private place that he can go to for privacy and entertaining his friends that also have Intellectual Disabilities and Physical Disabilities in our community. Chase has enough in life to be challenged with please don't make this another obstacle for him.

I will attend the meeting in case you have any additional questions that you may have for me that I can help answer. Thank you in advance for your time and consideration.

Sincerely,

Sandie Wood



WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
SITE PLAN / HOUSE ROOF PLAN

SCALE:
AS SHOWN

SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863


DATE
02/05/19

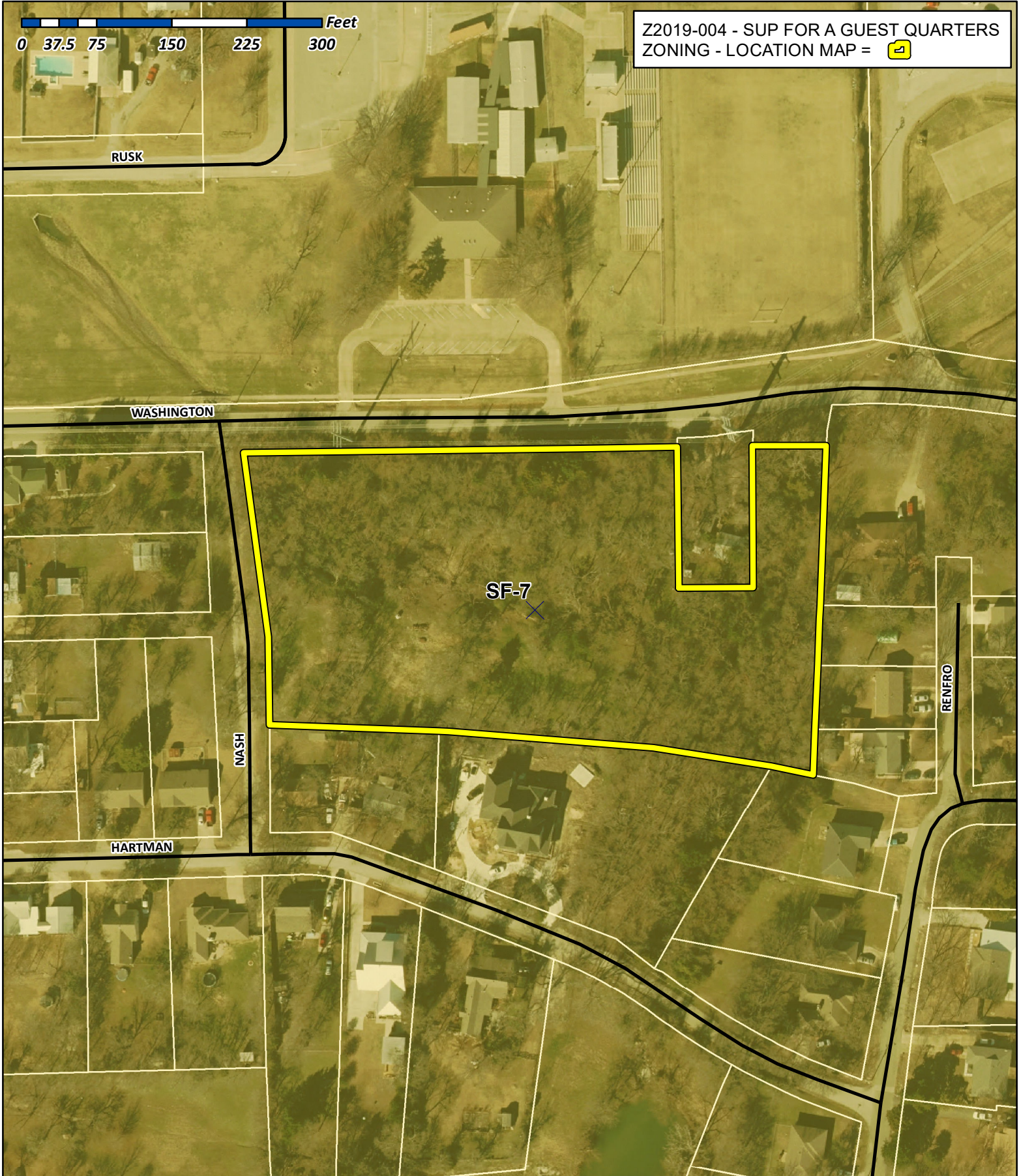
REVISION DATE:

SHEET
A1

JOB NO.
15418CAD

0 37.5 75 150 225 300 Feet

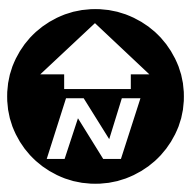
Z2019-004 - SUP FOR A GUEST QUARTERS
ZONING - LOCATION MAP = 



City of Rockwall

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

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

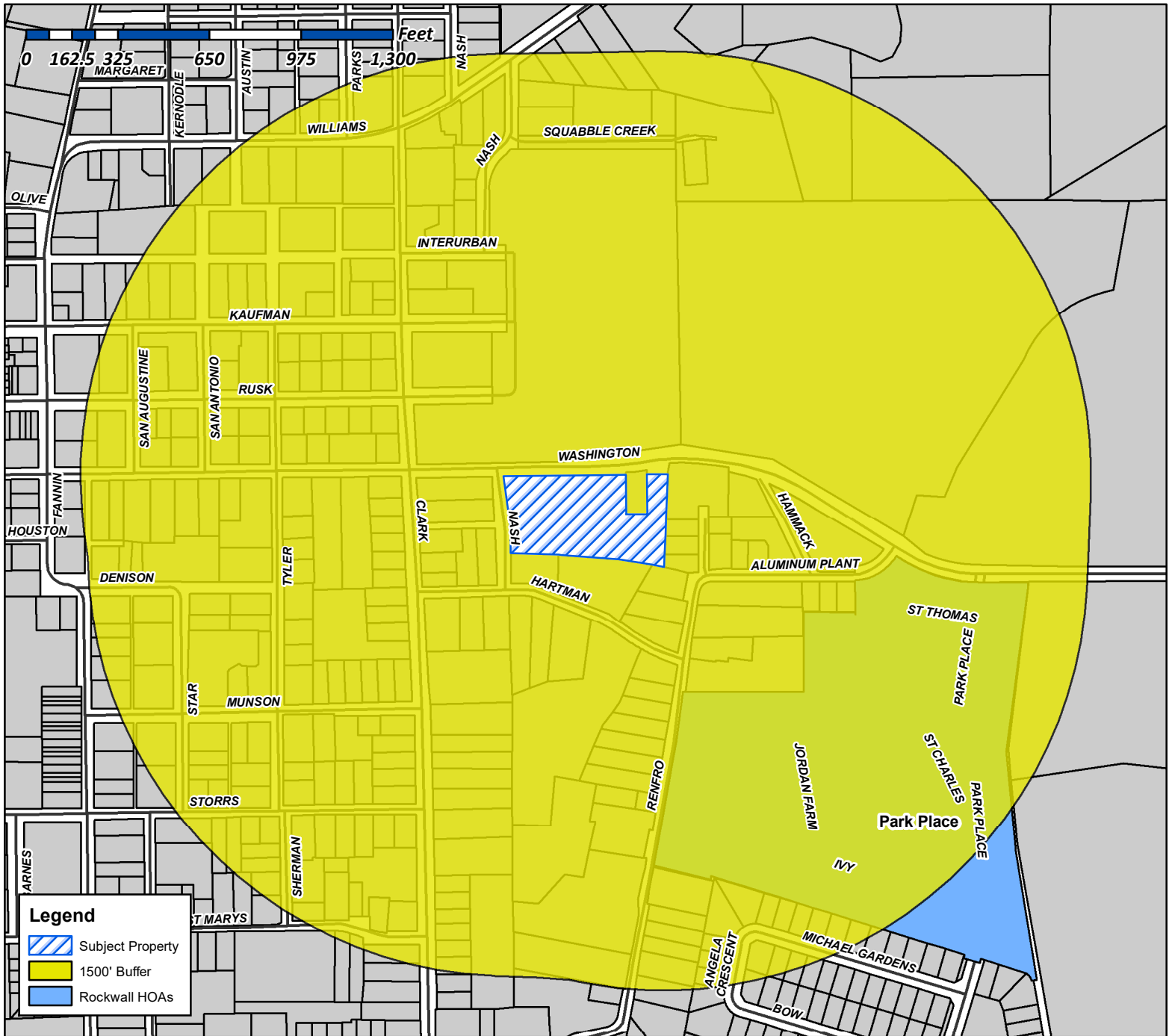




City of Rockwall

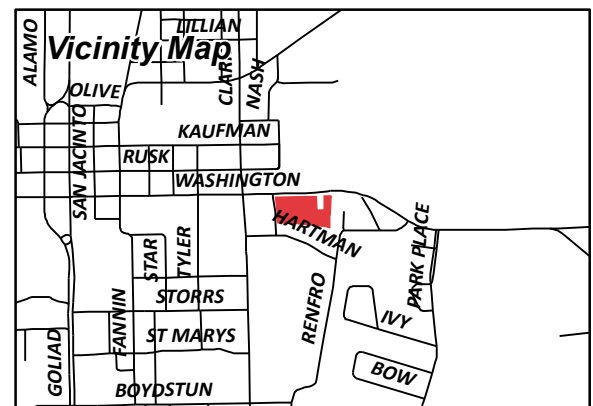
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-004
Case Name: SUP for a Guest Quarters
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: East of the Intersection of S. Clark Street and Washington Street

Date Created: 3/14/2019
For Questions on this Case Call (972) 771-7745

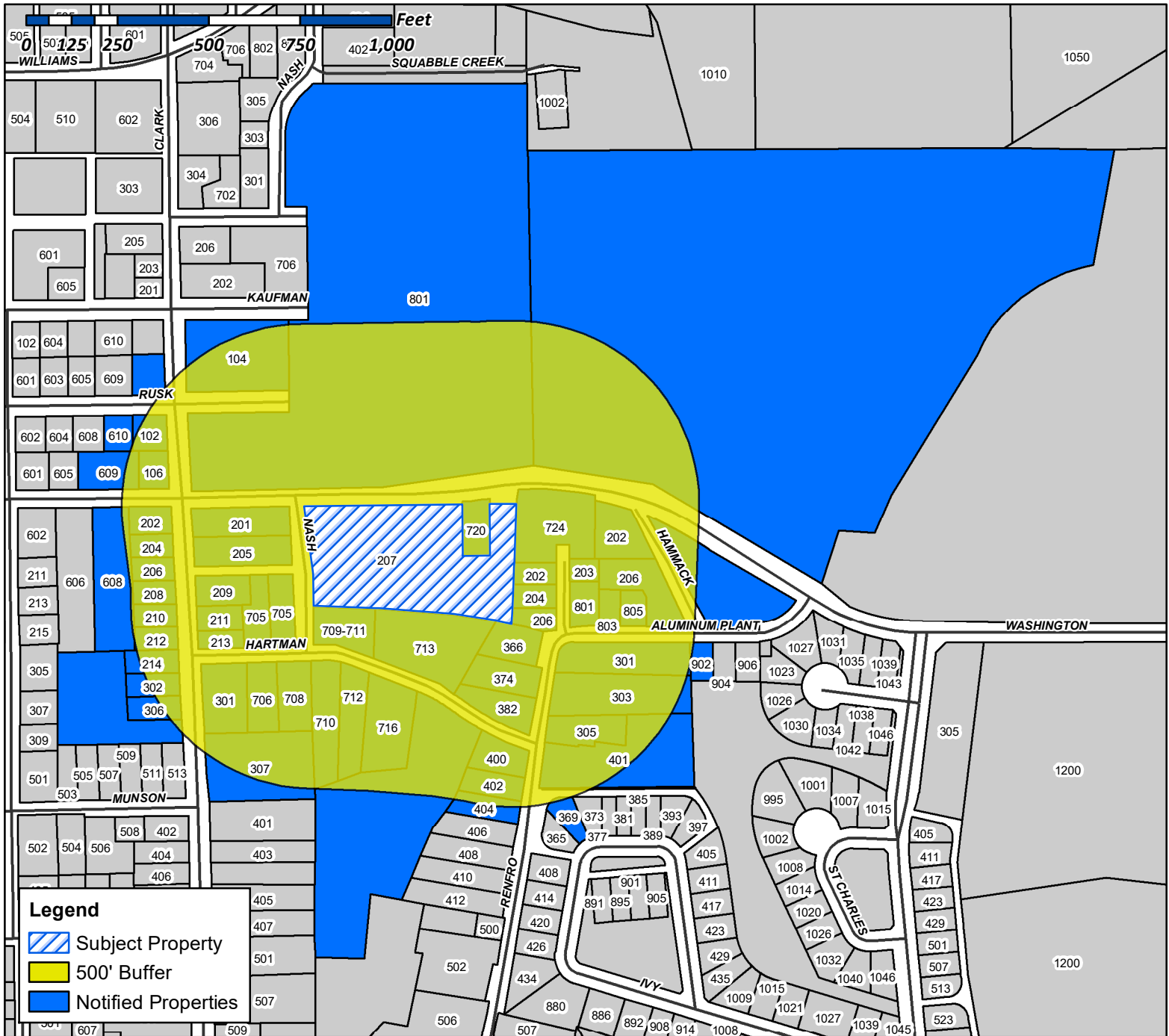




City of Rockwall

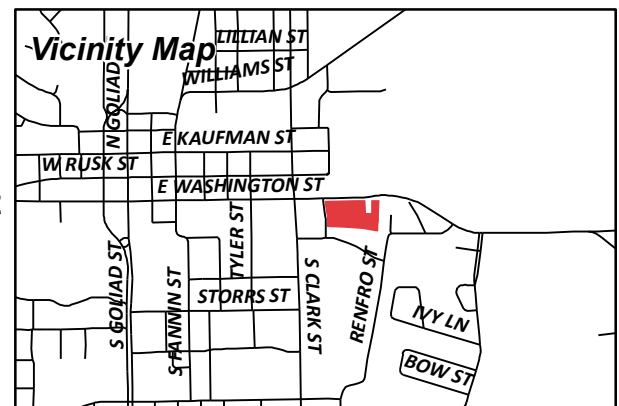
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2019-004
Case Name: SUP for a Guest Quarters
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: East of the Intersection of S. Clark Street and Washington Street

Date Created: 3/14/2019
For Questions on this Case Call (972) 771-7745



MASSEY GREGORY
102 S CLARK
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 S CLARK ST
ROCKWALL, TX 75088

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75088

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75088

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 S CLARK ST
ROCKWALL, TX 75088

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 HAMMACK LN
ROCKWALL, TX 75088

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75088

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75088

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75088

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75088

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75088

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

MCMILLAN TAYLOR KATHRYN
303 WILLIAMS ST
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S CLARK ST
ROCKWALL, TX 75088

RIDDLE TYLER AND MEGAN L
307 S CLARK
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY
369 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75088

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75088

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75088

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75088

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75088

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75088

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75088

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75088

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75088

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND O
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN AND
JAKE WARDELL
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75088

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

My name is Sandie Wood. I am Chase's mother. I am typing to the Board Of Adjustment this letter to give you a little background on why we are requesting the board to consider approving the adjustment for the Wood Estates. We are asking the Board Of Adjustment to approve the request in allowing us to build a 40 x 50 steel garage located at 207 S. Nash, Rockwall, Texas.

