



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-054 P&Z DATE 12/8/20 CC DATE 12/21/20 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 ONLY

PLANNING & ZONING CASE NO. 22020-054

**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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 707 PARKS AVE

Subdivision \_\_\_\_\_ Lot 9 Block C

General Location DOWNTOWN

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

Current Zoning RESIDENTIAL

Current Use 1/

Proposed Zoning RESIDENTIAL

Proposed Use 1/

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 CORRY BELANGER

Applicant \_\_\_\_\_

Contact Person CORRY BELANGER

Contact Person \_\_\_\_\_

Address 921 N. ALAMO RD

Address \_\_\_\_\_

City, State & Zip ROCKWALL TX 75087

City, State & Zip \_\_\_\_\_

Phone 561.531.2328

Phone \_\_\_\_\_

E-Mail CORRYWBELANGER@GMAIL

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

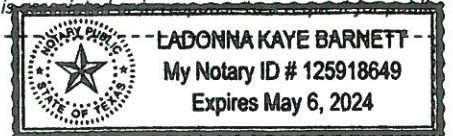
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.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

Given under my hand and seal of office on this the 13<sup>th</sup> day of November, 2020

Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas

Ladonna Kaye Barnett



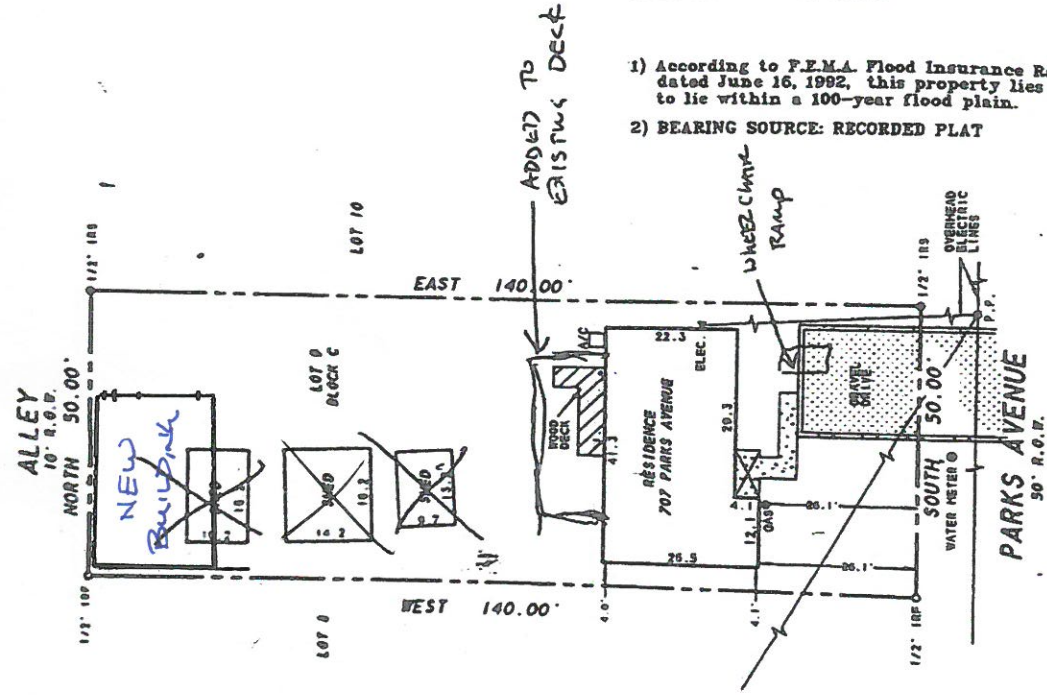
My Commission Expires May 6, 2024

**DESCRIPTION**

LOT 9, BLOCK C OF THE FOREE ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 568 DEED RECORDS, ROCKWALL COUNTY, TEXAS.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT



I, Harold D. Fetty, III, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the above plat.

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

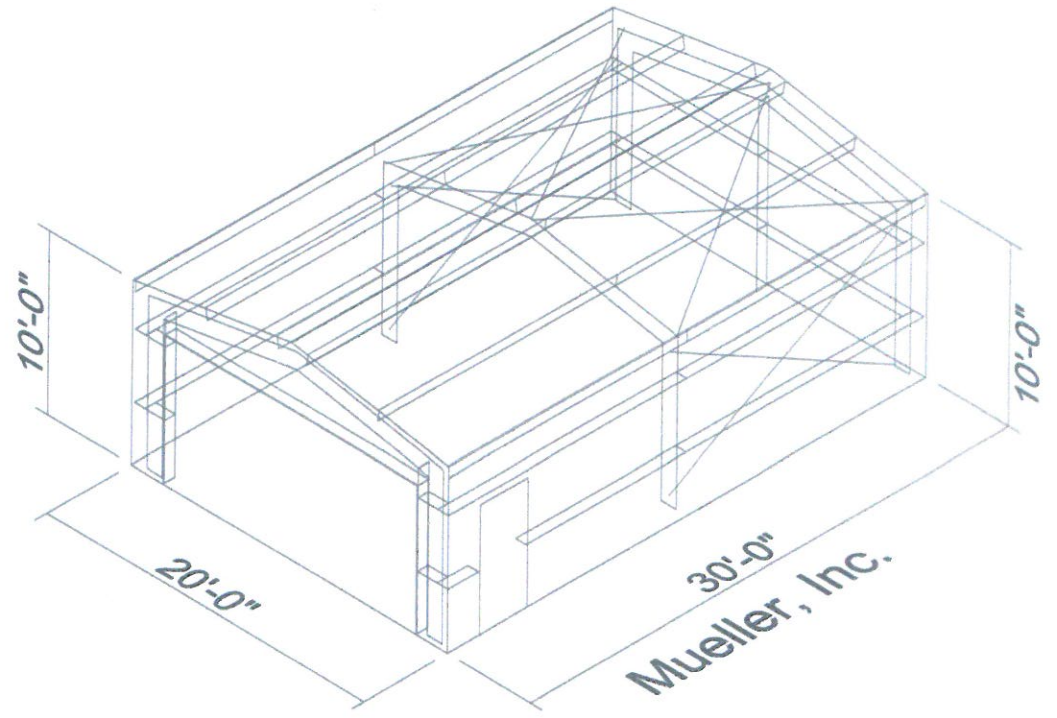
**STOVALL & ASSOCIATES** SURVEYORS

DATE		BY		LEGEND		DATE	

POST OFFICE BOX 280678 • DALLAS, TEXAS 75228 • (214) 343-0000

*Handwritten signature*

X- NOT TRUE DEED SEVEN





# DEVELOPMENT APPLICATION

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STAFF USE ONLY

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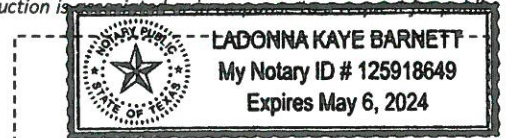
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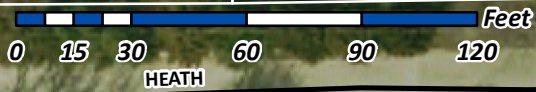
Owner's Signature \_\_\_\_\_


Notary Public in and for the State of Texas

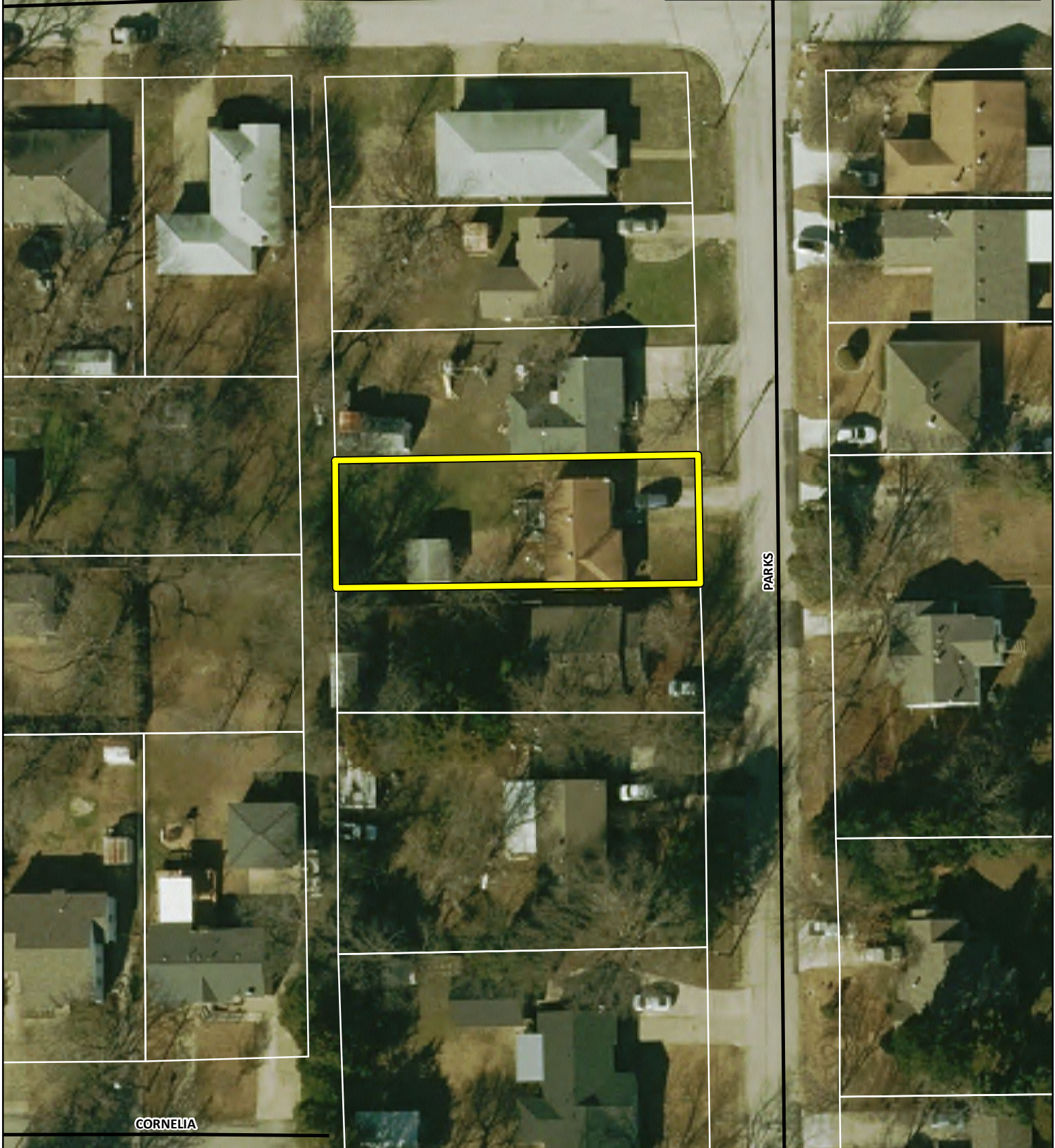
Ladonna Kaye Barnett



My Commission Expires May 6, 2024



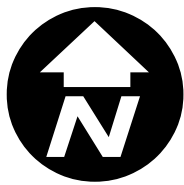
Z2020-054- SUP FOR 707 PARKS AVENUE  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