In four years, my youngest son will graduate Rockwall High School to go to college and move into a dormitory with other students. My middle son, however, can't make a similar choice to live with his peers. Chase, now 19, was born with Down Syndrome. Chase at this time can't live on his own in an apartment like his older brother that graduated from Rockwall High School. Chase had asked us why can't he have a place of his own and have his friends come over like his older brother. Chase then said " I will come visit you mom like Austin does". What do you say accept turn your head and cry at the situation. How do you explain to your son that he still needs to live with his parents because of his Intellectual Disability and his Life Skills need supervision. While his entire life you teach him and raise him with out a disability. That just breaks a mother's heart knowing that Chase can't live on his own at this time without supervision because of his social skills and his intellectual disability.

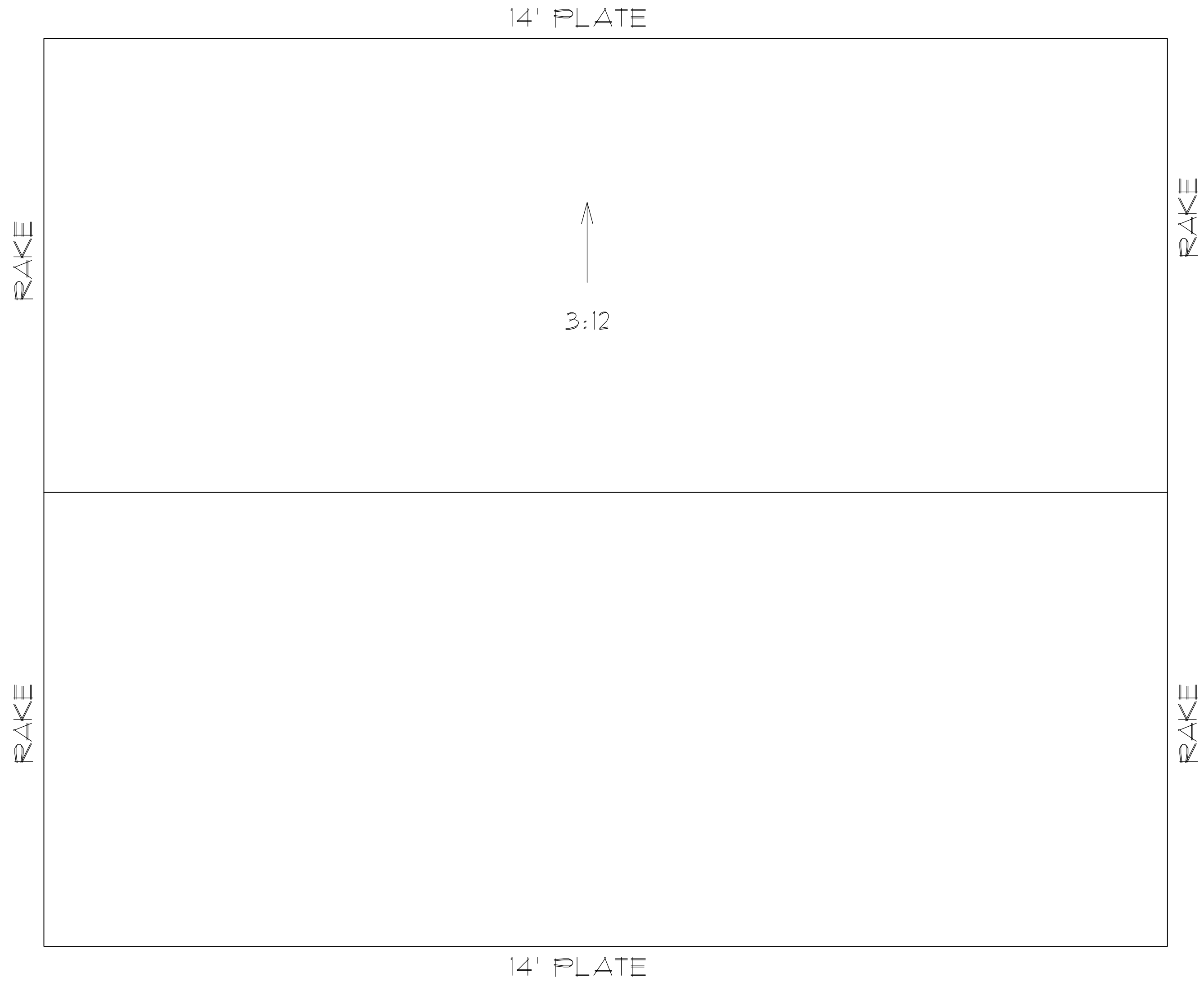
After that I was on a mission to find property on the Northside of Rockwall where Chase is very familiar with the surroundings and making this his home for a very long time to come. We found a needle in a hay stack and found the property (207 S. Nash) after two in a half years of cleaning the property , we are finally able to build and ran into a snag our steel garage is larger then what the size that the city allows unless the board approves it under this hardship we are hoping after you read this letter the board will approve the request and allow us to build the garage the way we have it on the plans. Please don't have me explain to Chase again why he won't have a "place of his own" for him and his friends to hang out.

Chase has become a major role in some of the changes that occurred with sports starting at middle school and ending at the high school level. As well as helping the Community Parks and Recreation Center starting with new programs for families with Intellectual Disabilities to participate in activities that are offered to typical citizens. Chase may have been born with Down Syndrome but that has not stopped him from being active in the community and making changes. This is why your decision as a whole is important to our family because we want a safe place for our son to grow as an adult in the Rockwall Community and feel that he has a private place that he can go to for privacy and entertaining his friends that also have Intellectual Disabilities and Physical Disabilities in our community. Chase has enough in life to be challenged with please don't make this another obstacle for him.

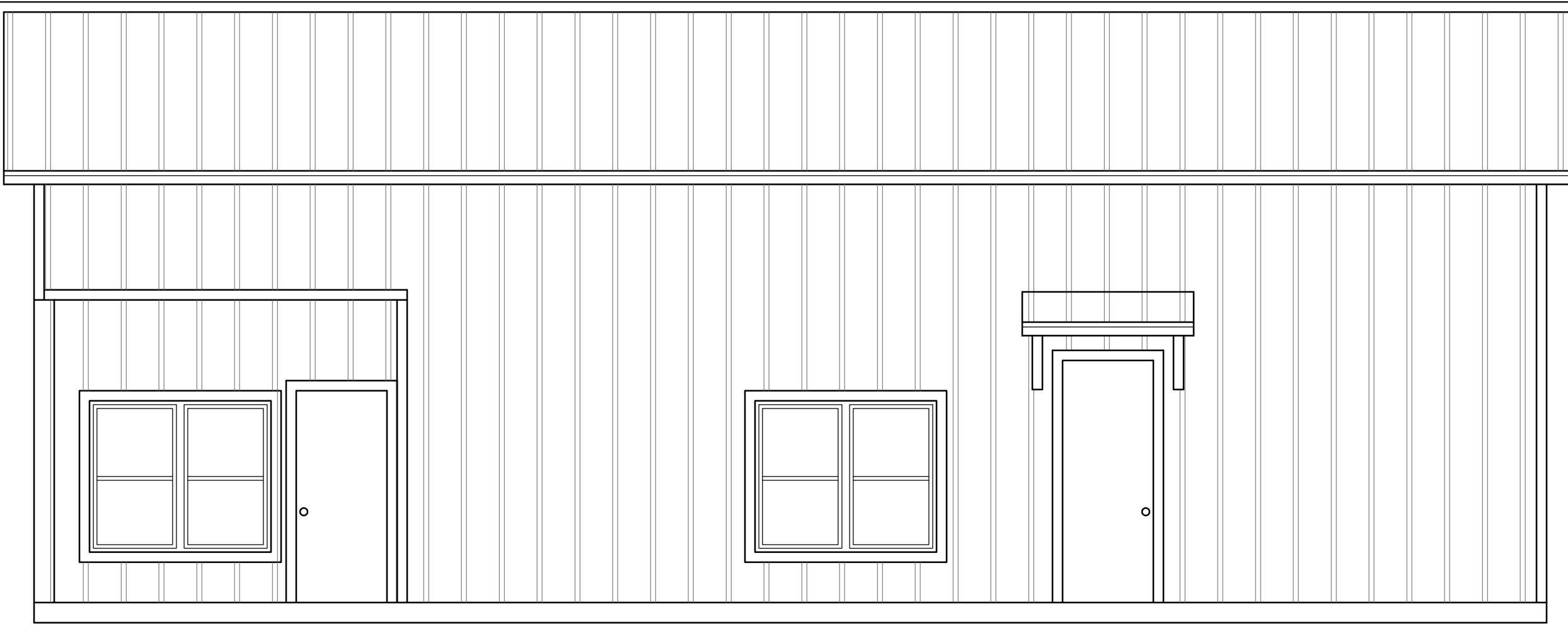
I will attend the meeting in case you have any additional questions that you may have for me that I can help answer. Thank you in advance for your time and consideration.