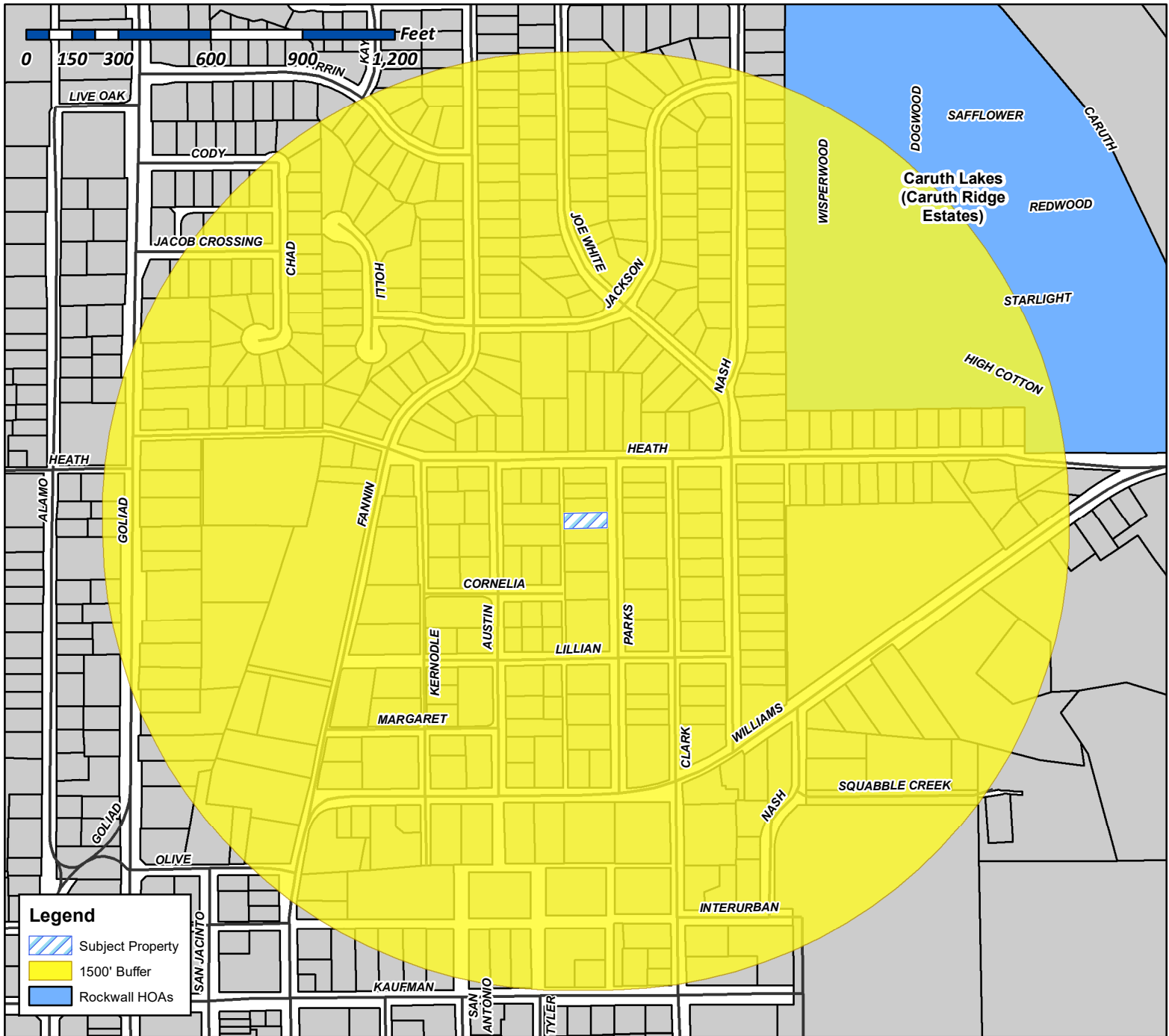




# City of Rockwall

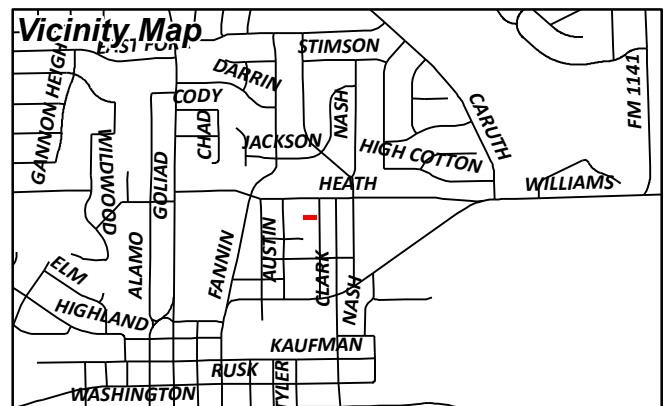
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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745

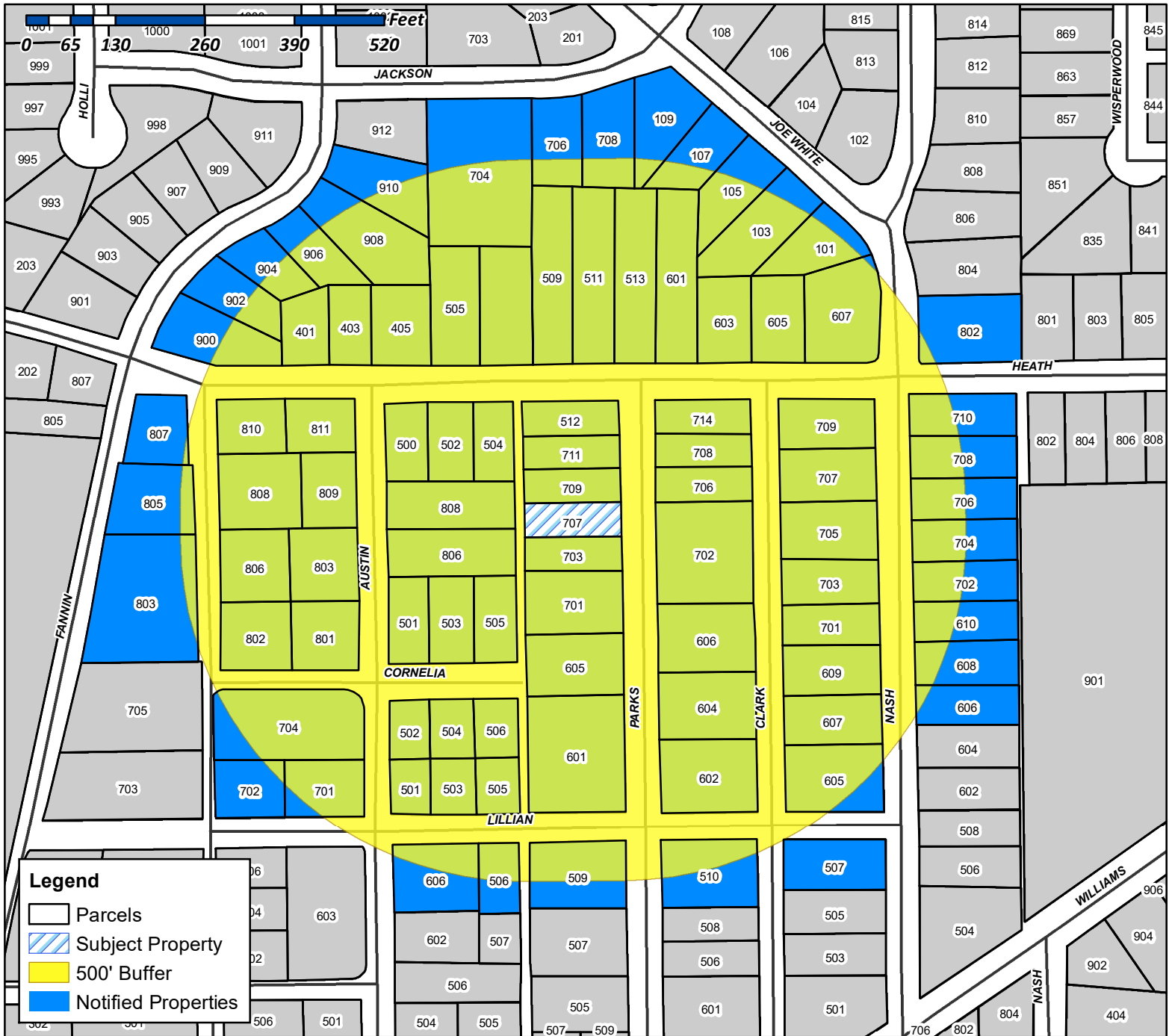




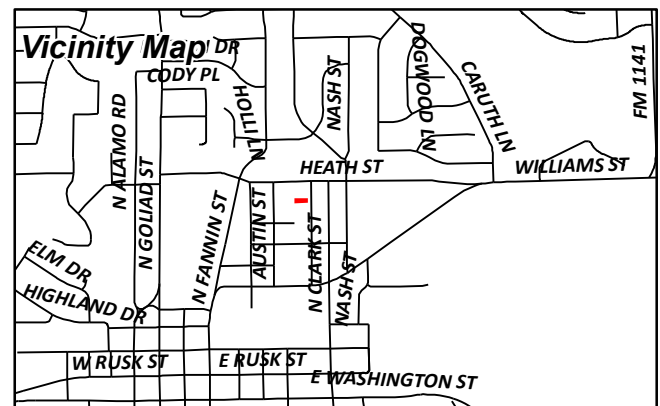
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**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



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

GLASS JERRY R  
103 JOE WHITE ST  
ROCKWALL, TX 75087

SILVA MANUEL  
1041 E FM 552  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
105 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
119 SUNRISE VISTA WAY  
PONTE VEDRA, FL 32081

LAWRENCE RUSSELL W AND KELLY D  
12 AMITY LANE  
ROCKWALL, TX 75087

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

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

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

PARK ALLEN  
2301 LAFAYETTE DR  
HEATH, TX 75032

BLAZEK ALVIN F & DOROTHY H  
2614 W 10TH ST  
DALLAS, TX 75211

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
403EHEATH ST  
ROCKWALL, TX 75087

PARK ALLEN  
405EHEATHST  
ROCKWALL, TX 75087

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

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

GREENAWALT PATRICK ALAN  
501 LILLIAN ST  
ROCKWALL, TX 75087

BARNETT GEORGE S  
502 CORNELIA ST  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
503 CORNELIA  
ROCKWALL, TX 75087

AWAJA PROPERTIES LLC  
503 LILLIAN ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
504 CORNELIA  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN  
505 CORNELIA  
ROCKWALL, TX 75087

BARRON GILDARDO  
505 LILLIAN ST  
ROCKWALL, TX 75087

VANHORN PENNI AND  
JOE ZYLKA AND BONNIE ZYLKA  
505 E HEATH ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
506 CORNELIA  
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE  
506 LILLIAN ST  
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE  
507 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN  
510 PARKS AVE  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
511 E HEATH ST  
ROCKWALL, TX 75087

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

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

TROWBRIDGE PATRICK A & ELIZABETH  
601 PARKS AVE  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
601 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STARK ROBERT C  
601 E HEATH ST  
ROCKWALL, TX 75087

LEAL ROLAND & CAROL  
602 PARKS AVENUE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM  
605 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
605 E HEATH ST  
ROCKWALL, TX 75087

DANIEL RODNEY  
606 AUSTIN ST  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN  
606 PARKS AVE  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
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TORRES ROSIE  
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TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
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CASTRO RENE & BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

MOONEY BEULAH CHRISTINE  
701 AUSTIN ST  
ROCKWALL, TX 75087

BLAZEK ALVIN F & DOROTHY H  
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CASTILLO AGAPITO & ESTELA  
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TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
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ELLISTON REBECCA S  
703 NASH STREET  
ROCKWALL, TX 75087

HANSON BRANDON R  
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FRASIER MICHAEL & MARY GRACE  
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THOMAS TRACY  
704 KERNODLE ST  
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS  
704 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

ZYLKA PENNI R  
706 JACKSON ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

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

MCCLAIN LOUETTA  
707 NASH ST  
ROCKWALL, TX 75087

BELANGER CORKY  
707 PARKS AVE  
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LASKY KRISTINE ELIZABETH  
708 JACKSON ST  
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SABRSULA MELISSA  
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KOLWINSKA GERALDINE D  
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KING MISTY  
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NIXON ALBERT  
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PALMER LINDA C  
714 PARKS AVE  
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801 AUSTIN ST  
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SILVA MANUEL  
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JOHNSON BRADLEY K AND GINGER M  
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BUSHNELL MICHAEL S & TIFFANIE C  
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LAWRENCE RUSSELL W AND KELLY D  
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DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
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CASTRO RENE & BETSY  
808 AUSTINST  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
808 KERNODLE ST  
ROCKWALL, TX 75087

KINDRED ROBERT M  
809 AUSTINST  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

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

ABEAR HOMES LLC SERIES 3  
8916 MEADOW KNOLL  
DALLAS, TX 75243

WILSON CHARLES W  
900 N FANNIN ST  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
902 N FANNIN STREET  
ROCKWALL, TX 75087

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

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3  
908 N FANNIN ST  
ROCKWALL, TX 75087

JESSEE DAVID AND A JANE  
910 N FANNIN ST  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

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

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75087

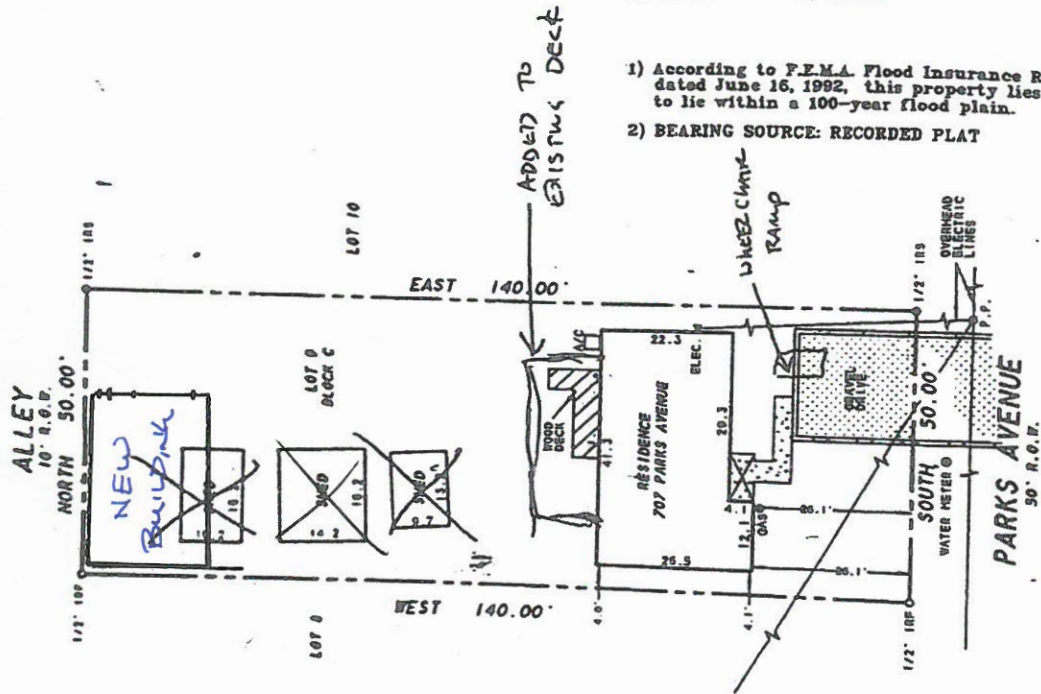
AWAJA PROPERTIES LLC  
PO BOX 811  
ROYSE CITY, TX 75189

**DESCRIPTION**

LOT 9, BLOCK C OF THE FOREE ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 568 DEED RECORDS, ROCKWALL COUNTY, TEXAS.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT



*[Handwritten signature]*

X - NOT THERE I MADE NEVER BEEN

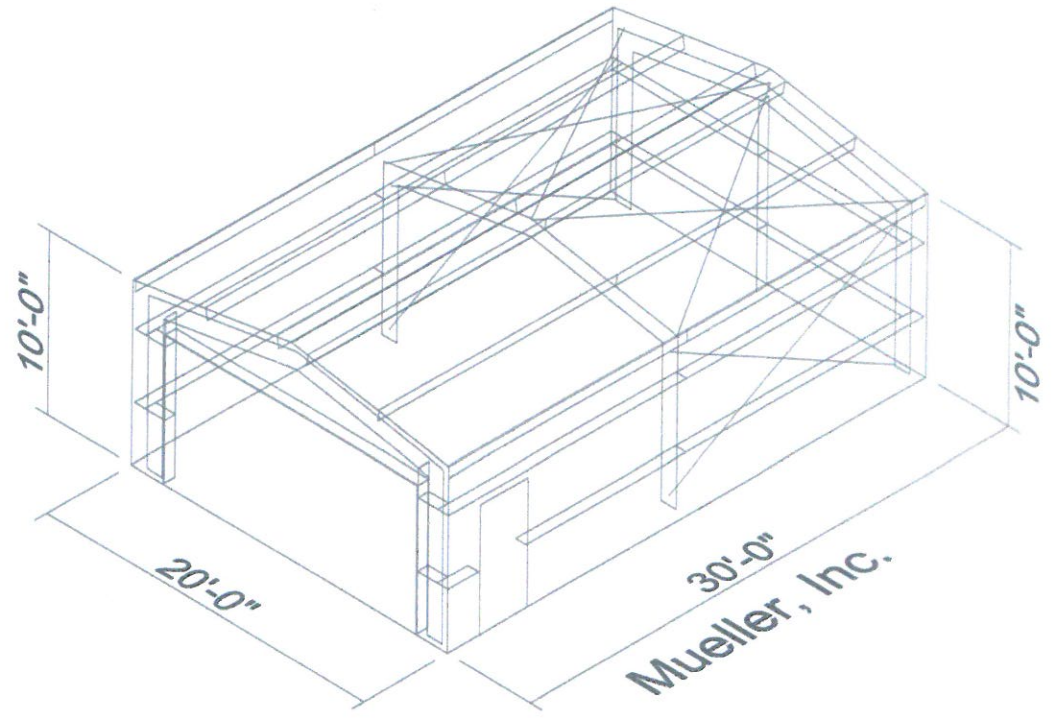


I, Harold D. Petty, III, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the above plat.

*[Signature]*  
Harold D. Petty III, R.P.L.S. No. 5034

**STOVALL & ASSOCIATES** SURVEYORS

DATE	PREPARED BY	REVISIONS	DATE
NOV 25 1992	HAROLD D. PETTY III		NOV 25 1992
BY	CHECKED BY	DATE	DATE



# PROJECT COMMENTS



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

DATE: 11/20/2020

PROJECT NUMBER: Z2020-054  
PROJECT NAME: SUP for Accessory Structure at 707 Parks Avenue  
SITE ADDRESS/LOCATIONS: 707 PARKS AVE, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/20/2020	Approved w/ Comments

11/20/2020: I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 707 Parks Avenue.

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 (Z2020-054) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 7 (SF-7) District.

I.5 According to Subsection 02.02(7) of Article 13, Definitions, of the Unified Development Code (UDC), a residential garage is clearly defined as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In this case, a motor vehicle has no way of getting to the structure (i.e. does not have a residential driveway to the structure) does not support this structure being classified as a residential garage; therefore, staff has classified this as a residential accessory structure.

I.6 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family 7 (SF-7) District shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 2
- (2) Maximum SF of Accessory Structure: 144 SF
- (3) Minimum Rear Yard Setback: 3 Feet
- (4) Minimum Side Yard Setback: 6 Feet
- (5) Distance Between Buildings: 6 Feet
- (6) Maximum Building Height: 15 Feet

In addition, all accessory buildings should be constructed to be architecturally compatible to the primary structure and be situated behind the front façade of the building.

M.7 In this case, the proposed new building will conform to the distance between buildings and the maximum building height. The three (3) foot rear yard setback and the six (6) foot side yard setback are not in compliance with the setback requirements and must be corrected.

I.8 In addition, the size of the accessory building exceeds the maximum permitted size for accessory structures in a Single-Family 7 (SF-7) District by 456 SF (i.e. 144 SF – 600 SF = -456 SF).

M.9 Please clearly label the distance between the proposed building and all property lines, and the distance between the building and the primary structure on the site plan. In addition, label the dimensions of the building on the site plan.

M.10 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.

M.11 Please review the attached Draft Ordinance prior to the November 24, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 1, 2020.

I.12 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 December 1, 2020; 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 December 8, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 24, 2020.

I.13 The projected City Council meeting dates for this case will be December 21, 2020 [1st Reading] and January 4, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2020	Approved w/ Comments
11/18/2020: Verify the new building is outside of all building setbacks			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/16/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2020	Approved w/ Comments
11/17/2020: The building shall comply with fire-rated construction requirements for the exterior walls based on the location from property lines in accordance with the Building Code.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2020	Approved
11/16/2020: 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. 22020-054

**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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 707 PARKS AVE

Subdivision \_\_\_\_\_ Lot 9 Block C

General Location DOWNTOWN

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

Current Zoning RESIDENTIAL

Current Use 1/

Proposed Zoning RESIDENTIAL

Proposed Use 1/

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 CORRY BELANGER

Applicant \_\_\_\_\_

Contact Person CORRY BELANGER

Contact Person \_\_\_\_\_

Address 921 N. ALAMO RD

Address \_\_\_\_\_

City, State & Zip ROCKWALL TX 75087

City, State & Zip \_\_\_\_\_

Phone 561.531.2328

Phone \_\_\_\_\_

E-Mail CORRYWBELANGER@GMAIL

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

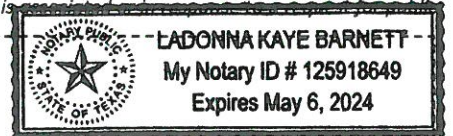
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.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

Given under my hand and seal of office on this the 13<sup>th</sup> day of November, 2020

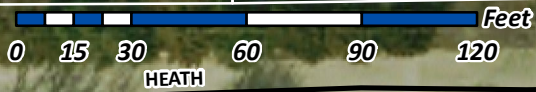
Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas

Ladonna Kaye Barnett



My Commission Expires May 6, 2024



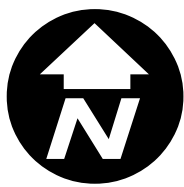
Z2020-054- SUP FOR 707 PARKS AVENUE  
ZONING - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

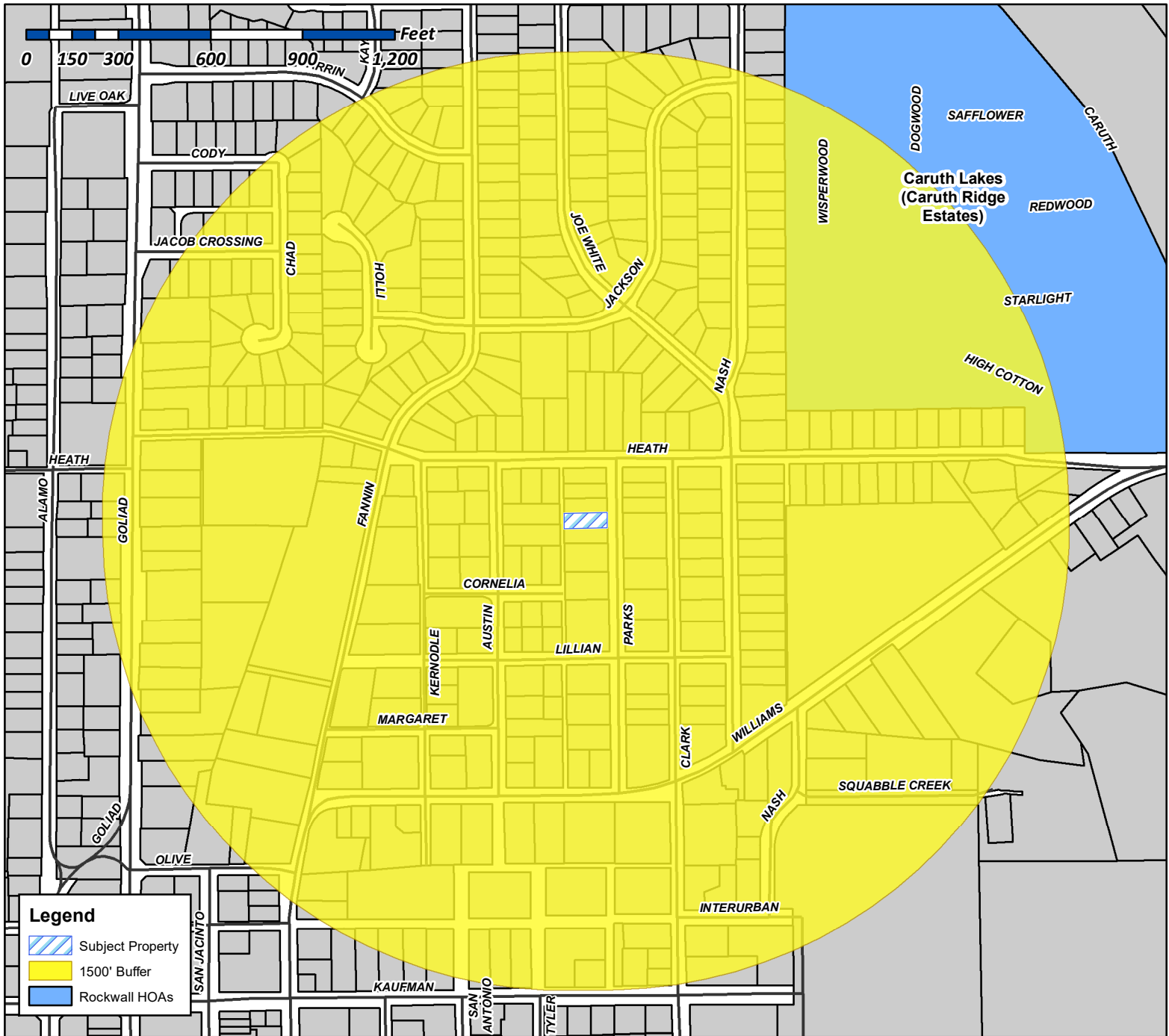




# City of Rockwall

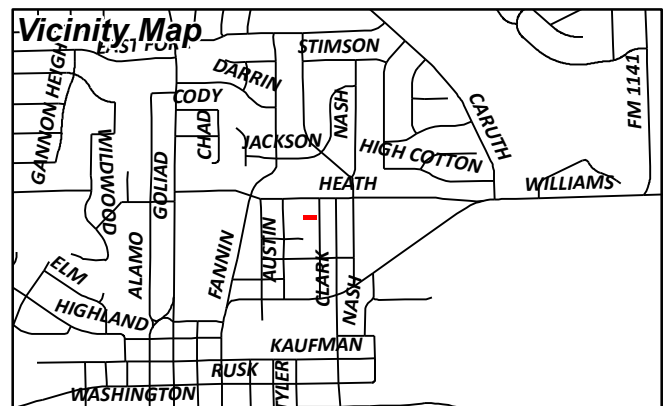
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