Sincerely,

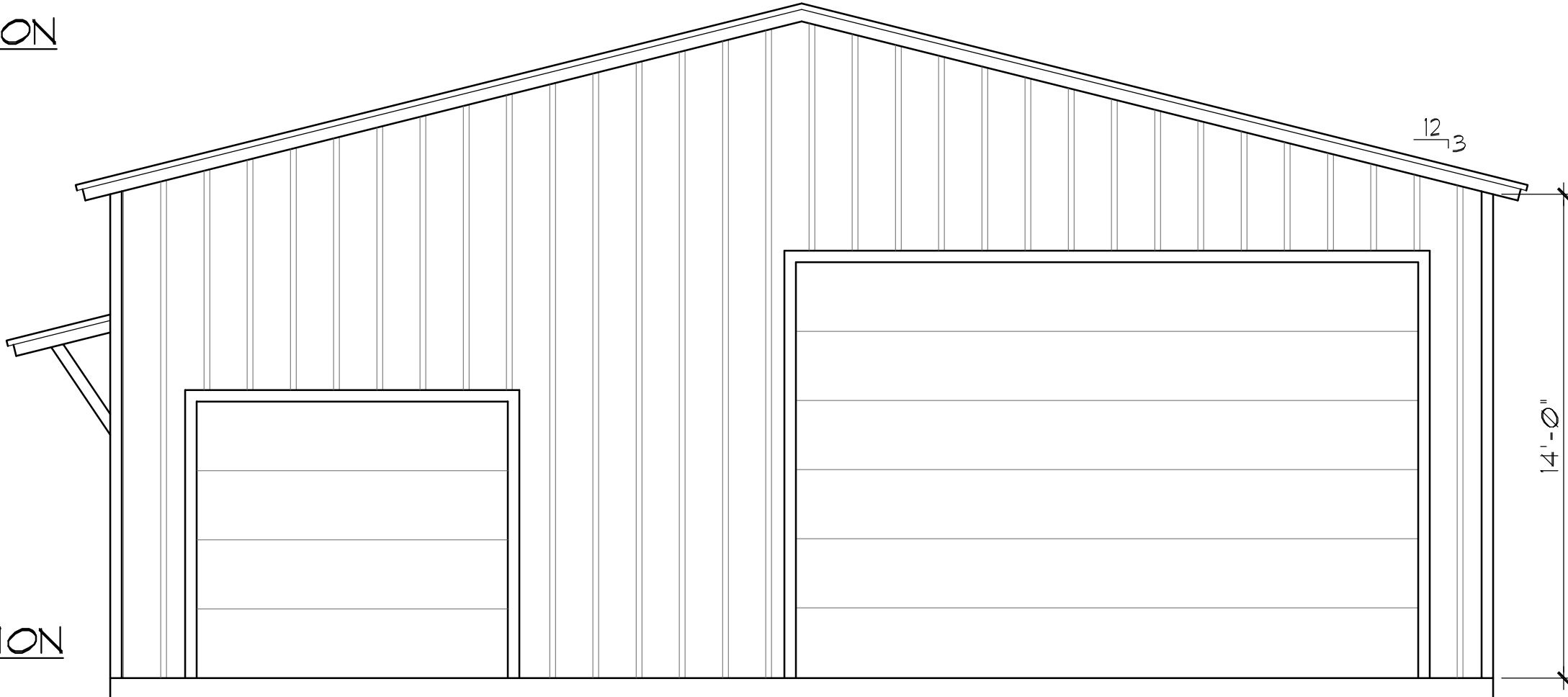
Sandie Wood



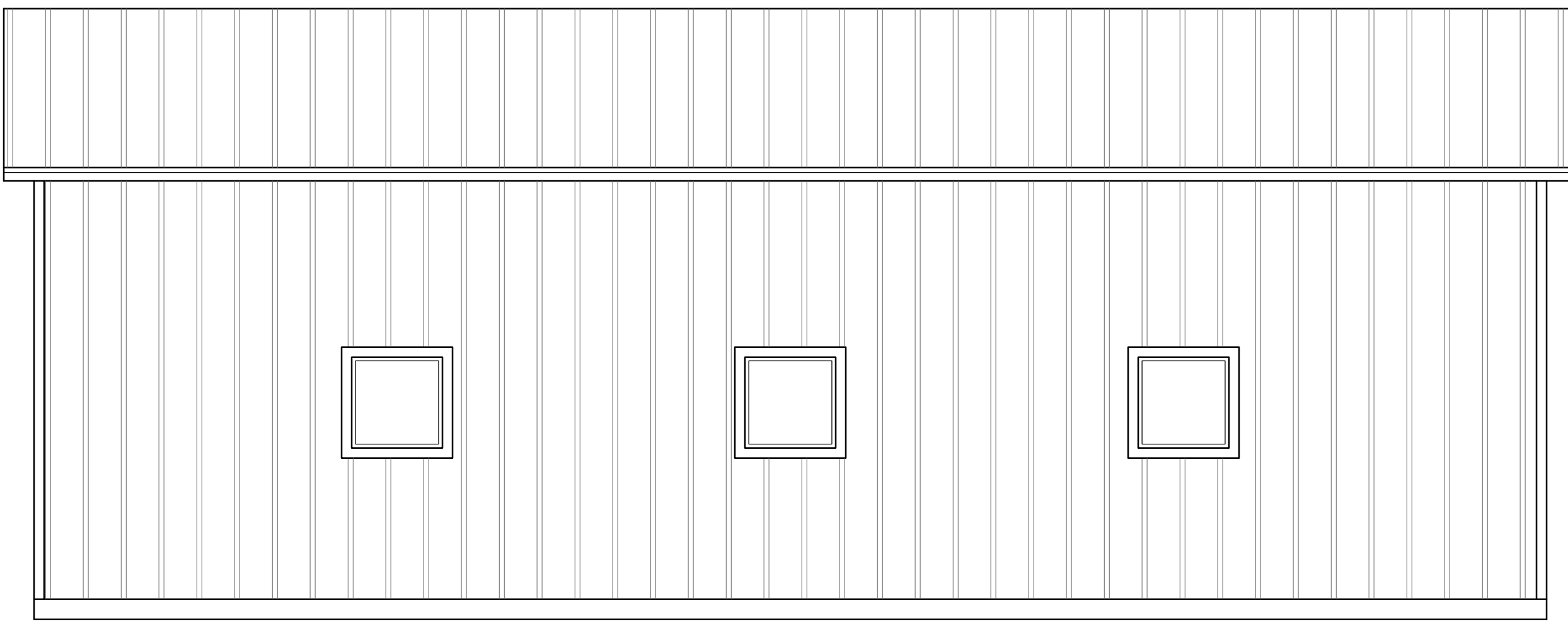
① ROOF PLAN
SCALE: 1/8"=1'-0"



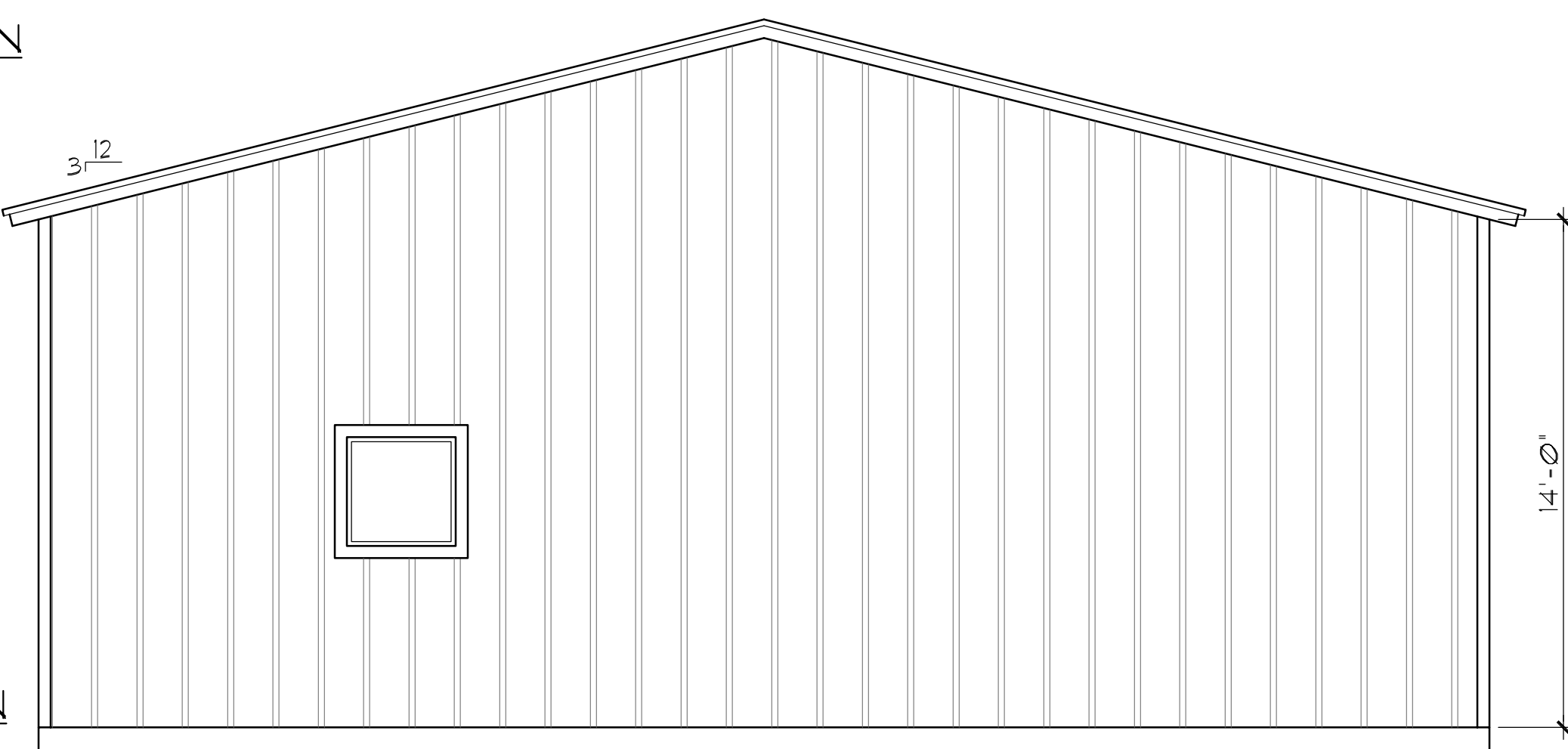
② FRONT ELEVATION
SCALE: 1/4"=1'-0"



③ RIGHT ELEVATION
SCALE: 1/4"=1'-0"



④ REAR ELEVATION
SCALE: 1/4"=1'-0"



⑤ LEFT ELEVATION
SCALE: 1/4"=1'-0"

WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
GARAGE ROOF & ELEVATIONS

SCALE:
AS SHOWN

SHANNON NEUSOM
MARK NEUSOM

CADAZIGN

3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE

02/05/19

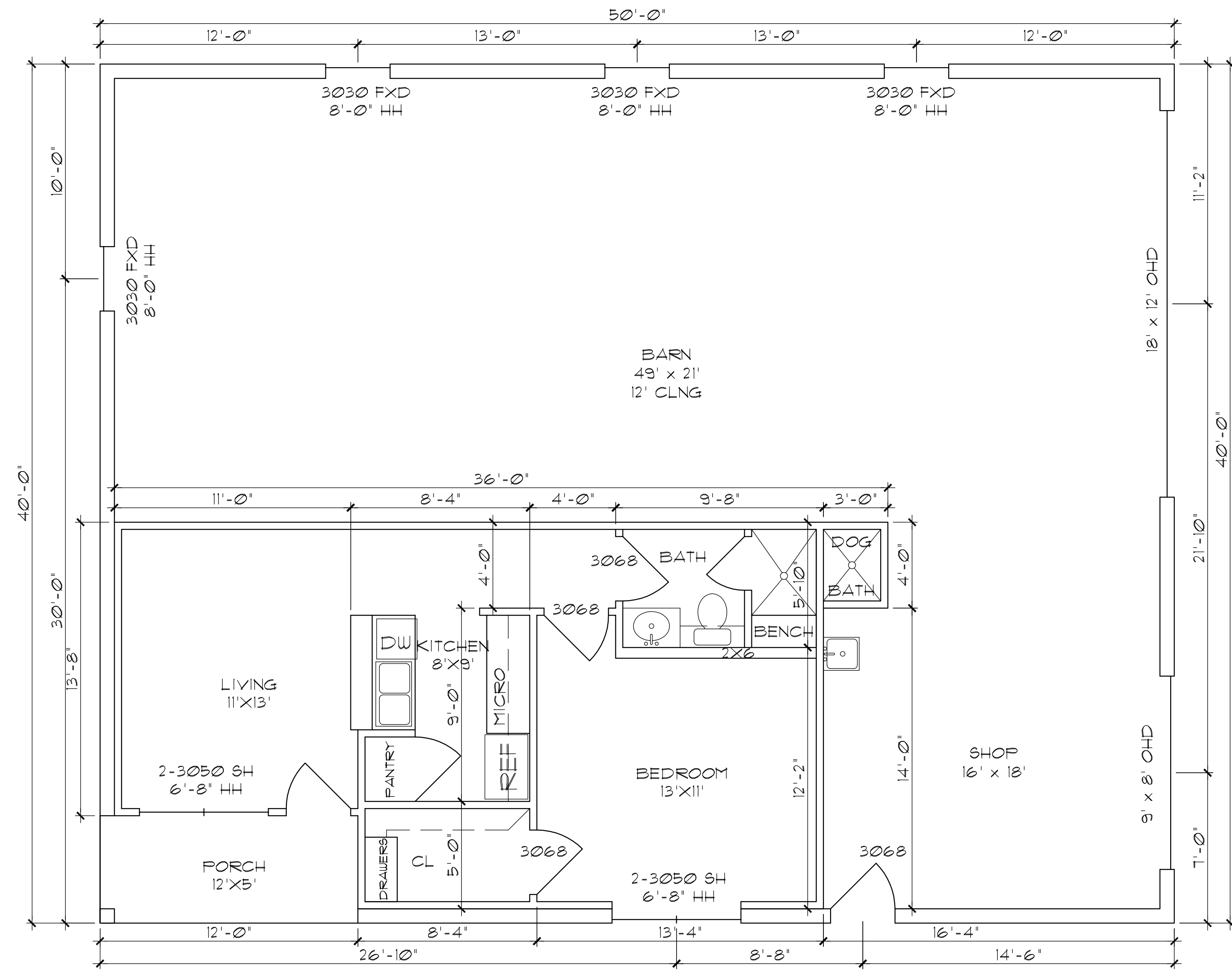
REVISION DATE:

SHEET

A5

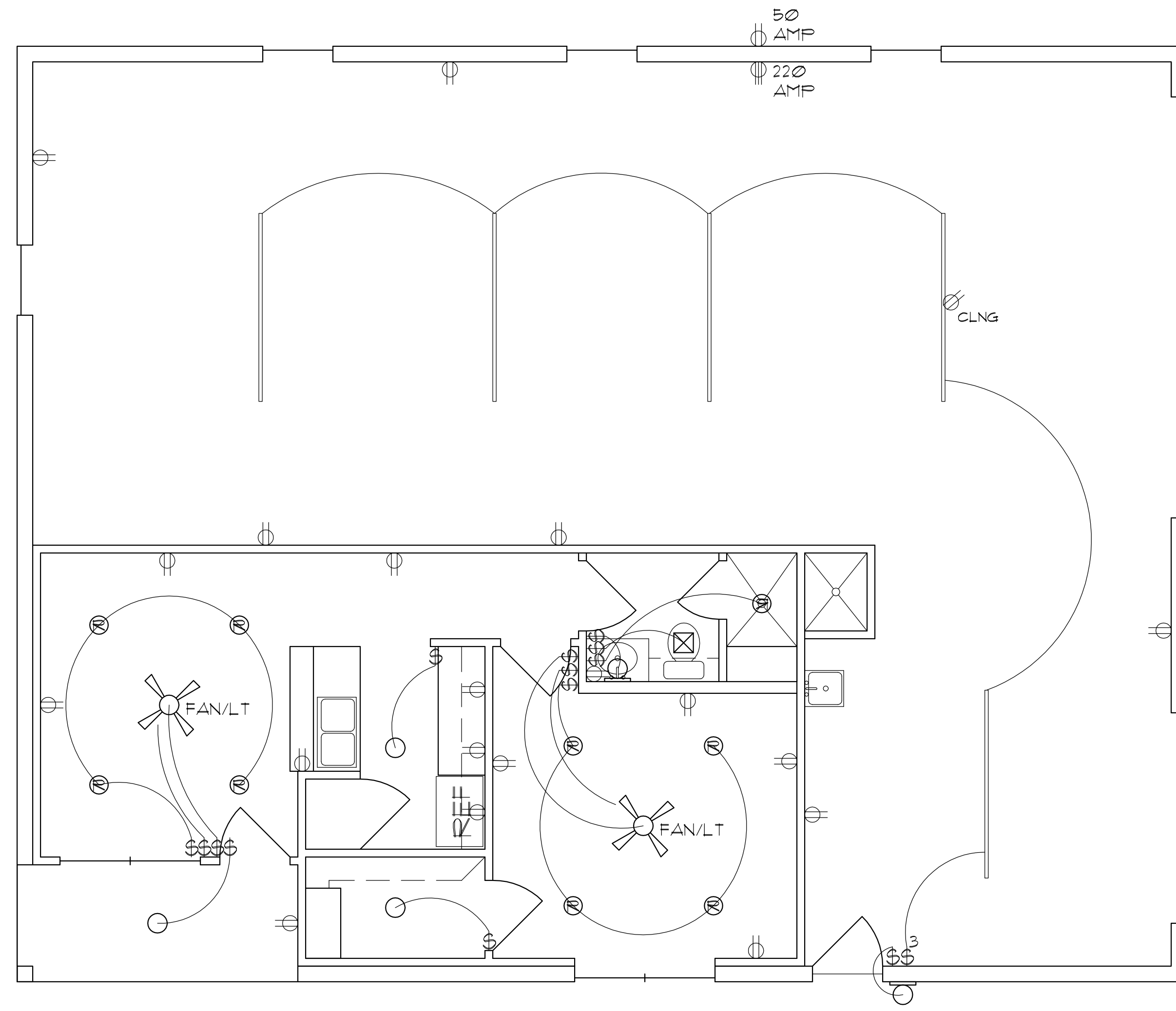
JOB NO.