**Lee, Henry**

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map Z2020-054.pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

#### **Z2020-054 Specific Use Permit for an Accessory Structure**

Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a *Specific Use Permit* for an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

---

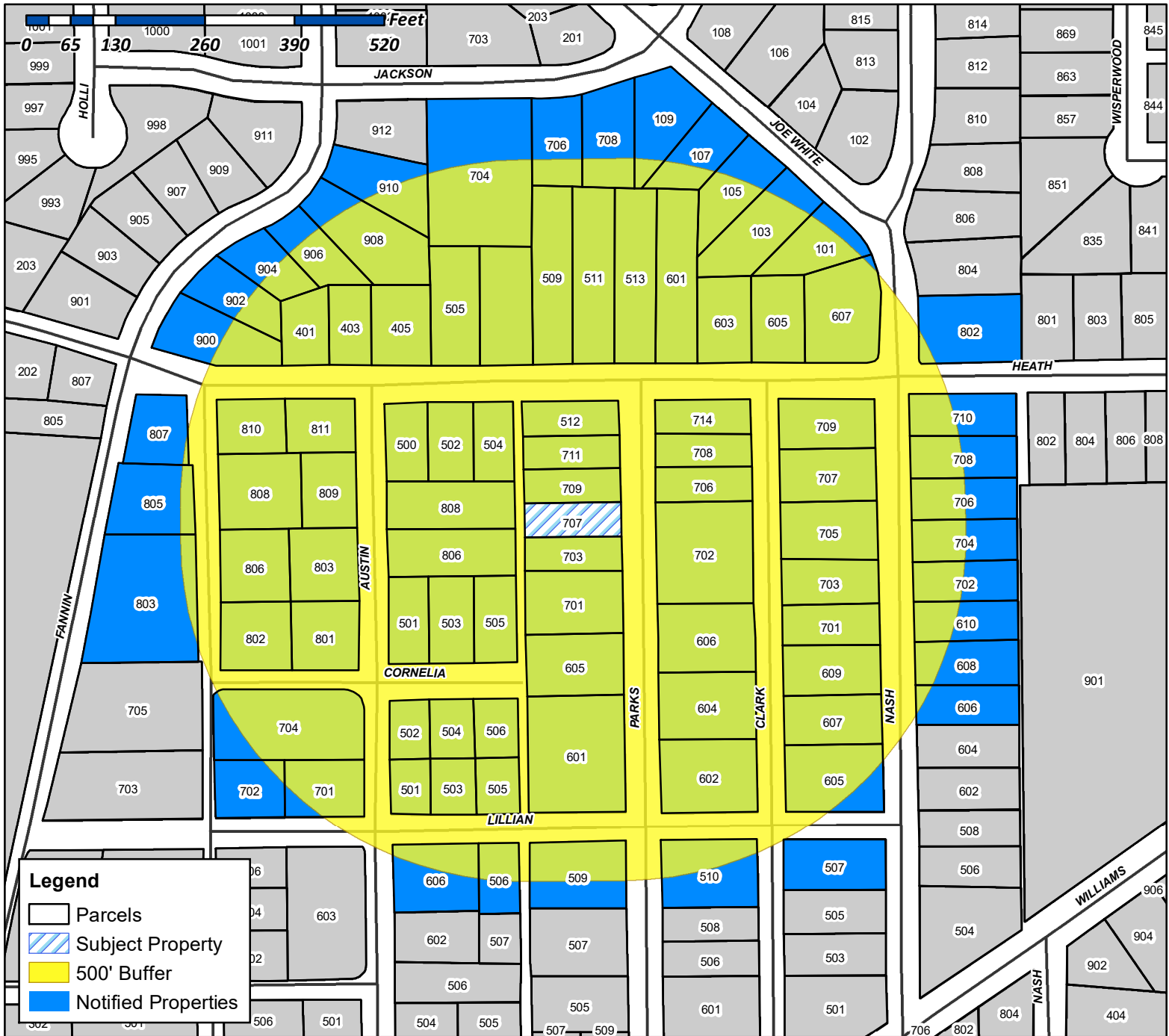
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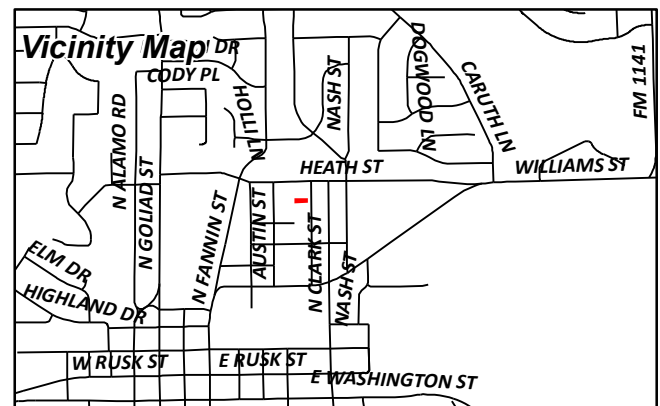
# City of Rockwall

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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745

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

GLASS JERRY R  
103 JOE WHITE ST  
ROCKWALL, TX 75087

SILVA MANUEL  
1041 E FM 552  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
105 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
119 SUNRISE VISTA WAY  
PONTE VEDRA, FL 32081

LAWRENCE RUSSELL W AND KELLY D  
12 AMITY LANE  
ROCKWALL, TX 75087

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

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

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

PARK ALLEN  
2301 LAFAYETTE DR  
HEATH, TX 75032

BLAZEK ALVIN F & DOROTHY H  
2614 W 10TH ST  
DALLAS, TX 75211

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
403EHEATH ST  
ROCKWALL, TX 75087

PARK ALLEN  
405EHEATHST  
ROCKWALL, TX 75087

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

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

GREENAWALT PATRICK ALAN  
501 LILLIAN ST  
ROCKWALL, TX 75087

BARNETT GEORGE S  
502 CORNELIA ST  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
503 CORNELIA  
ROCKWALL, TX 75087

AWAJA PROPERTIES LLC  
503 LILLIAN ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
504 CORNELIA  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN  
505 CORNELIA  
ROCKWALL, TX 75087

BARRON GILDARDO  
505 LILLIAN ST  
ROCKWALL, TX 75087

VANHORN PENNI AND  
JOE ZYLKA AND BONNIE ZYLKA  
505 E HEATH ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
506 CORNELIA  
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE  
506 LILLIAN ST  
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE  
507 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN  
510 PARKS AVE  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
511 E HEATH ST  
ROCKWALL, TX 75087

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

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

TROWBRIDGE PATRICK A & ELIZABETH  
601 PARKS AVE  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
601 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STARK ROBERT C  
601 E HEATH ST  
ROCKWALL, TX 75087

LEAL ROLAND & CAROL  
602 PARKS AVENUE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM  
605 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
605 E HEATH ST  
ROCKWALL, TX 75087

DANIEL RODNEY  
606 AUSTIN ST  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN  
606 PARKS AVE  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
607 NASH ST  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
607 SAINT MARY ST  
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA  
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ROCKWALL, TX 75087

TORRES ROSIE  
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CASTRO RENE & BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

MOONEY BEULAH CHRISTINE  
701 AUSTIN ST  
ROCKWALL, TX 75087

BLAZEK ALVIN F & DOROTHY H  
701 NASH ST  
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA  
701 PARKS AVE  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
702 KERNODLE ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH STREET  
ROCKWALL, TX 75087

HANSON BRANDON R  
703 PARKS AVE  
ROCKWALL, TX 75087

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

THOMAS TRACY  
704 KERNODLE ST  
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS  
704 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

ZYLKA PENNI R  
706 JACKSON ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

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

MCCLAIN LOUETTA  
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ROCKWALL, TX 75087

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SABRSULA MELISSA  
708 NASH ST  
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
709 NASH ST  
ROCKWALL, TX 75087

BARRON ARMANDO  
709 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

KING MISTY  
710 NASH STREET  
ROCKWALL, TX 75087

NIXON ALBERT  
711 PARKS AVE  
ROCKWALL, TX 75087

PALMER LINDA C  
714 PARKS AVE  
ROCKWALL, TX 75087

BEASLEY GEORGE  
801 AUSTIN ST  
ROCKWALL, TX 75087

KINSEY DONALD H AND TARI L  
802 KERNODLE STREET  
ROCKWALL, TX 75087



STEGALL VENTURES LLC  
802 NASH ST  
ROCKWALL, TX 75087

SILVA MANUEL  
803 AUSTIN ST  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

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

AUSTIN TRENTON C  
806 AUSTIN ST  
ROCKWALL, TX 75087

LAWRENCE RUSSELL W AND KELLY D  
806 KERNODLE ST  
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
ROCKWALL, TX 75087

CASTRO RENE & BETSY  
808 AUSTINST  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
808 KERNODLE ST  
ROCKWALL, TX 75087

KINDRED ROBERT M  
809 AUSTINST  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

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

ABEAR HOMES LLC SERIES 3  
8916 MEADOW KNOLL  
DALLAS, TX 75243

WILSON CHARLES W  
900 N FANNIN ST  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
902 N FANNIN STREET  
ROCKWALL, TX 75087

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

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3  
908 N FANNIN ST  
ROCKWALL, TX 75087

JESSEE DAVID AND A JANE  
910 N FANNIN ST  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

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

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75087

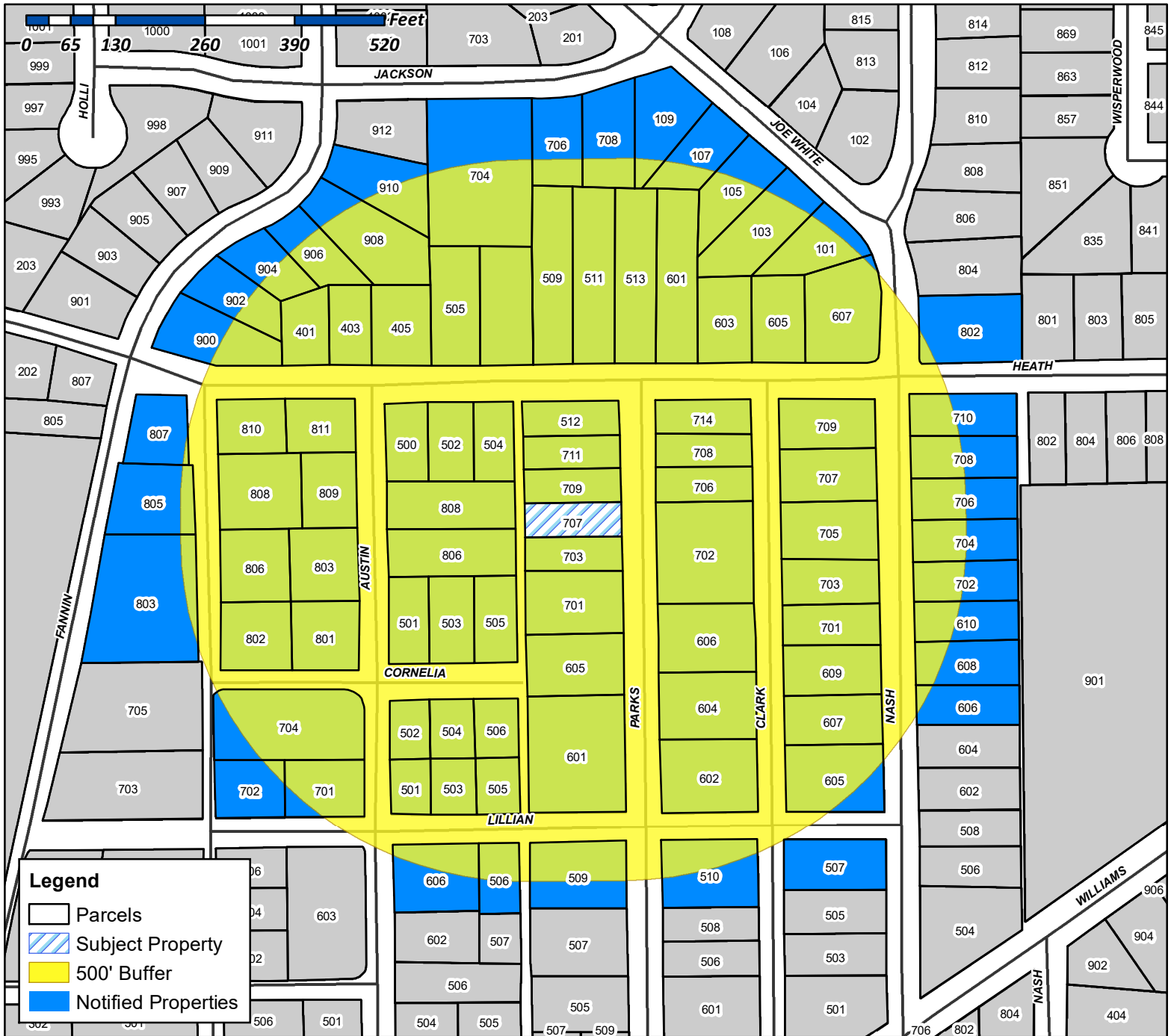
AWAJA PROPERTIES LLC  
PO BOX 811  
ROYSE CITY, TX 75189



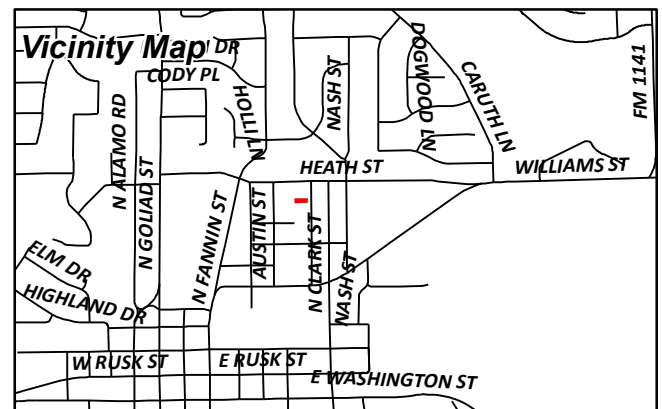
# City of Rockwall

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:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-054: Specific Use Permit for an Accessory Structure**

*Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 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, December 21, 2020 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. Z2020-054: Specific Use Permit for an Accessory Structure**

**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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

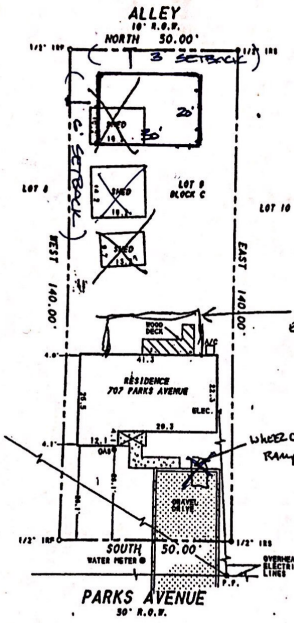
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

*Handwritten signature/initials at top left.*

WOOD SHOP  
SLAB ON GRADE  
METAL STRUCTURE

X- NOT THERE  
NEVER HAVE  
BEEN



ADDED TO  
EXISTING DECK

Wheel Chair  
RAMP

**DESCRIPTION**  
LOT 8, BLOCK C OF THE POWER ADDITION TO THE CITY OF ROCKFALL, ROCKFALL COUNTY, ROCKFALL COUNTY, ILLINOIS  
NOTES  
1) According to 82 P.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C  
dated 8/6/82, this property is in Zone 2. This property does not appear  
to be within a 100-year flood plain.  
2) BEARING SOURCE RECORDED PLAT

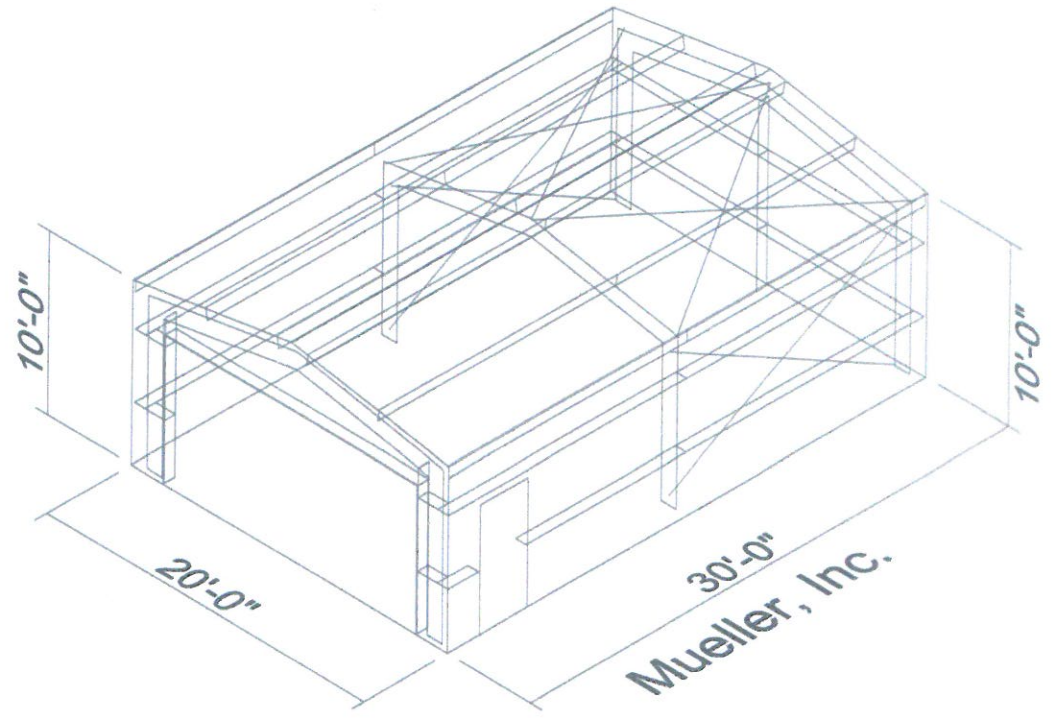
I, Harold B. Peilly, III, Registered Professional Land Surveyor, State of Texas, do certify  
as follows: The above plat, shown to my view, correct, and accurate representation of the property  
described herein, and I am a duly licensed and sworn surveyor. I have personally examined  
the property being located and I have found it to be as shown on the plat and I have found  
no errors in the same. I have also examined the documents and records on file in the  
public records office of the county in which the property is located and I have found  
no errors in the same. I have also examined the plat and I have found it to be as shown  
on the above plat. My commission expires on the 15th day of August, 2004.

*Signature of Harold B. Peilly, III*  
HAROLD B. PEILLY, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS  
COMMISSION EXPIRES AUGUST 15, 2004



STOVALL & ASSOCIATES

Form with fields for NAME, ADDRESS, PHONE, and SIGNATURE. Includes 'NOTICE OF RECORDING' and 'RECORDING' sections.







CITY OF ROCKWALL

ORDINANCE NO. 21-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) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK E, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Corky Belanger for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.161-acre parcel of land described as Lot 9, Block E, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and being more specifically depicted and described 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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:



## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 600 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner 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 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, 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 4<sup>TH</sup> DAY OF JANUARY, 2021.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: December 21, 2020

2<sup>nd</sup> Reading: January 4, 2021

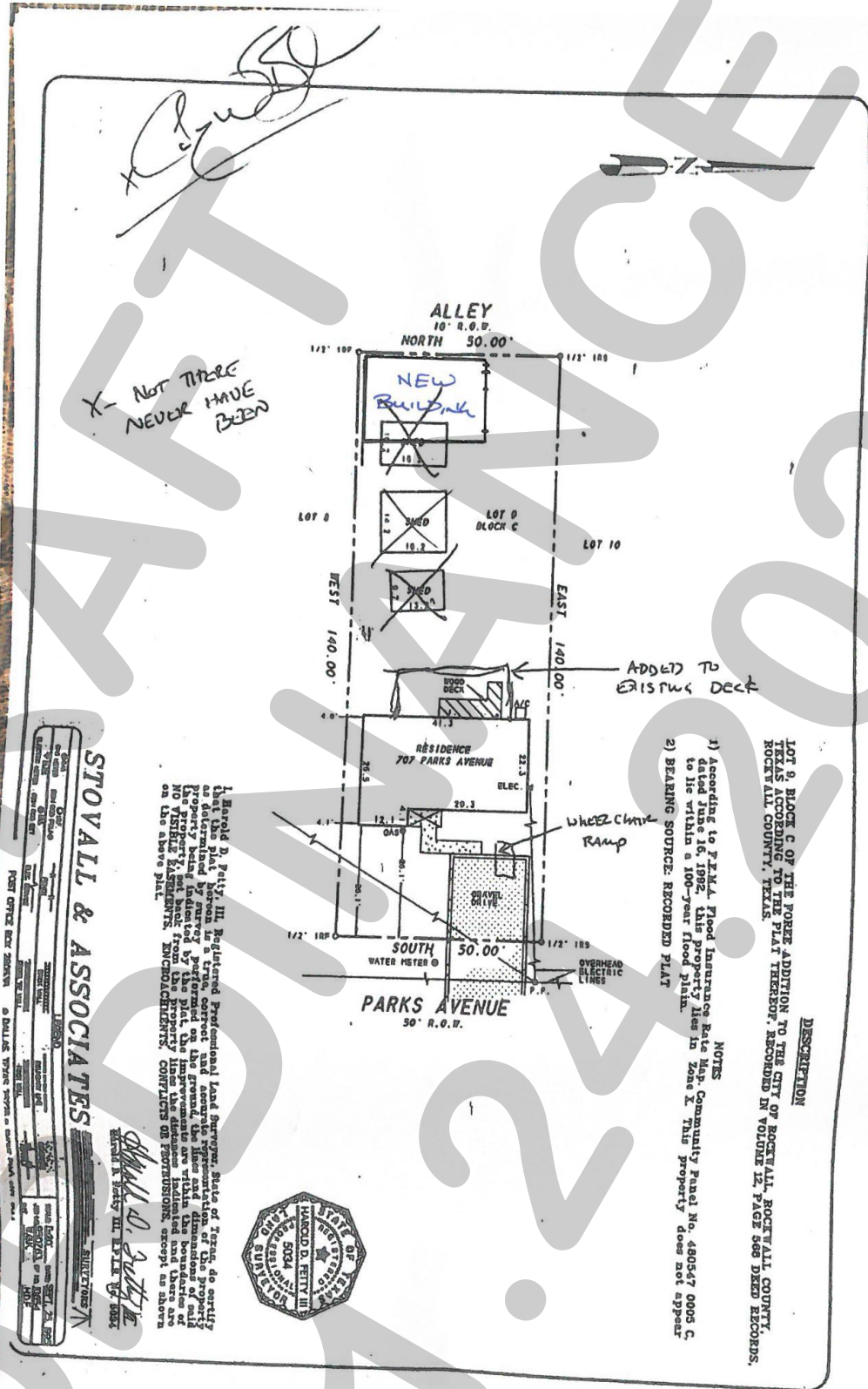
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 707 Parks Avenue

Legal Description: Lot 9, Block C, Foree Addition

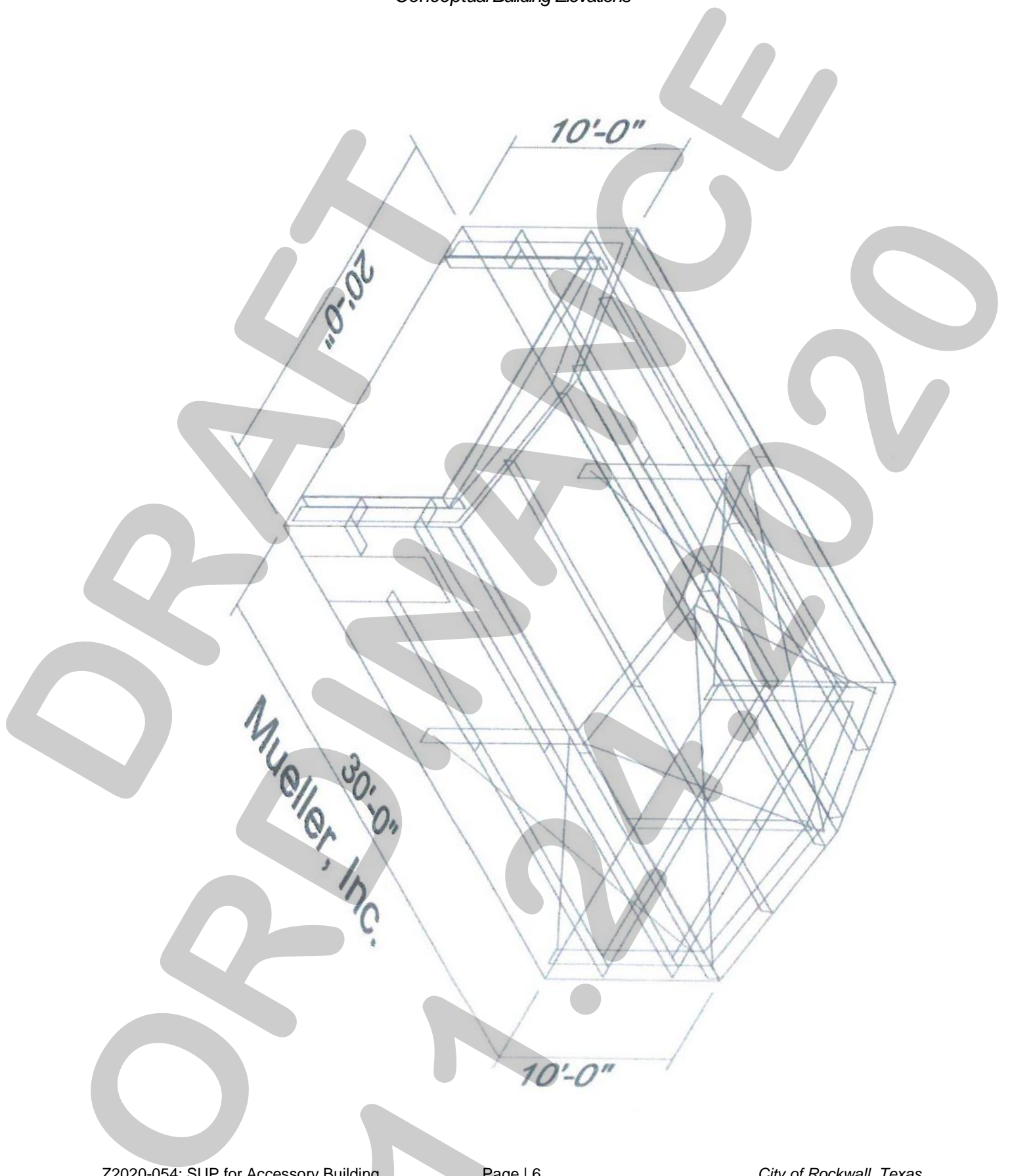


Exhibit 'B':  
Site Plan



Scanned with CamScanner

**Exhibit 'C':**  
*Conceptual Building Elevations*





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** December 8, 2020  
**APPLICANT:** Corky Belanger  
**CASE NUMBER:** Z2020-054; *Specific Use Permit for an Accessory Building at 707 Parks Avenue*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