15418CAD



1 GARAGE - FLOOR PLAN
SCALE: 1/4"=1'-0"

GARAGE AREAS	
GARAGE	1372#
APARTMENT	568#
COVERED PORCH	60#
TOTAL AREA	2000#



2 GARAGE - ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND	
⊕	SWITCH
⊕D	SWITCH W/ DIMMER
⊕3	SWITCH - 3 WAY
⊕	110 OUTLET
⊕FP	110 OUTLET - FLOOR PLUG
⊕WP	110 OUTLET - WEATHER PROOF
⊕XX'	110 OUTLET - XX' ABOVE FINISHED FLOOR
⊕GFI	110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
⊕CLNG	110 OUTLET - CEILING MOUNTED
⊕220	220 OUTLET
⊕	WALL FIXTURE
⊕MP	MOISTURE PROOF FIXTURE
⊕	CEILING FIXTURE
⊕FAN/LT	CEILING FAN W/ LIGHT
⊕FAN	CEILING FAN
⊕	RECESSED LED
⊕MC	MINI CAN LED
⊕	VOICE / DATA
⊕EF	EXHAUST FAN
⊕ISP	DISPOSER
⊕	SMOKE DETECTOR
⊕MS	MOTION SENSOR EXTERIOR LIGHTING
⊕	LANDSCAPE UP-LIGHTS
⊕CL	UNDER COUNTER LIGHT
⊕	SPEAKER
⊕	TELEVISION CABLE
—	8' LED LIGHTING

WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
GARAGE PLANS
SCALE:
AS SHOWN

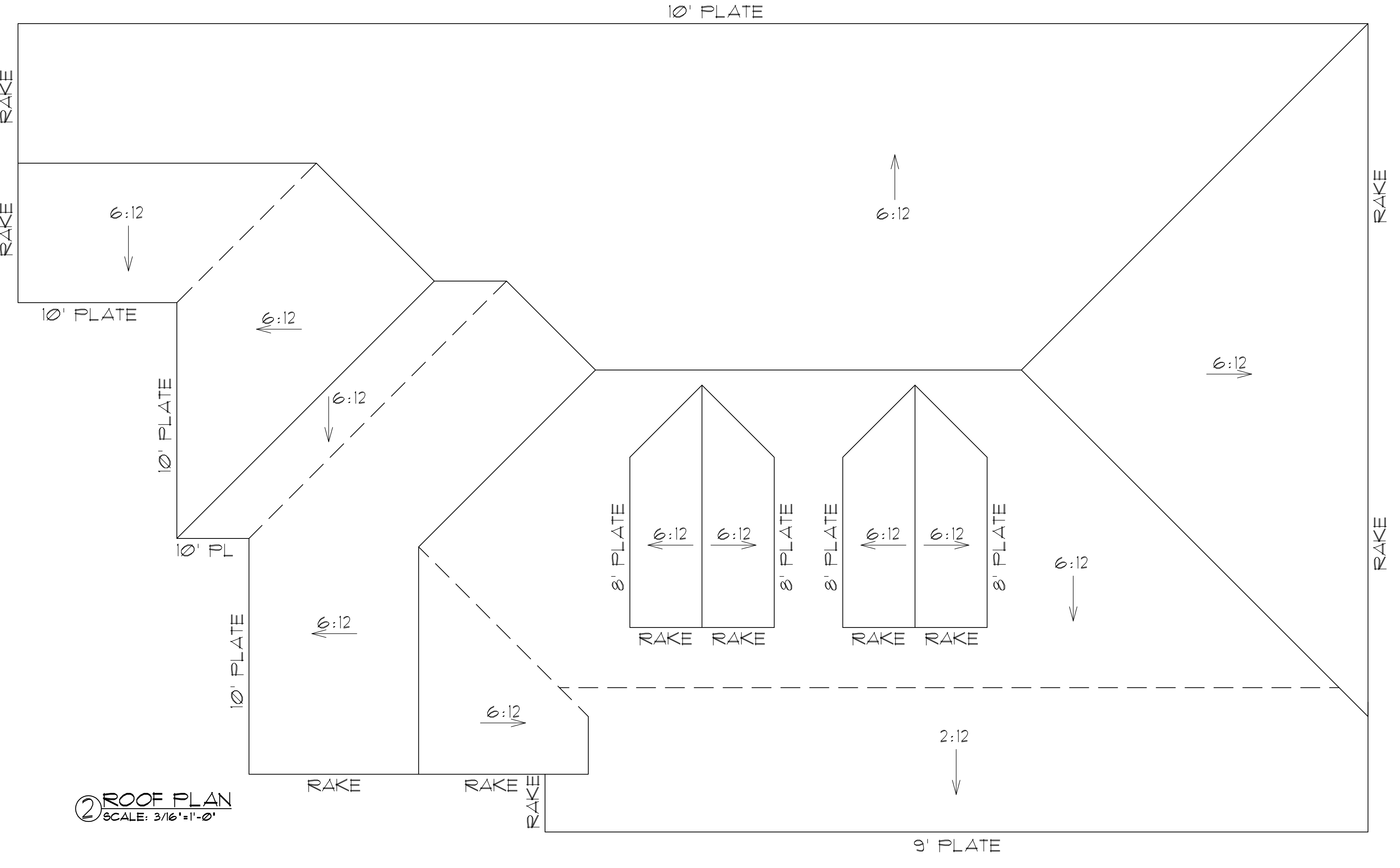
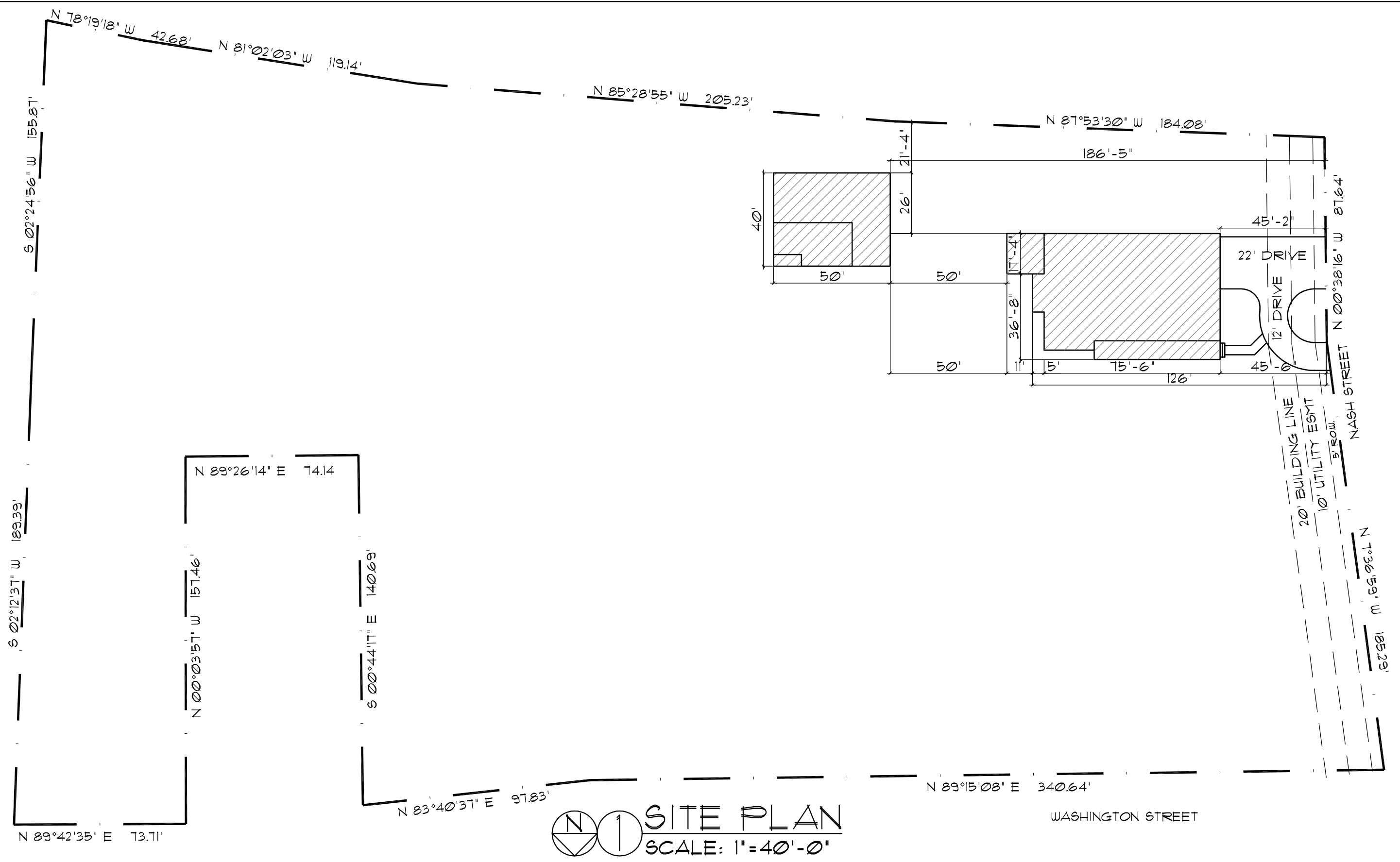
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:

SHEET
A6

JOB NO.
15418CAD



WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
SITE PLAN / HOUSE ROOF PLAN

SCALE:
AS SHOWN

SHANNON NEUSOM
CADAZIGN
MARK NEUSOM
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:

SHEET
A1

JOB NO.
15418CAD


City of Rockwall Project Plan Review History

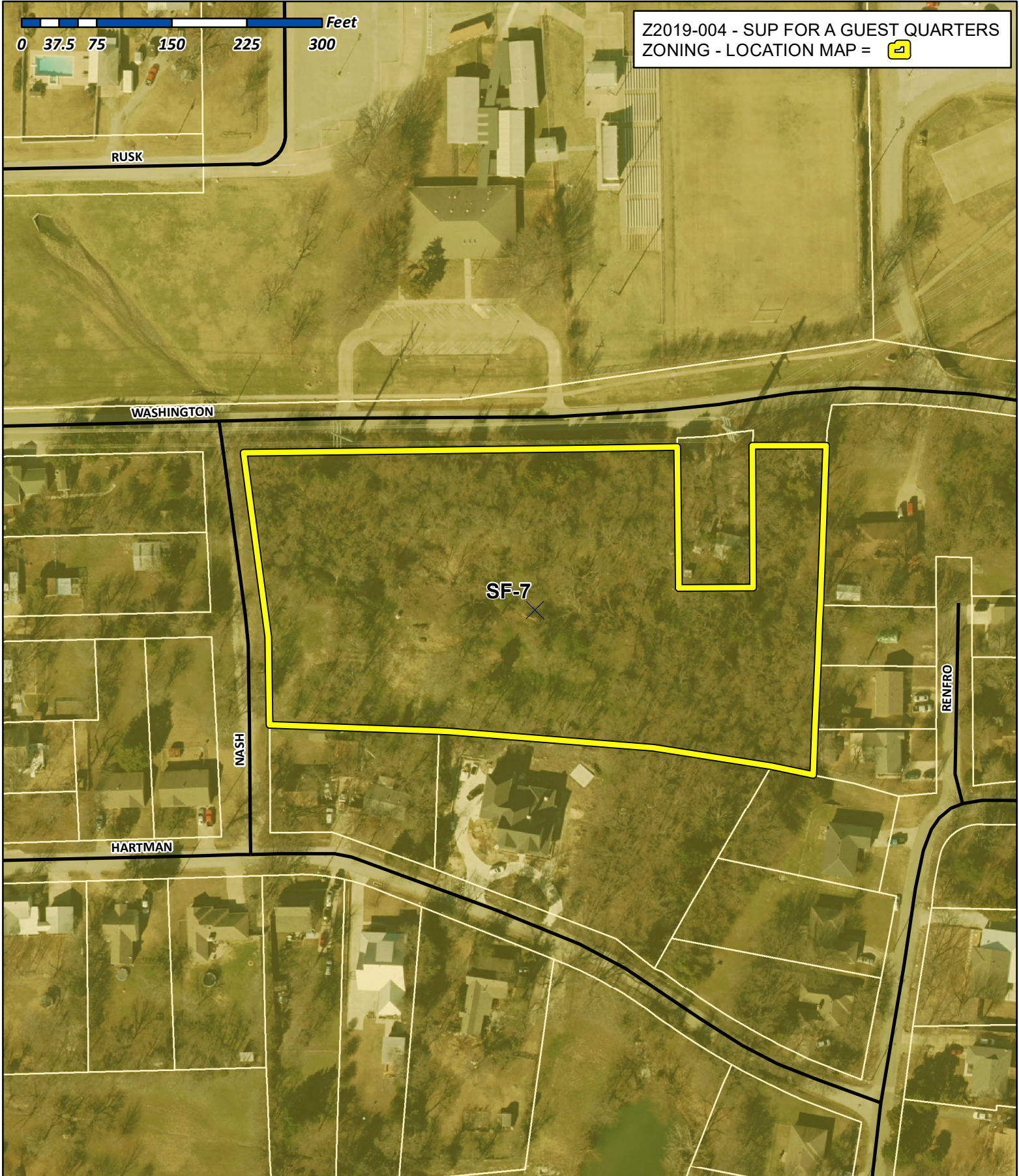


Project Number Z2019-004	Owner SANDIE WOOD	Applied 3/14/2019	LM
Project Name SUP for a Guest Quarters	Applicant SANDIE WOOD	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status Staff Review		Status	
Site Address HARTMAN		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision RENFRO PLACE NORTH	Tract 60-01	Block NULL	Lot No 60-01
		Parcel No 0029-0000-0060-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/14/2019	3/21/2019	3/19/2019	5	APPROVED	
ENGINEERING (3/22/2019 1:22 PM SH) One meter per lot. If planning to keep the lot as one large lot, there can only be one meter.	Sarah Hager	3/14/2019	3/21/2019	3/22/2019	8	APPROVED	
FIRE	Ariana Hargrove	3/14/2019	3/21/2019				
PLANNING Z2019-004 SUP for Quest Quarters Secondary Living Unit Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2019-004) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the April 12, 2019 Planning & Zoning Commission meeting. M.5 Please note, the guest quarters can be no larger than 30% of the main structure. M.6 Please note, the garage and the quest quarters will need to be separated. M.7 Please note, the detached garage will need to go to the Board of Adjustments for a variance to the maximum size. M.8 Please note, as presented, this will need to come back to the Planning and Zoning Commission for a masonry exception to use metal as exterior cladding. I.9 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 by April 2, 2019. The Planning and Zoning Worksession for this case is March 26, 2019. The Planning and Zoning Meeting for this case is April 9, 2019. I.10 The projected City Council meeting date and subsequent approval for this request is April 15, 2019 and May 6, 2019.	Korey Brooks	3/14/2019	3/21/2019	3/21/2019	7	COMMENTS	Comments

0 37.5 75 150 225 300 Feet

Z2019-004 - SUP FOR A GUEST QUARTERS
ZONING - LOCATION MAP = 



City of Rockwall

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

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

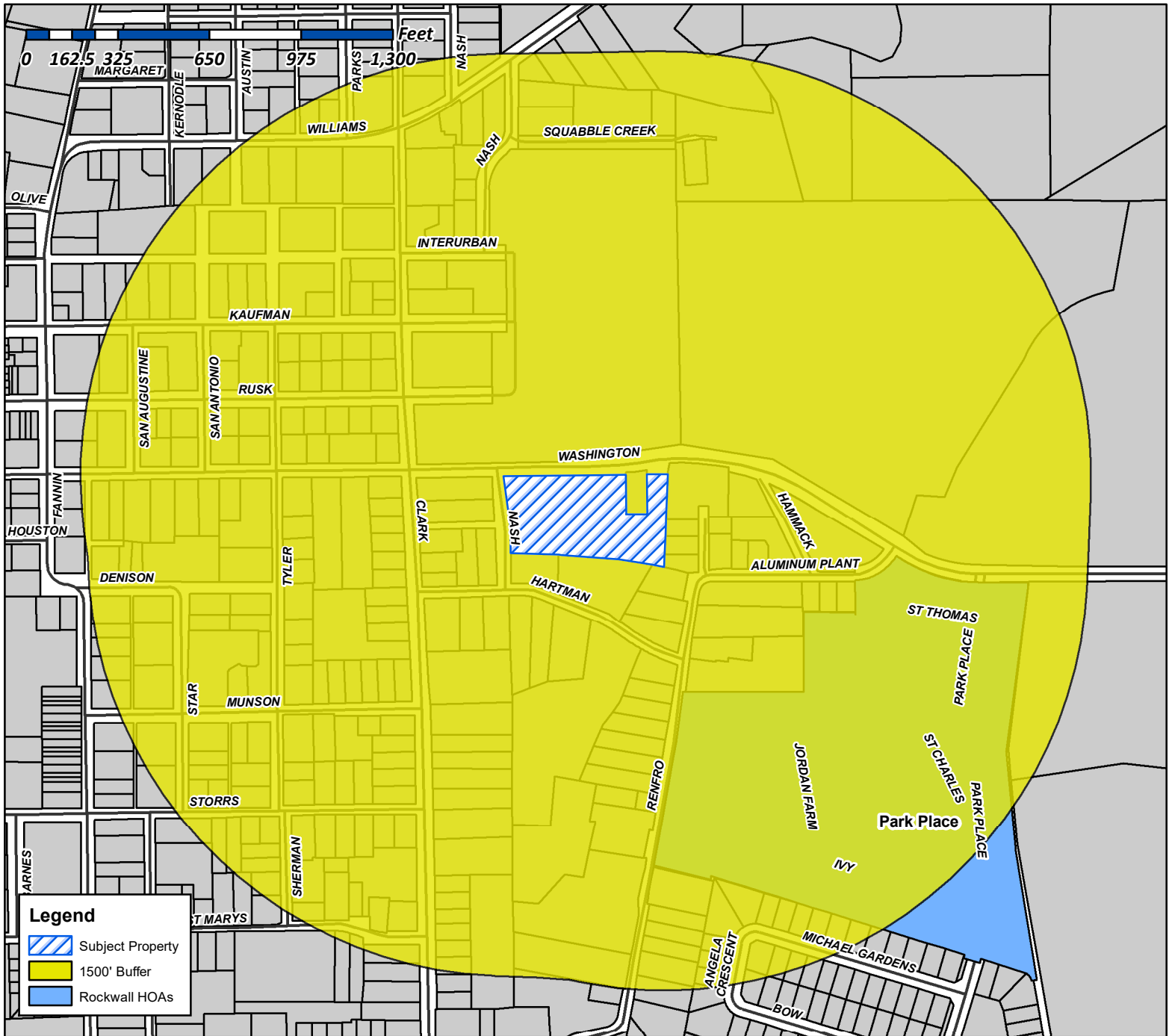




City of Rockwall

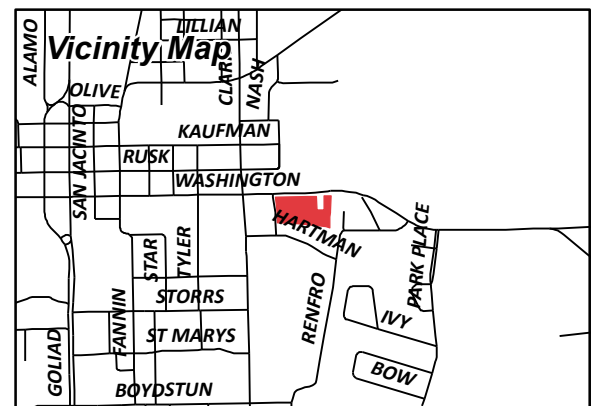
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-004
Case Name: SUP for a Guest Quarters
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: East of the Intersection of S. Clark Street and Washington Street

Date Created: 3/14/2019
For Questions on this Case Call (972) 771-7745

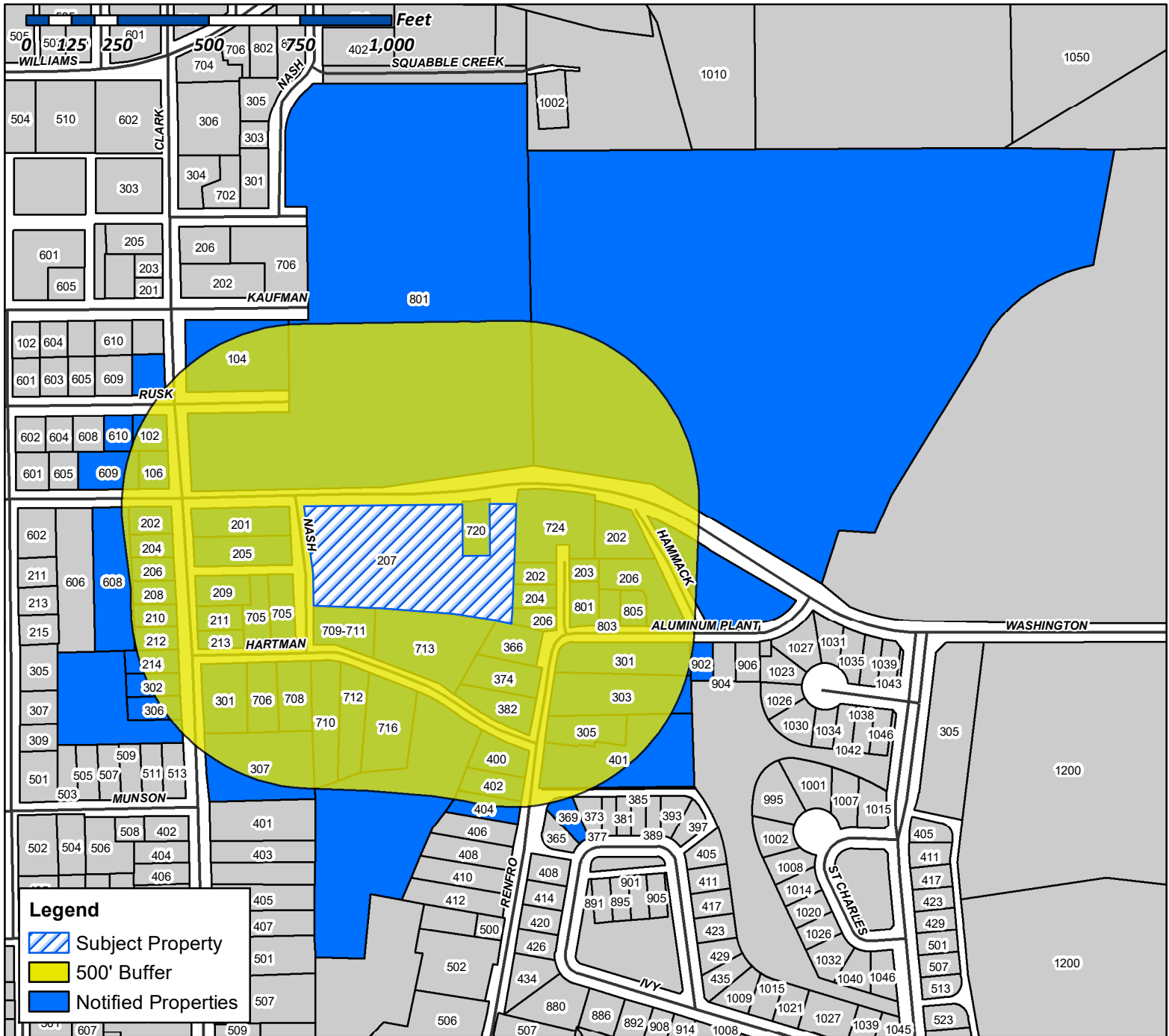




City of Rockwall

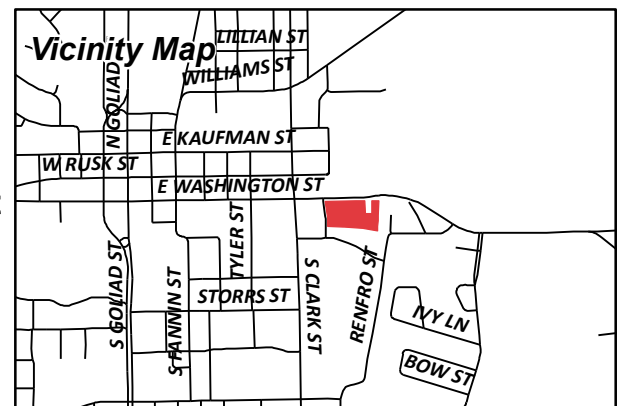
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2019-004
Case Name: SUP for a Guest Quarters
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: East of the Intersection of S. Clark Street and Washington Street

Date Created: 3/14/2019
For Questions on this Case Call (972) 771-7745



MASSEY GREGORY
102 S CLARK
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 S CLARK ST
ROCKWALL, TX 75088

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75088

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75088

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 S CLARK ST
ROCKWALL, TX 75088

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 HAMMACK LN
ROCKWALL, TX 75088

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75088

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75088

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75088

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75088

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75088

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

MCMILLAN TAYLOR KATHRYN
303 WILLIAMS ST
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S CLARK ST
ROCKWALL, TX 75088

RIDDLE TYLER AND MEGAN L
307 S CLARK
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY
369 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75088

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75088

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75088

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75088

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75088

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75088

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75088

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75088

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75088

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND O
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN AND
JAKE WARDELL
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75088

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

My name is Sandie Wood. I am Chase's mother. I am typing to the Board Of Adjustment this letter to give you a little background on why we are requesting the board to consider approving the adjustment for the Wood Estates. We are asking the Board Of Adjustment to approve the request in allowing us to build a 40 x 50 steel garage located at 207 S. Nash, Rockwall, Texas.

In four years, my youngest son will graduate Rockwall High School to go to college and move into a dormitory with other students. My middle son, however, can't make a similar choice to live with his peers. Chase, now 19, was born with Down Syndrome. Chase at this time can't live on his own in an apartment like his older brother that graduated from Rockwall High School. Chase had asked us why can't he have a place of his own and have his friends come over like his older brother. Chase then said " I will come visit you mom like Austin does". What do you say accept turn your head and cry at the situation. How do you explain to your son that he still needs to live with his parents because of his Intellectual Disability and his Life Skills need supervision. While his entire life you teach him and raise him with out a disability. That just breaks a mother's heart knowing that Chase can't live on his own at this time without supervision because of his social skills and his intellectual disability.

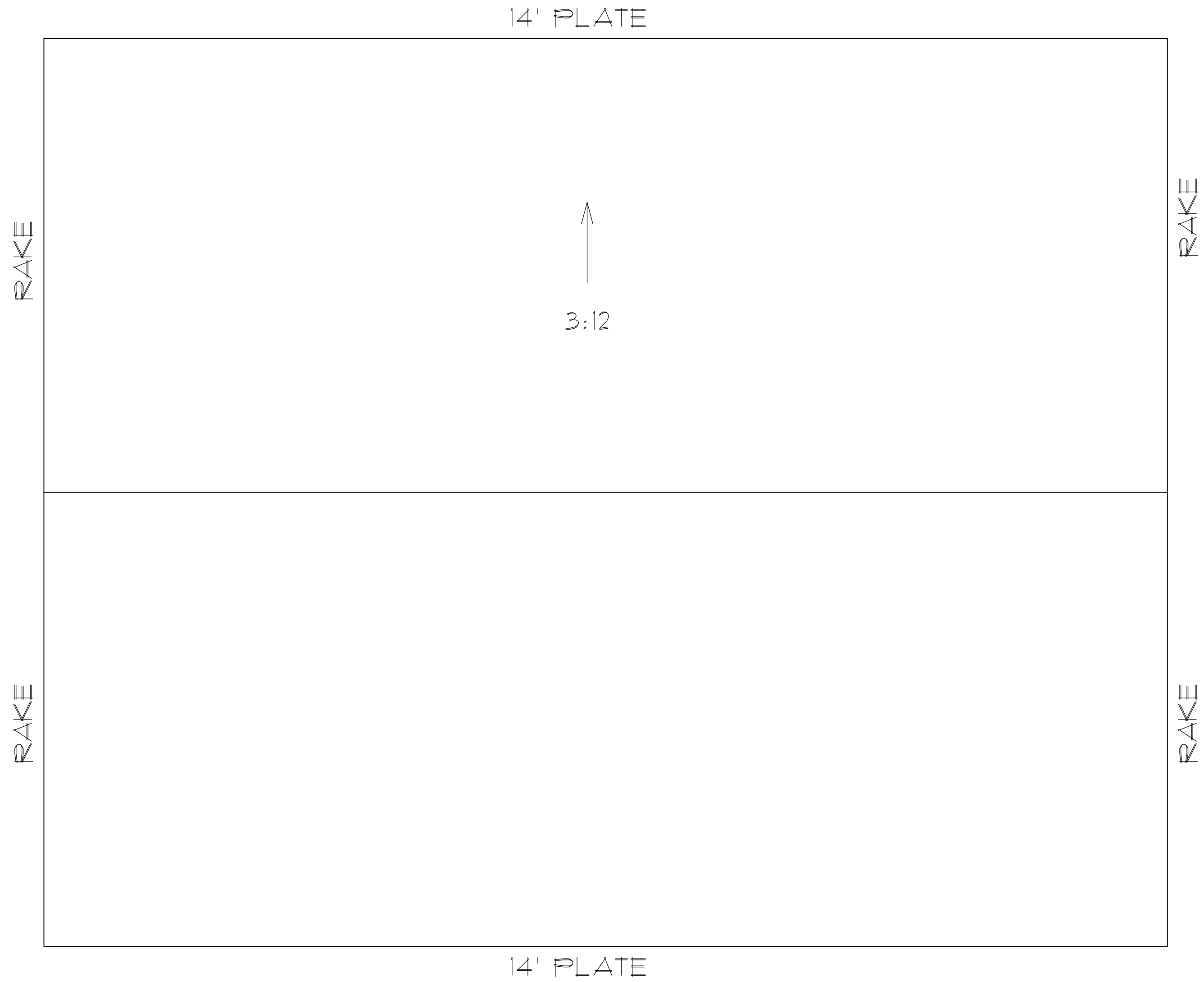
After that I was on a mission to find property on the Northside of Rockwall where Chase is very familiar with the surroundings and making this his home for a very long time to come. We found a needle in a hay stack and found the property (207 S. Nash) after two in a half years of cleaning the property , we are finally able to build and ran into a snag our steel garage is larger then what the size that the city allows unless the board approves it under this hardship we are hoping after you read this letter the board will approve the request and allow us to build the garage the way we have it on the plans. Please don't have me explain to Chase again why he won't have a "place of his own" for him and his friends to hang out.

Chase has become a major role in some of the changes that occurred with sports starting at middle school and ending at the high school level. As well as helping the Community Parks and Recreation Center starting with new programs for families with Intellectual Disabilities to participate in activities that are offered to typical citizens. Chase may have been born with Down Syndrome but that has not stopped him from being active in the community and making changes. This is why your decision as a whole is important to our family because we want a safe place for our son to grow as an adult in the Rockwall Community and feel that he has a private place that he can go to for privacy and entertaining his friends that also have Intellectual Disabilities and Physical Disabilities in our community. Chase has enough in life to be challenged with please don't make this another obstacle for him.

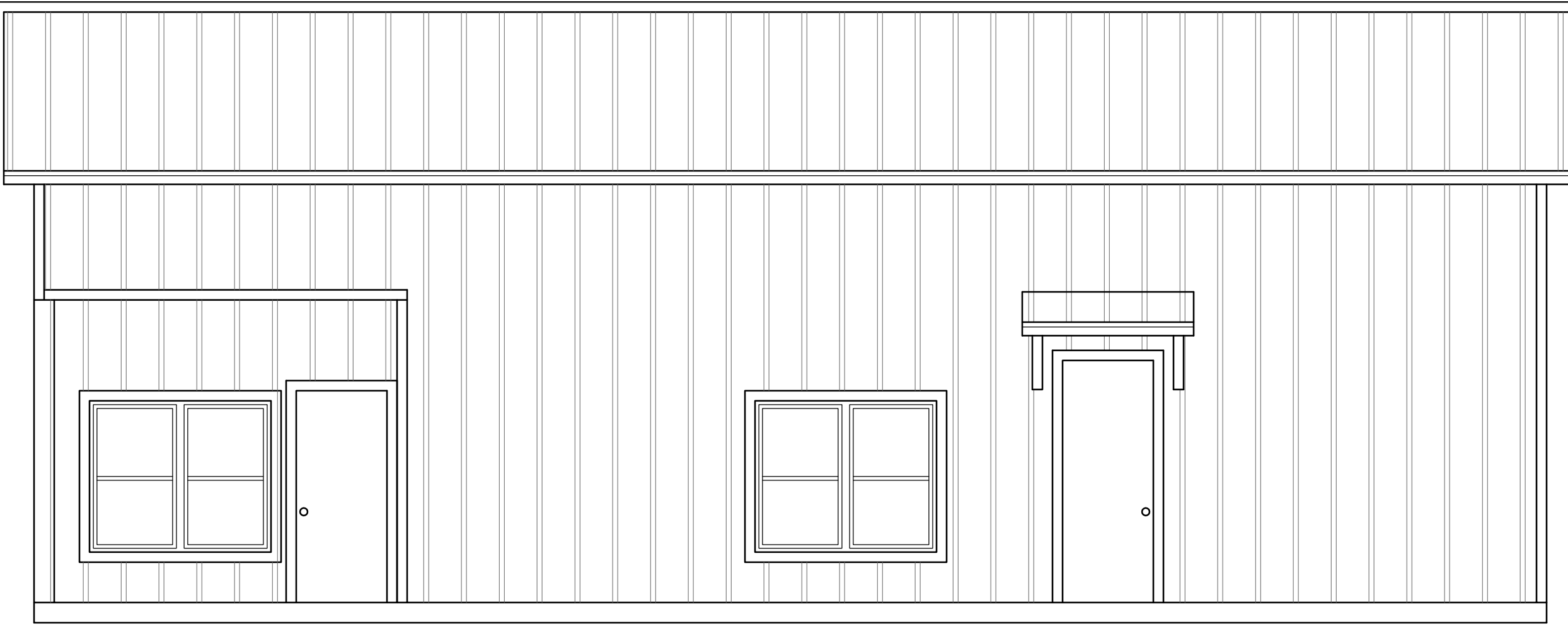
I will attend the meeting in case you have any additional questions that you may have for me that I can help answer. Thank you in advance for your time and consideration.

Sincerely,

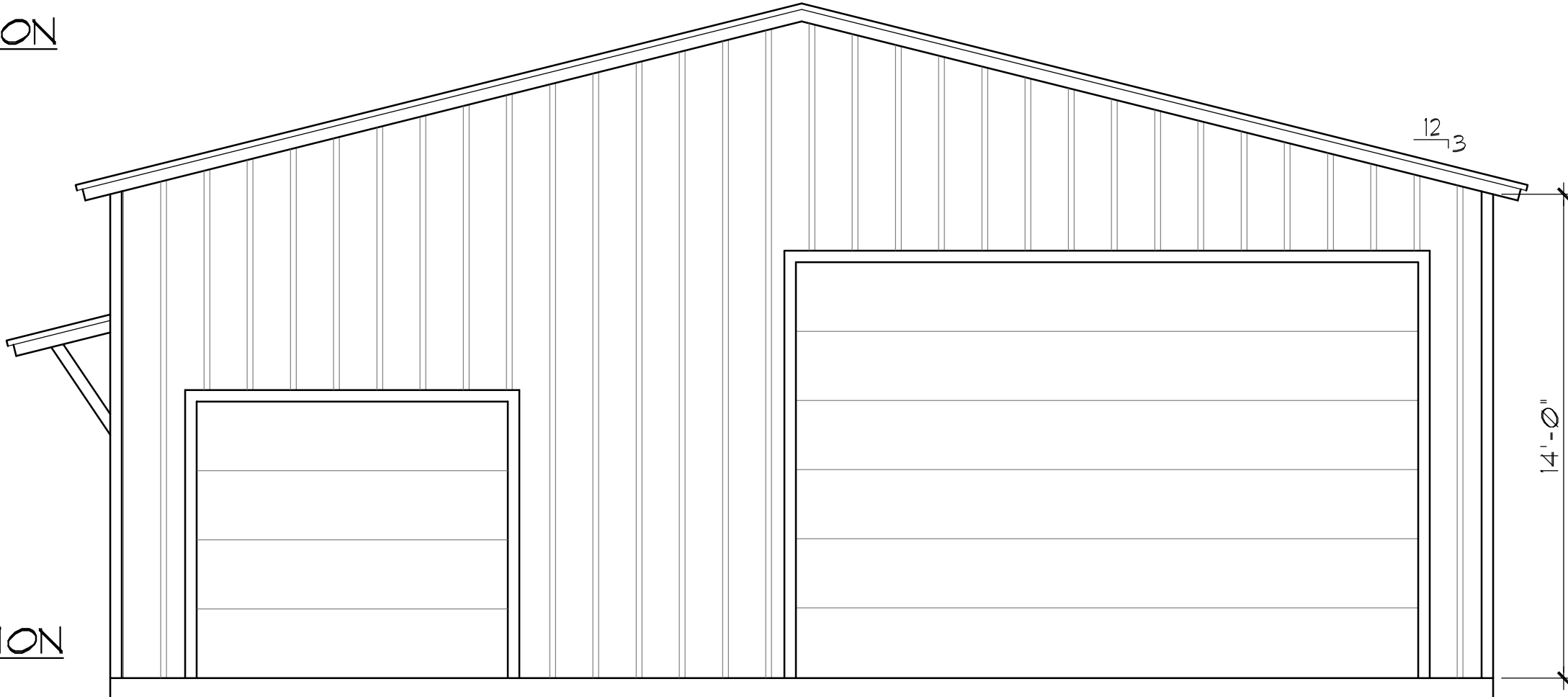
Sandie Wood



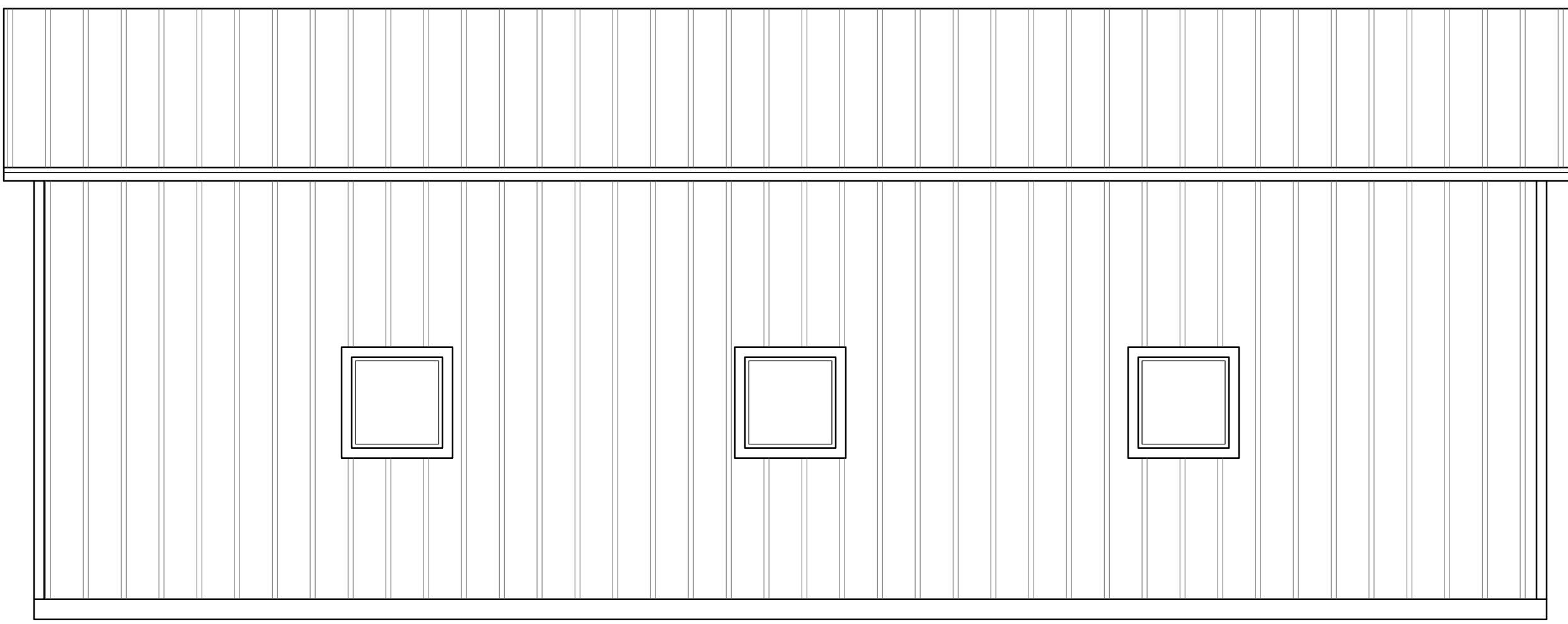
① ROOF PLAN
SCALE: 1/8"=1'-0"