### BACKGROUND

The subject property is located within the Foree Subdivision, which was filed with Rockwall County on February 7, 1913. The 1934 Sanborn Maps -- *which are dated August 25, 1934* -- show the subject property as being vacant. According to the City's historic zoning maps the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. By May 16, 1983, this designation had changed to Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD), a ~946 SF single-family home and 32 SF covered porch was constructed on the subject property in 1995, a 64 SF deck was constructed in 2005, a 255 SF accessory building was constructed in 2000, and a 150 SF deck was constructed in 2018. According to the applicant the accessory building was removed from the subject property after it was damaged by storms in 2019.

### PURPOSE

The property owner and applicant -- *Corky Belanger* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 707 Parks Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) single-family homes (*i.e. 709 & 711 Parks Avenue and 512 Heath Street*) on three (3) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several homes zoned Single Family 7 (SF-7) District.

South: Directly south of the subject property are four (4) single-family homes (*i.e. 601, 605, 701, & 705 Parks Avenue*) on four (4) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are five (5) single-family homes (*i.e. 505, 507 & 509 Parks Avenue and 507 & 509 Williams Street*) on five (5) parcels of land zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Parks Avenue, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family homes (*i.e. 602, 604, 606, 610, 702, 706, 708 & 714 Parks Avenue*) on eight (8) parcels of land zoned Single-Family 7 (SF-7) District. East of this is N. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is an unutilized alleyway right-of-way. Beyond this are eight (8) single-family homes (*i.e. 500, 502 & 504 Heath Street; 808 & 806 Austin Street; and, 501, 503 & 505 Cornelia Street*) on eight (8) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Austin Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and framing plan requesting to permit a proposed 600 SF accessory building. The applicant has also indicated that the accessory building will have a 2:12 pitched roof, incorporate a single garage door, and have a total height of 11-feet 4-inches. Based on the framing plan the building footprint is 20' x 30' (*or 600 SF*). The exterior and roof of the accessory building will be clad with 26-gauge metal sheets. The proposed building will be situated at the rear of the subject property, adjacent to the southwestern property line, and be situated a minimum of three (3) feet from the rear property line and six (6) feet from the side yard property line.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. Accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

## **STAFF ANALYSIS**

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 456 SF. Staff performed a review of the aerial imagery of the homes in the surrounding area (*a total of 29 single-family homes are in this area*) and determined that there does not appear to be any accessory buildings in the area of a similar size as to what the applicant is proposing. Staff should also note that 21 of the 29 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage that is 528 SF. The average size of all accessory structures analyzed is 211 SF, and the average size of the accessory structures excluding detached garages is 153 SF. The applicant has also indicated the accessory structure will be completely enclosed behind a newly constructed 8-foot cedar fence issued by building permit No. *BLD2020-1365*. 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 November 18, 2020, staff mailed 115 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organizations that is 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 case memo was drafted, staff has received one (1) notice input form in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, 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 SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 600 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to construct a concrete foundation that can support the proposed accessory structure; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) Any construction resulting from the approval of this zoning change 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. 22020-054

**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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 707 PARKS AVE

Subdivision \_\_\_\_\_ Lot 9 Block C

General Location DOWNTOWN

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

Current Zoning RESIDENTIAL

Current Use 1/

Proposed Zoning RESIDENTIAL

Proposed Use 1/

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 CORRY BELANGER

Applicant \_\_\_\_\_

Contact Person CORRY BELANGER

Contact Person \_\_\_\_\_

Address 921 N. ALAMO RD

Address \_\_\_\_\_

City, State & Zip ROCKWALL TX 75087

City, State & Zip \_\_\_\_\_

Phone 561.531.2328

Phone \_\_\_\_\_

E-Mail CORRYWBELANGER@GMAIL

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

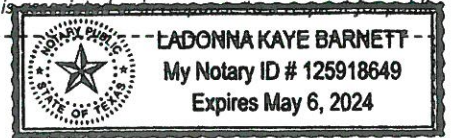
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.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

Given under my hand and seal of office on this the 13<sup>th</sup> day of November, 2020

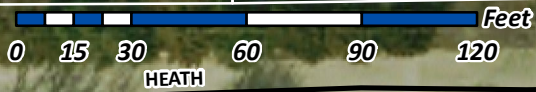
Owner's Signature \_\_\_\_\_


Notary Public in and for the State of Texas

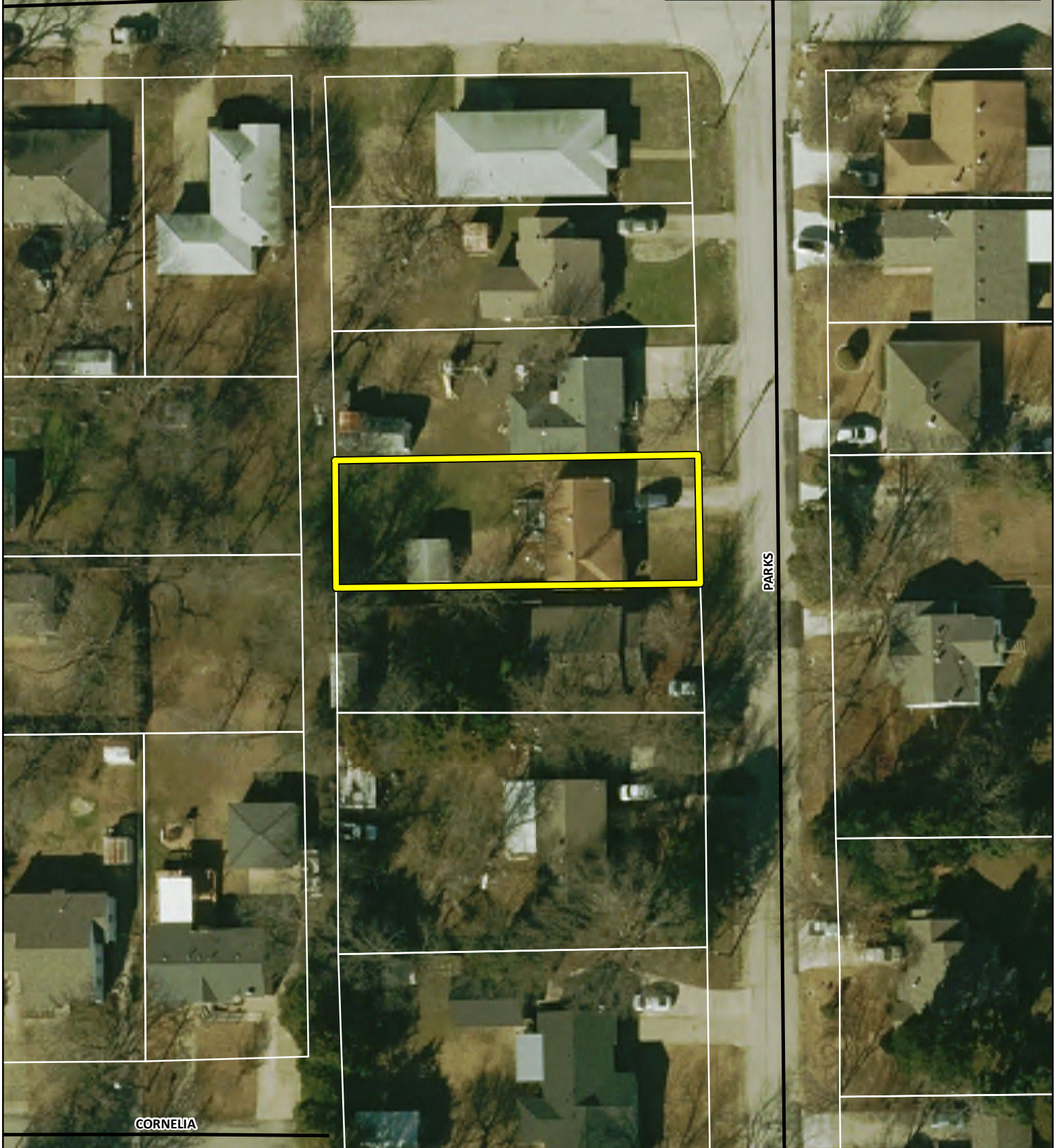
Ladonna Kaye Barnett



My Commission Expires May 6, 2024



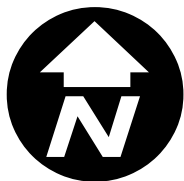
Z2020-054- SUP FOR 707 PARKS AVENUE  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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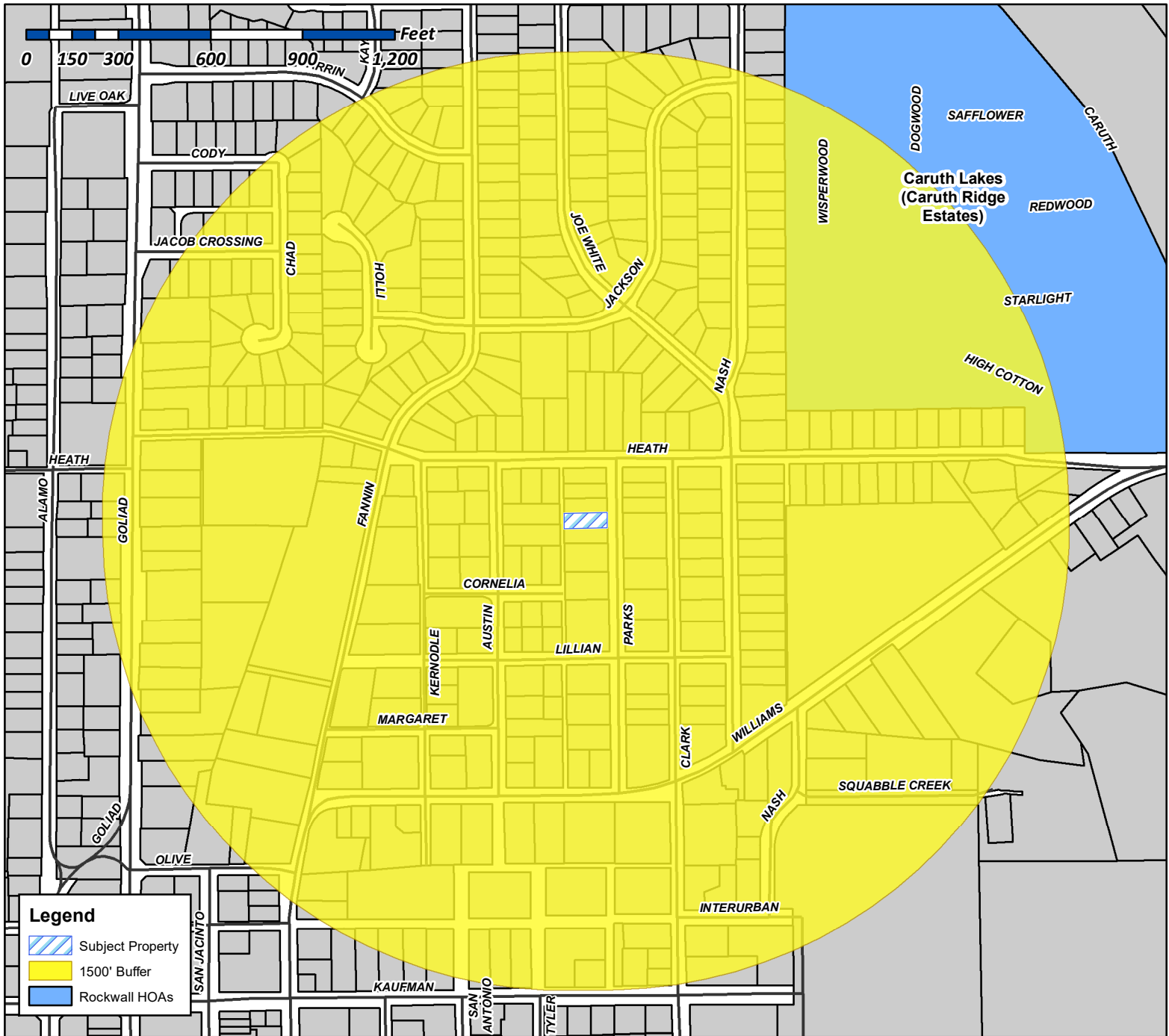