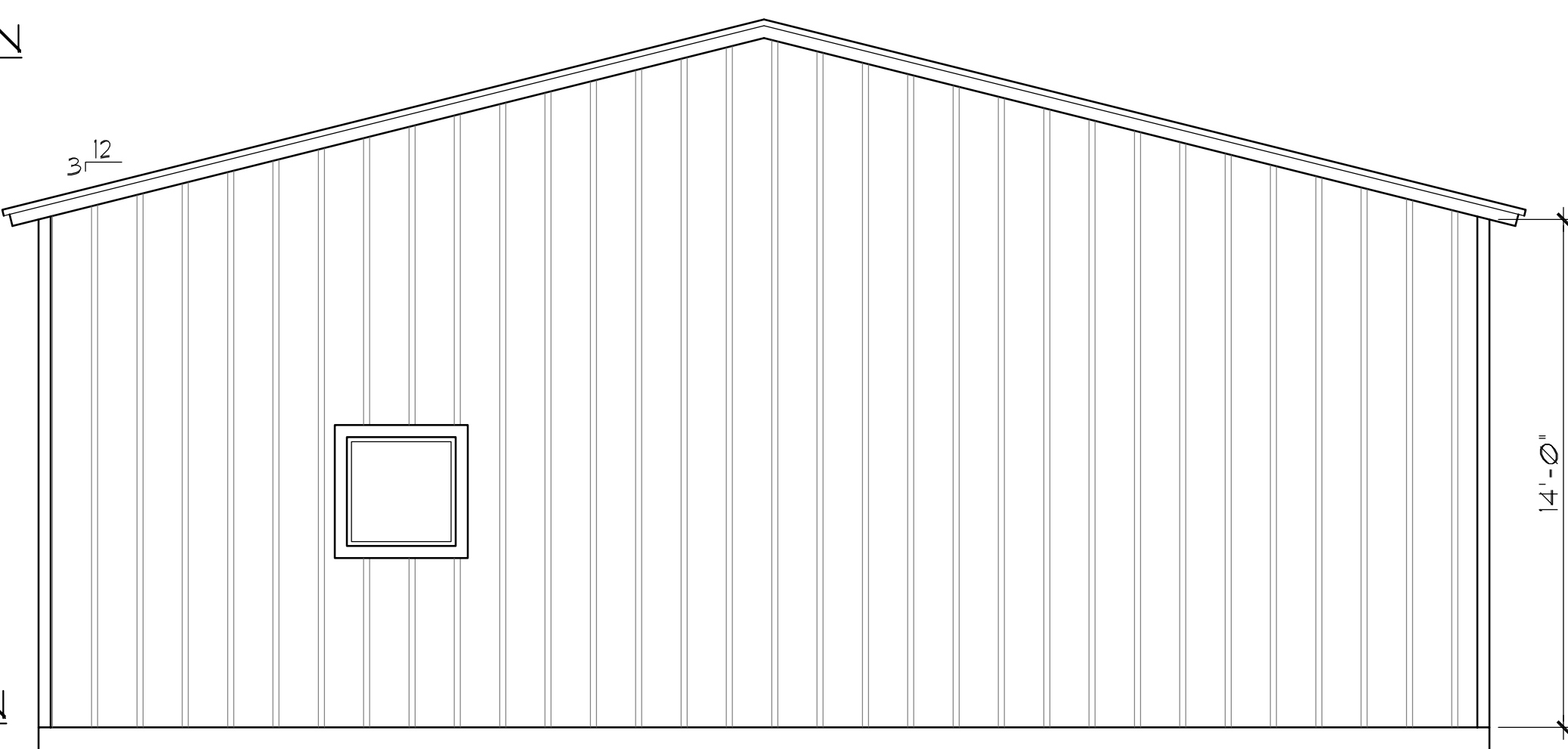
② FRONT ELEVATION
SCALE: 1/4"=1'-0"



③ RIGHT ELEVATION
SCALE: 1/4"=1'-0"



④ REAR ELEVATION
SCALE: 1/4"=1'-0"



⑤ LEFT ELEVATION
SCALE: 1/4"=1'-0"

WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
GARAGE ROOF & ELEVATIONS

SCALE:
AS SHOWN

SHANNON NEUSOM
MARK NEUSOM

CADAZIGN

3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE

02/05/19

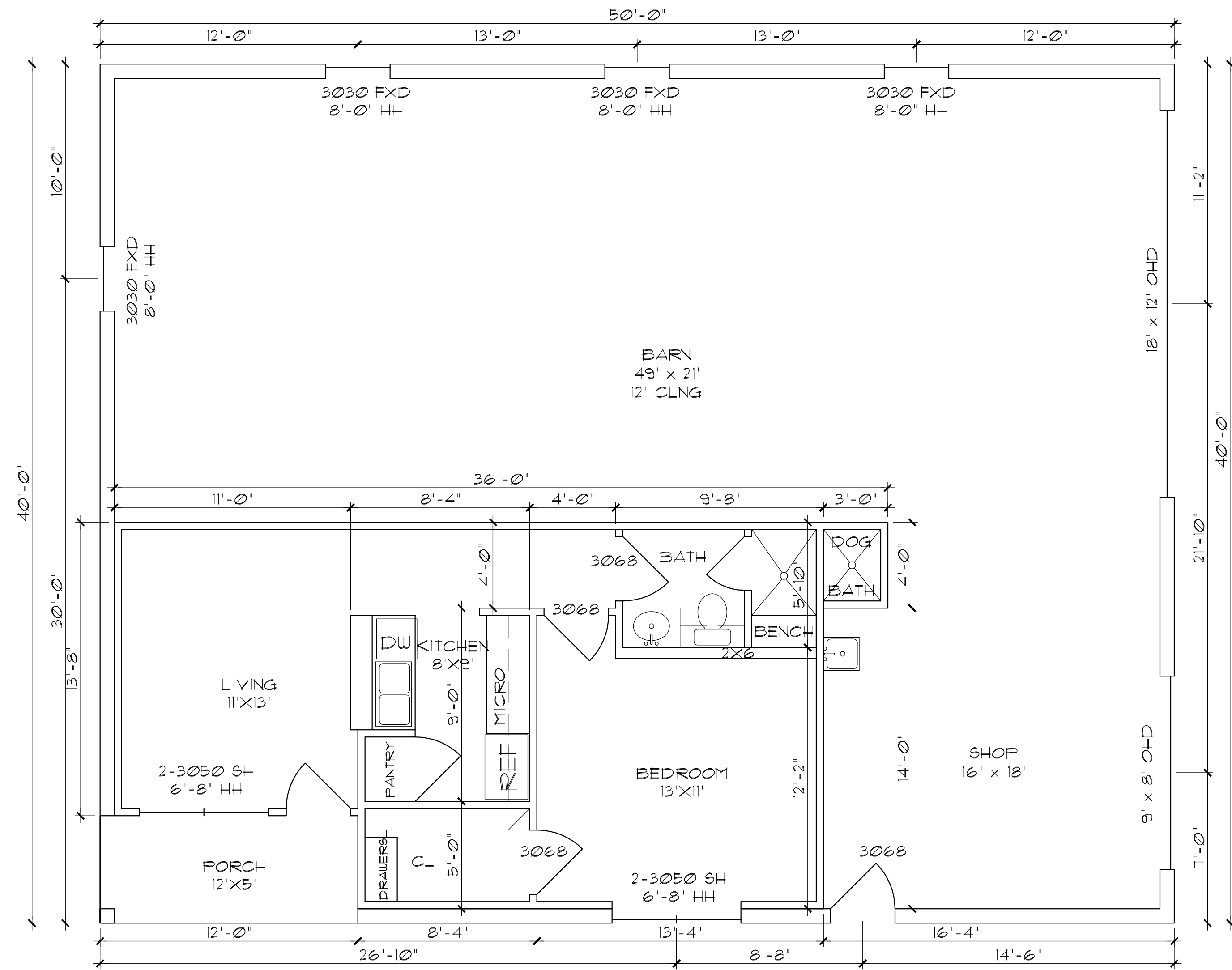
REVISION DATE:

SHEET

A5

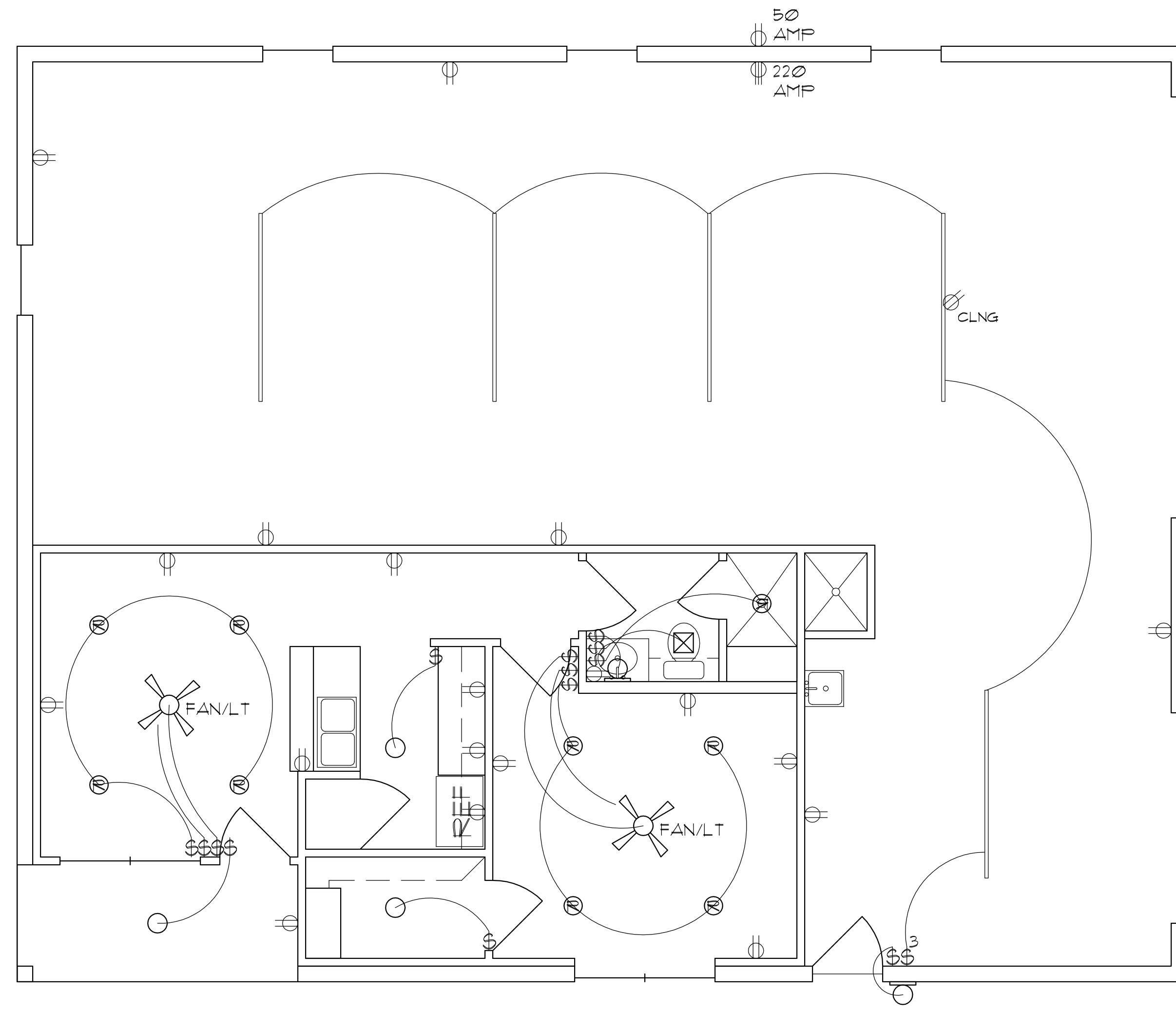
JOB NO.

15418CAD



1 GARAGE - FLOOR PLAN
SCALE: 1/4"=1'-0"

GARAGE AREAS	
GARAGE	1372#
APARTMENT	568#
COVERED PORCH	60#
TOTAL AREA	2000#



2 GARAGE - ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND	
⊕	SWITCH
⊕D	SWITCH W/ DIMMER
⊕3	SWITCH - 3 WAY
⊕	110 OUTLET
⊕F	110 OUTLET - FLOOR PLUG
⊕W	110 OUTLET - WEATHER PROOF
⊕XX'	110 OUTLET - XX' ABOVE FINISHED FLOOR
⊕GFI	110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
⊕CLNG	110 OUTLET - CEILING MOUNTED
⊕220	220 OUTLET
⊕	WALL FIXTURE
⊕M	MOISTURE PROOF FIXTURE
⊕	CEILING FIXTURE
⊕FAN/LT	CEILING FAN W/ LIGHT
⊕FAN	CEILING FAN
⊕	RECESSED LED
⊕MC	MINI CAN LED
⊕	VOICE / DATA
⊕	EXHAUST FAN
⊕ISP	DISPOSER
⊕	SMOKE DETECTOR
⊕MS	MOTION SENSOR EXTERIOR LIGHTING
⊕	LANDSCAPE UP-LIGHTS
⊕CL	UNDER COUNTER LIGHT
⊕	SPEAKER
⊕	TELEVISION CABLE
—	8' LED LIGHTING

WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
GARAGE PLANS

SCALE:
AS SHOWN

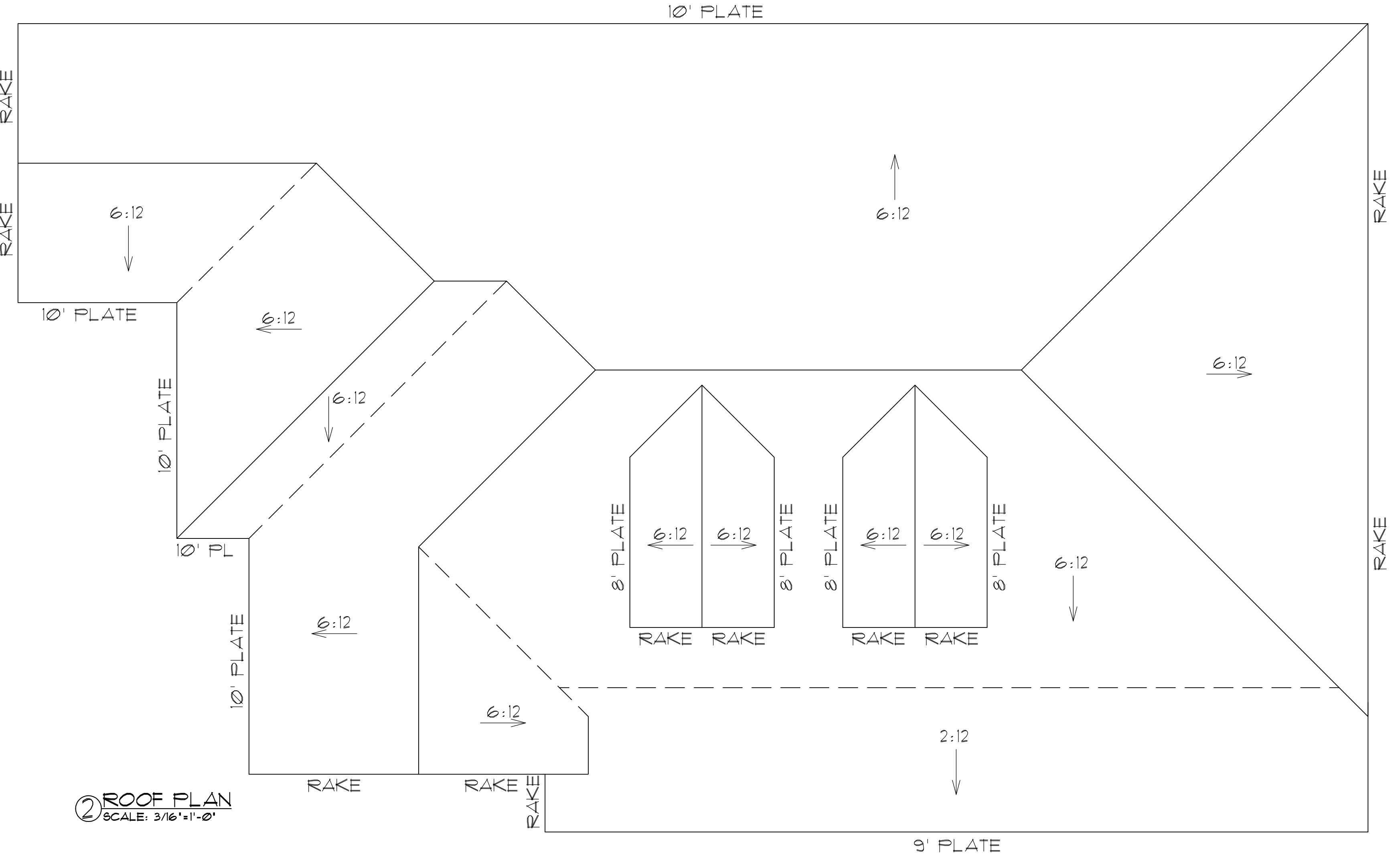
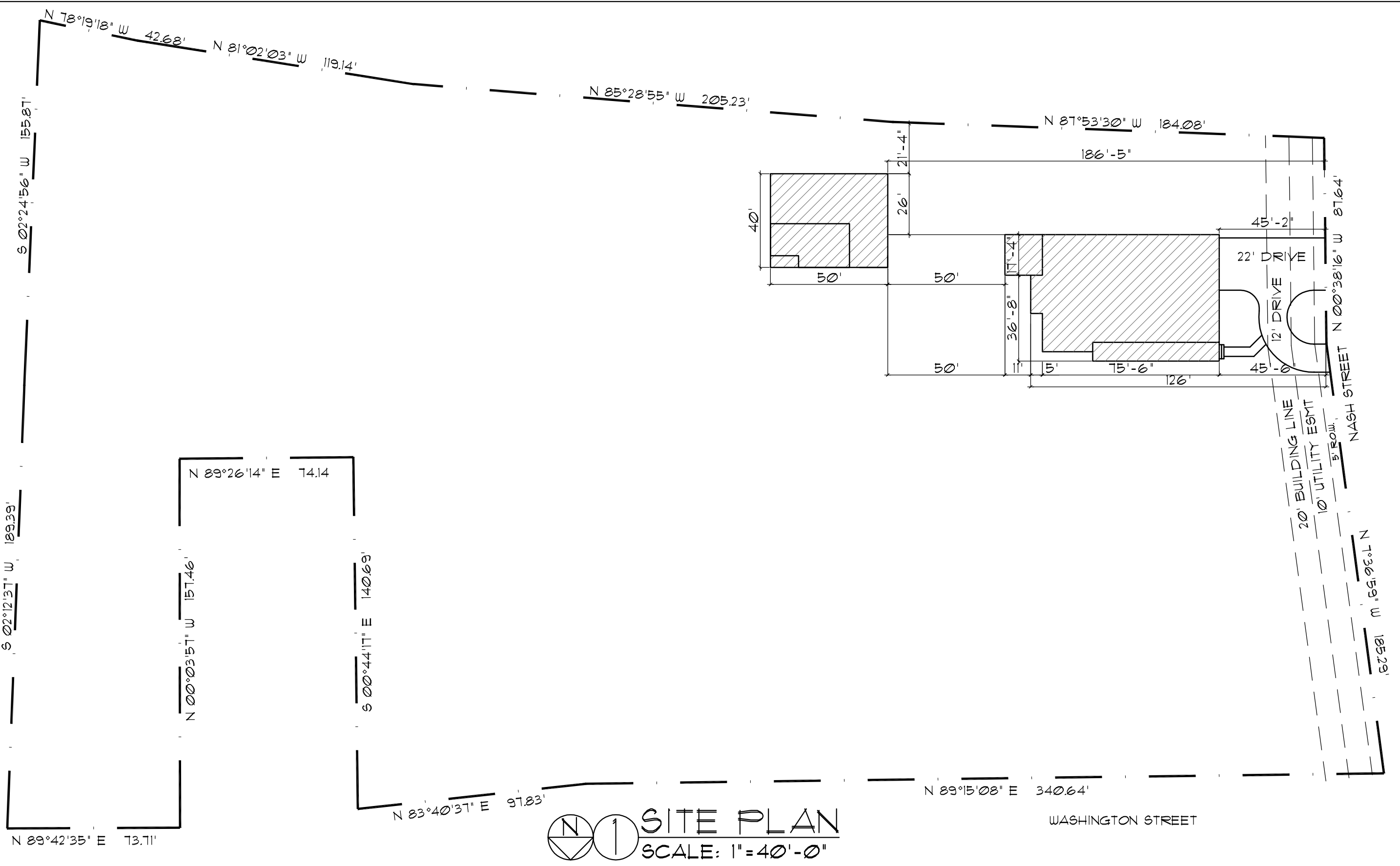
SHANNON NEUSOM
MARK NEUSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:

SHEET
A6

JOB NO.
15418CAD



WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE:
SITE PLAN / HOUSE ROOF PLAN

SCALE:
AS SHOWN

SHANNON NEUSOM MARK NEUSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:

SHEET
A1

JOB NO.
15418CAD

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* IN A SINGLE-FAMILY 7 (SF-7) DISTRICT, SITUATED ON A 3.574-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, WOOD ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Sandie Wood for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* in a Single-Family 7 (SF-7) District on a 3.574-acre parcel of land being described as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and being more specifically 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. 04-38*] 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. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *guest quarters/secondary living unit* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 3.09, *Single-Family 7 (SF-7) District*, of Section 3, *Residential Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The *guest quarters/secondary living unit* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* and of this ordinance;
- 2) The *guest quarters/secondary living unit* shall not be utilized for a non-residential land use.
- 3) The *guest quarters/secondary living unit* shall be ancillary to the primary use.
- 4) The *guest quarters/secondary living unit* shall not to exceed 568 SF.
- 5) The *guest quarters/secondary living unit* shall not be combined with any other use.
- 6) The *guest quarters/secondary living unit* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

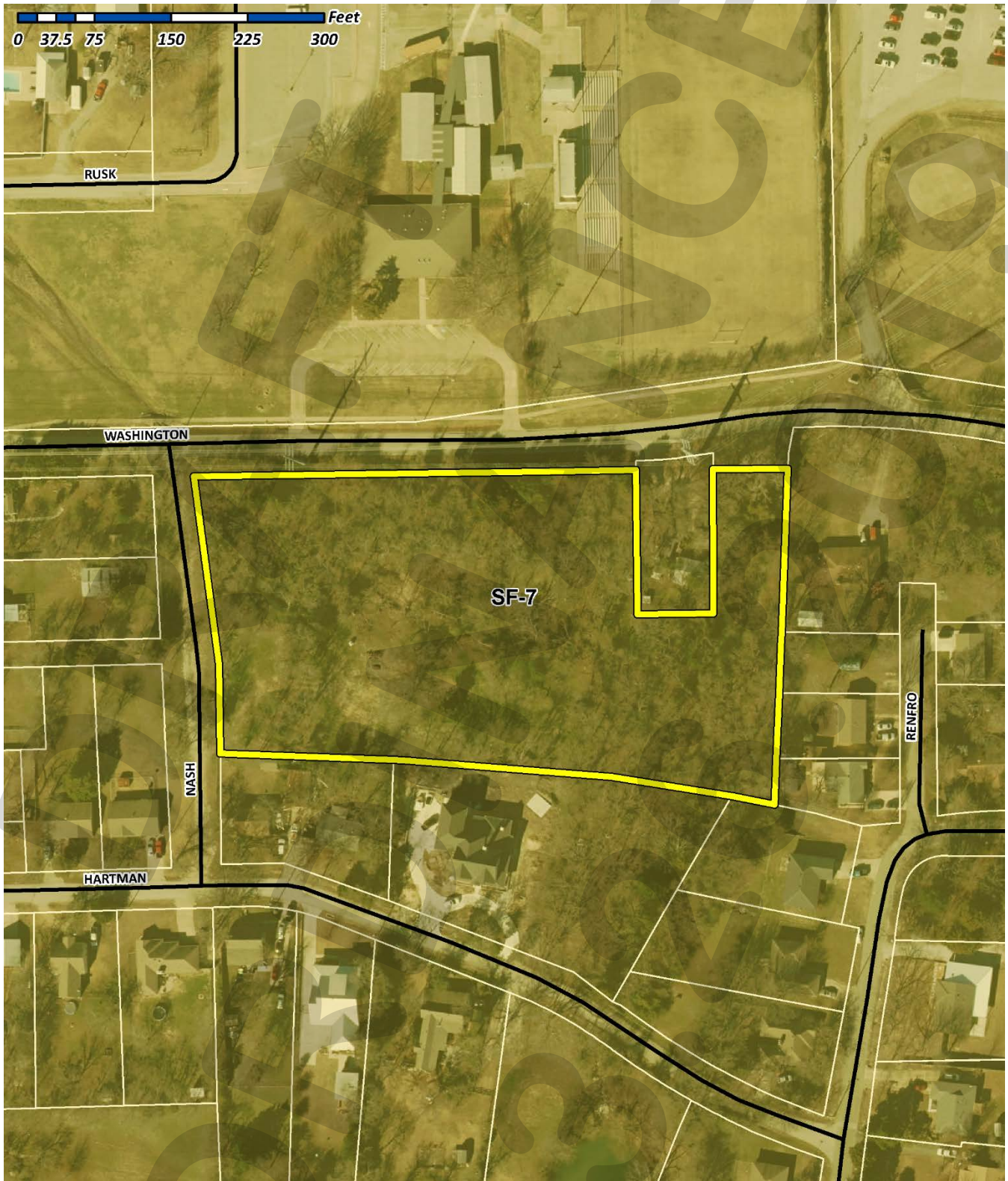
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2019

2nd Reading: May 6, 2019

Address: 207 S. Nash Street
Legal Description: Lot 1, Block A, Wood Estates Addition





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Korey Brooks, *Senior Planner*
CC: Ryan Miller, *Director of Planning and Zoning*
DATE: April 9, 2019
SUBJECT: Z2019-004; *SUP for Guest Quarters*

The applicant has provided staff with a letter requesting to withdraw *Case No. Z2019-004*. The applicant has made proposed revisions to the guest quarters that include incorporating the guest quarters with the main structure and cladding the structure with the same materials as the primary structure (*i.e. hardie board and stone*). With that being said, the revised request does not require a Specific Use Permit (SUP). Staff should note that the Planning and Zoning Commission has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

From: [Sandie Wood](#)
To: [Brooks, Korey](#)
Subject: Withdraw the SUP
Date: Friday, April 05, 2019 4:05:57 PM

Hi Korey,

I am requesting to withdraw this case because I am modifying the plans...”

I would still like you to send me all the emails that were sent to you regarding the SUP.

Thanks,
Sandie Wood
04.05.19

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com