# City of Rockwall

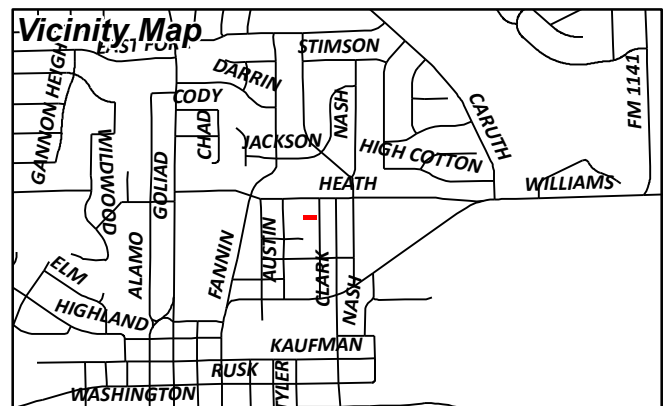
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map Z2020-054.pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2020-054 Specific Use Permit for an Accessory Structure**

Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a *Specific Use Permit* for an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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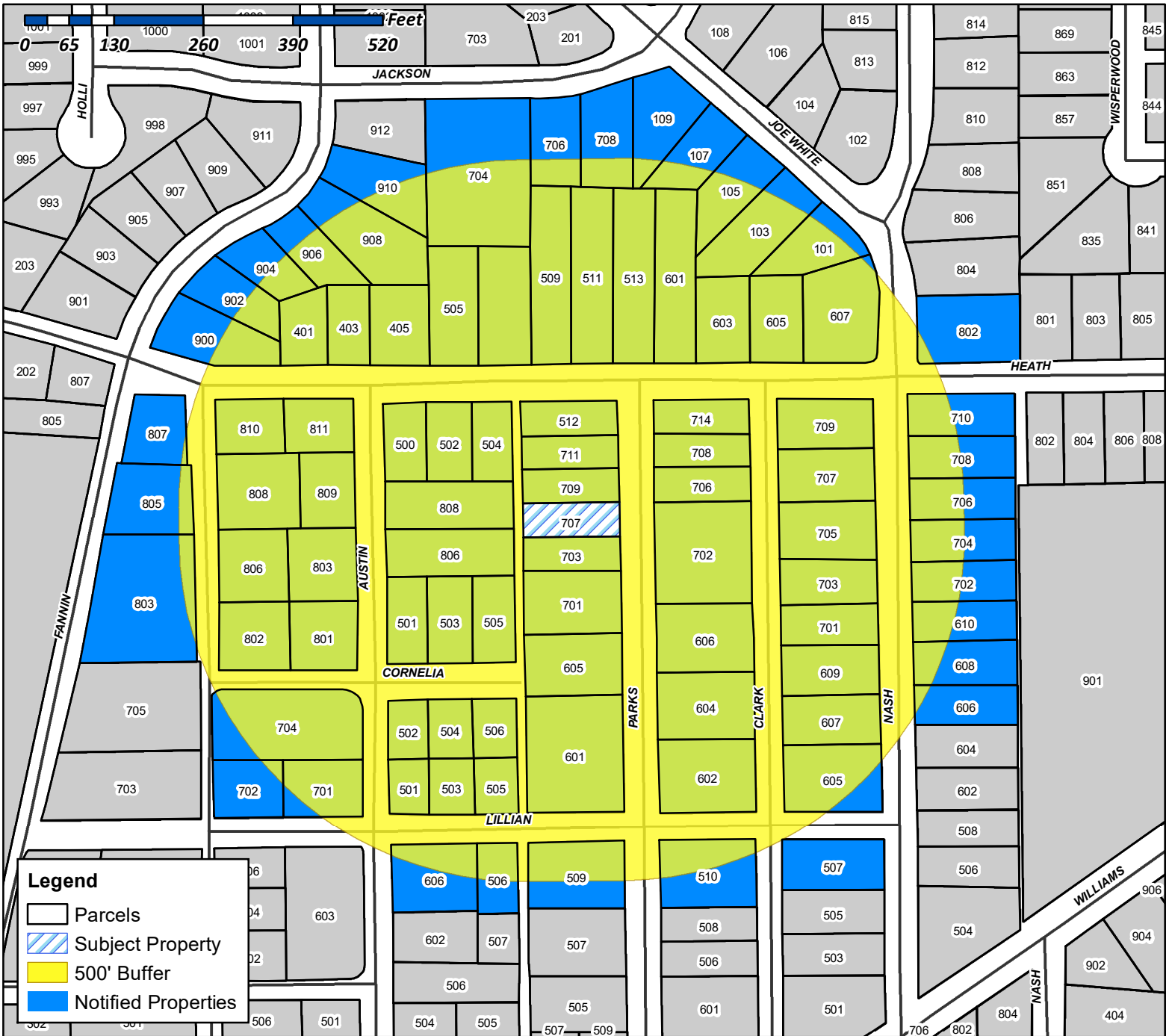
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# City of Rockwall

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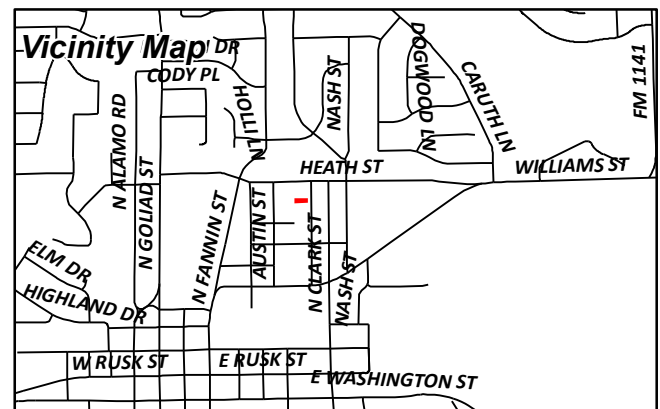
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**Legend**

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
**For Questions on this Case Call (972) 771-7745**

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

GLASS JERRY R  
103 JOE WHITE ST  
ROCKWALL, TX 75087

SILVA MANUEL  
1041 E FM 552  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
105 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
119 SUNRISE VISTA WAY  
PONTE VEDRA, FL 32081

LAWRENCE RUSSELL W AND KELLY D  
12 AMITY LANE  
ROCKWALL, TX 75087

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

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

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

PARK ALLEN  
2301 LAFAYETTE DR  
HEATH, TX 75032

BLAZEK ALVIN F & DOROTHY H  
2614 W 10TH ST  
DALLAS, TX 75211

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
403EHEATH ST  
ROCKWALL, TX 75087

PARK ALLEN  
405EHEATHST  
ROCKWALL, TX 75087

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

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

GREENAWALT PATRICK ALAN  
501 LILLIAN ST  
ROCKWALL, TX 75087

BARNETT GEORGE S  
502 CORNELIA ST  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
503 CORNELIA  
ROCKWALL, TX 75087

AWAJA PROPERTIES LLC  
503 LILLIAN ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
504 CORNELIA  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN  
505 CORNELIA  
ROCKWALL, TX 75087

BARRON GILDARDO  
505 LILLIAN ST  
ROCKWALL, TX 75087

VANHORN PENNI AND  
JOE ZYLKA AND BONNIE ZYLKA  
505 E HEATH ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
506 CORNELIA  
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE  
506 LILLIAN ST  
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE  
507 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN  
510 PARKS AVE  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
511 E HEATH ST  
ROCKWALL, TX 75087

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

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

TROWBRIDGE PATRICK A & ELIZABETH  
601 PARKS AVE  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
601 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STARK ROBERT C  
601 E HEATH ST  
ROCKWALL, TX 75087

LEAL ROLAND & CAROL  
602 PARKS AVENUE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM  
605 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
605 E HEATH ST  
ROCKWALL, TX 75087

DANIEL RODNEY  
606 AUSTIN ST  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN  
606 PARKS AVE  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
607 NASH ST  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
607 SAINT MARY ST  
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
610 NASH ST  
ROCKWALL, TX 75087

CASTRO RENE & BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

MOONEY BEULAH CHRISTINE  
701 AUSTIN ST  
ROCKWALL, TX 75087

BLAZEK ALVIN F & DOROTHY H  
701 NASH ST  
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA  
701 PARKS AVE  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
702 KERNODLE ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH STREET  
ROCKWALL, TX 75087

HANSON BRANDON R  
703 PARKS AVE  
ROCKWALL, TX 75087

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

THOMAS TRACY  
704 KERNODLE ST  
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS  
704 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

ZYLKA PENNI R  
706 JACKSON ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

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

MCCLAIN LOUETTA  
707 NASH ST  
ROCKWALL, TX 75087

BELANGER CORKY  
707 PARKS AVE  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
708 JACKSON ST  
ROCKWALL, TX 75087

SABRSULA MELISSA  
708 NASH ST  
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
709 NASH ST  
ROCKWALL, TX 75087

BARRON ARMANDO  
709 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

KING MISTY  
710 NASH STREET  
ROCKWALL, TX 75087

NIXON ALBERT  
711 PARKS AVE  
ROCKWALL, TX 75087

PALMER LINDA C  
714 PARKS AVE  
ROCKWALL, TX 75087

BEASLEY GEORGE  
801 AUSTIN ST  
ROCKWALL, TX 75087

KINSEY DONALD H AND TARI L  
802 KERNODLE STREET  
ROCKWALL, TX 75087



STEGALL VENTURES LLC  
802 NASH ST  
ROCKWALL, TX 75087

SILVA MANUEL  
803 AUSTIN ST  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

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

AUSTIN TRENTON C  
806 AUSTIN ST  
ROCKWALL, TX 75087

LAWRENCE RUSSELL W AND KELLY D  
806 KERNODLE ST  
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
ROCKWALL, TX 75087

CASTRO RENE & BETSY  
808 AUSTINST  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
808 KERNODLE ST  
ROCKWALL, TX 75087

KINDRED ROBERT M  
809 AUSTINST  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

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

ABEAR HOMES LLC SERIES 3  
8916 MEADOW KNOLL  
DALLAS, TX 75243

WILSON CHARLES W  
900 N FANNIN ST  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
902 N FANNIN STREET  
ROCKWALL, TX 75087

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

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3  
908 N FANNIN ST  
ROCKWALL, TX 75087

JESSEE DAVID AND A JANE  
910 N FANNIN ST  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

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

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75087

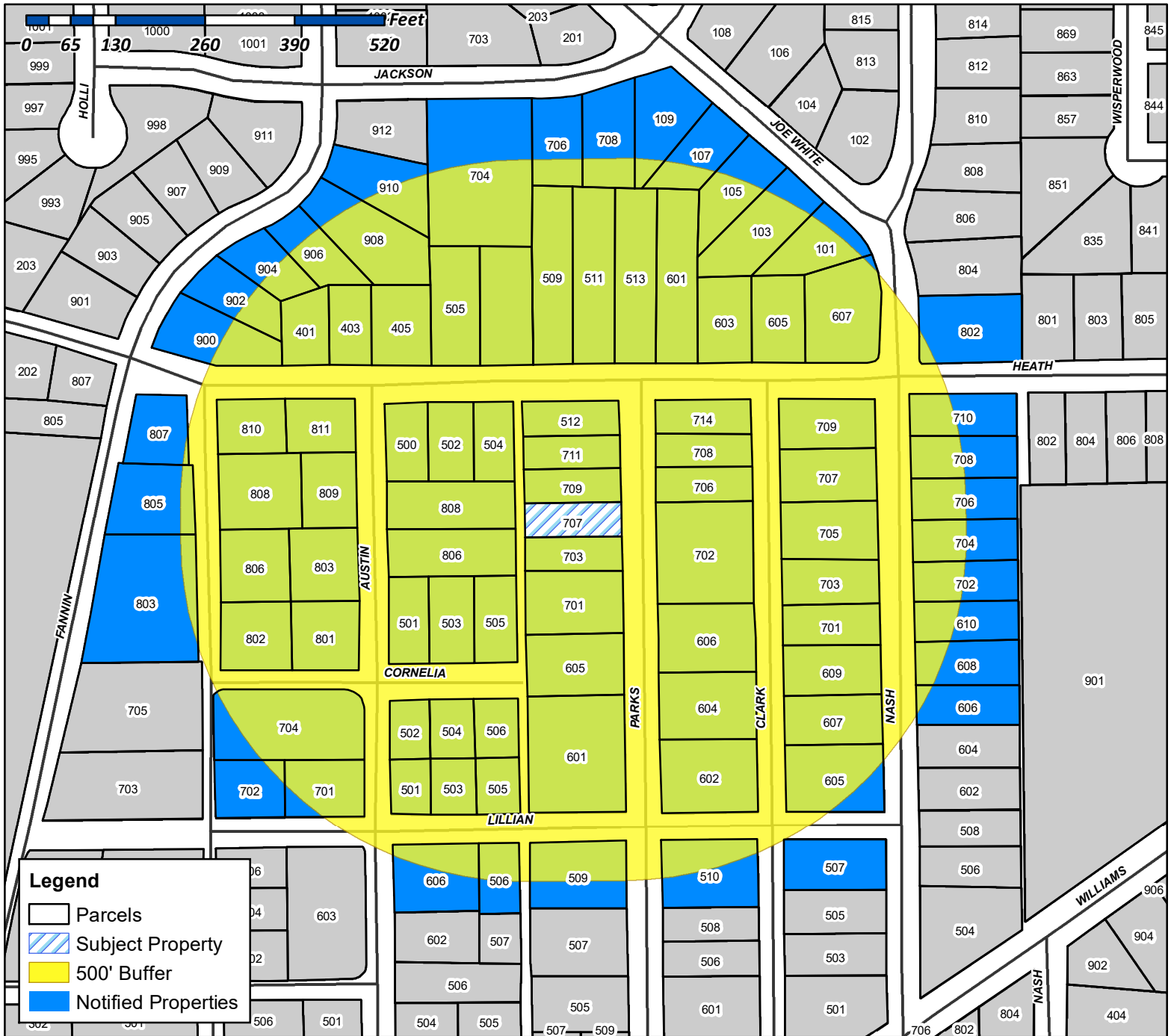
AWAJA PROPERTIES LLC  
PO BOX 811  
ROYSE CITY, TX 75189



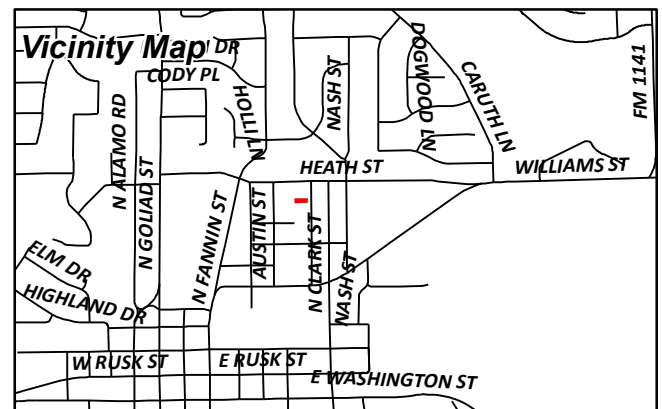
# City of Rockwall

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

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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-054: Specific Use Permit for an Accessory Structure**

*Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 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, December 21, 2020 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. Z2020-054: Specific Use Permit for an Accessory Structure**

**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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

# Zoning & Specific Use Permit Input Form

**Case Number \***

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

Z2020-054

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



I am in favor of the request.



I am in opposition to the request.

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

**Respondent Information**

Please provide your information.

**First Name \***

Mary

Last Name \*

Frasier

Address \*

704 Jackson

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

marygfrasier@gmail.com

Phone Number

214-728-5741

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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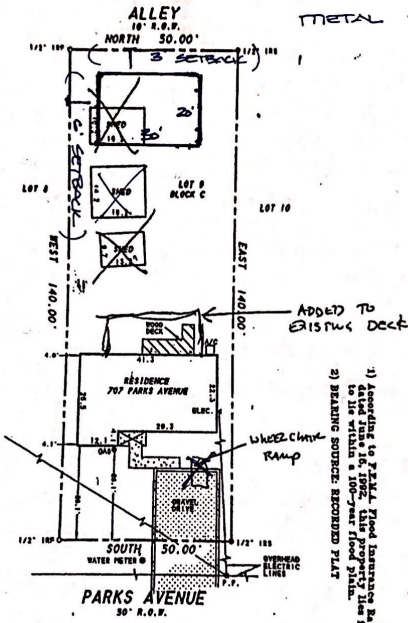
Google Forms

*H. C. Smith*

~~D.T.~~

WOOD SHOP  
SLAB ON GRADE  
METAL STRUCTURE

X- NOT THERE  
NEVER HAVE  
BEEN



**DESCRIPTION**

LOT 8, BLOCK C OF THE PORTER ADDITION TO THE CITY OF NOGALES, NOGALES COUNTY, ARIZONA. RECORD 11, PAGE 808 DEED RECORDS, NOGALES COUNTY, ARIZONA.

**NOTES**

- 1) According to a P.M.L. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated 6/14/82, this property is in Zone 1. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED PLAT

I, Harold A. Pelly, III, Registered Professional Land Surveyor, State of Arizona, do certify that the above plat, shown to my office, and accompanying representation of the property, as shown, is a true and correct copy of the original, and that the boundaries and contents of the same have been established by the original survey, and that the same are in conformity with the laws of the State of Arizona. My commission expires on the 31st day of December, 1984.

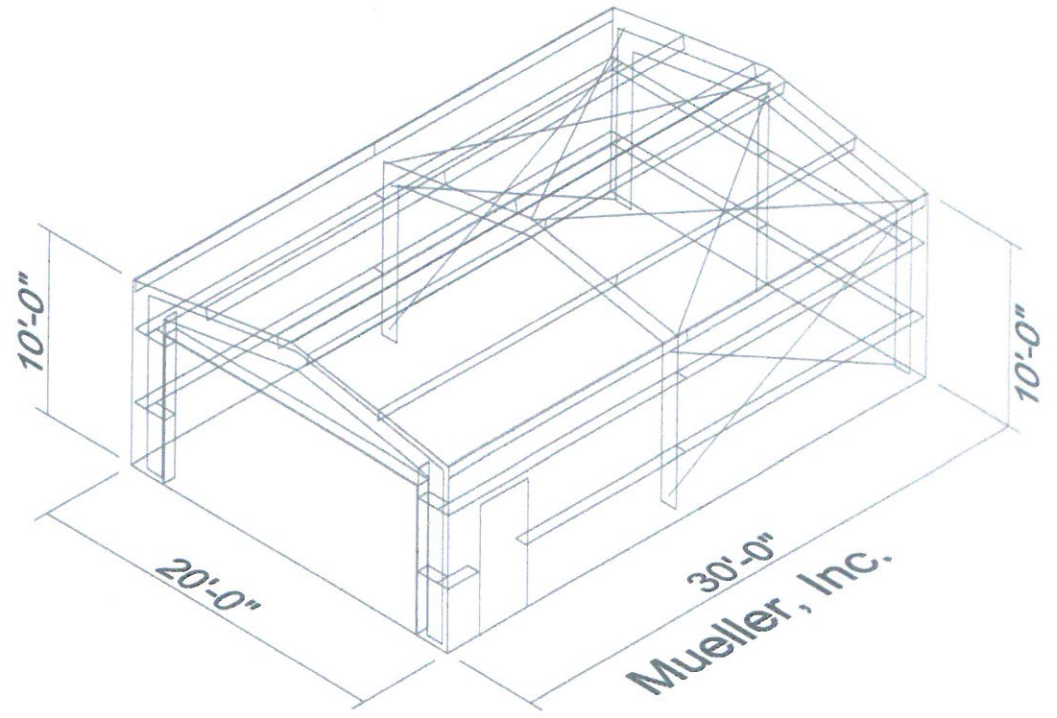


**STOVALL & ASSOCIATES**

REGISTERED PROFESSIONAL LAND SURVEYORS

1111 N. W. 11th St., Ft. Lauderdale, FL 33304

PH: 305-467-1111









CITY OF ROCKWALL

ORDINANCE NO. 21-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) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK E, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Corky Belanger for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.161-acre parcel of land described as Lot 9, Block E, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and being more specifically depicted and described 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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 600 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner 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 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, 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 4<sup>TH</sup> DAY OF JANUARY, 2021.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: December 21, 2020

2<sup>nd</sup> Reading: January 4, 2021

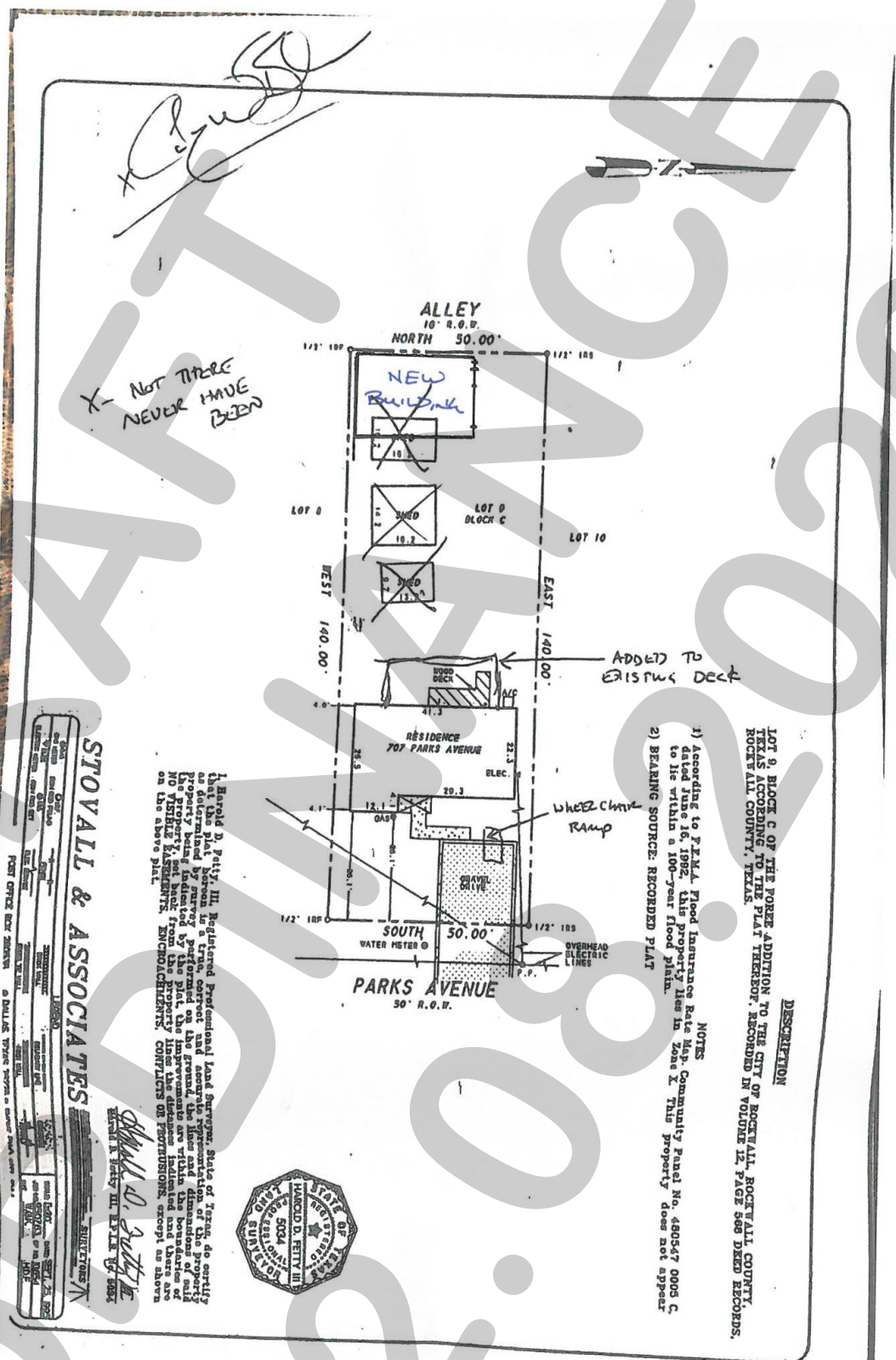
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 707 Parks Avenue

Legal Description: Lot 9, Block C, Foree Addition

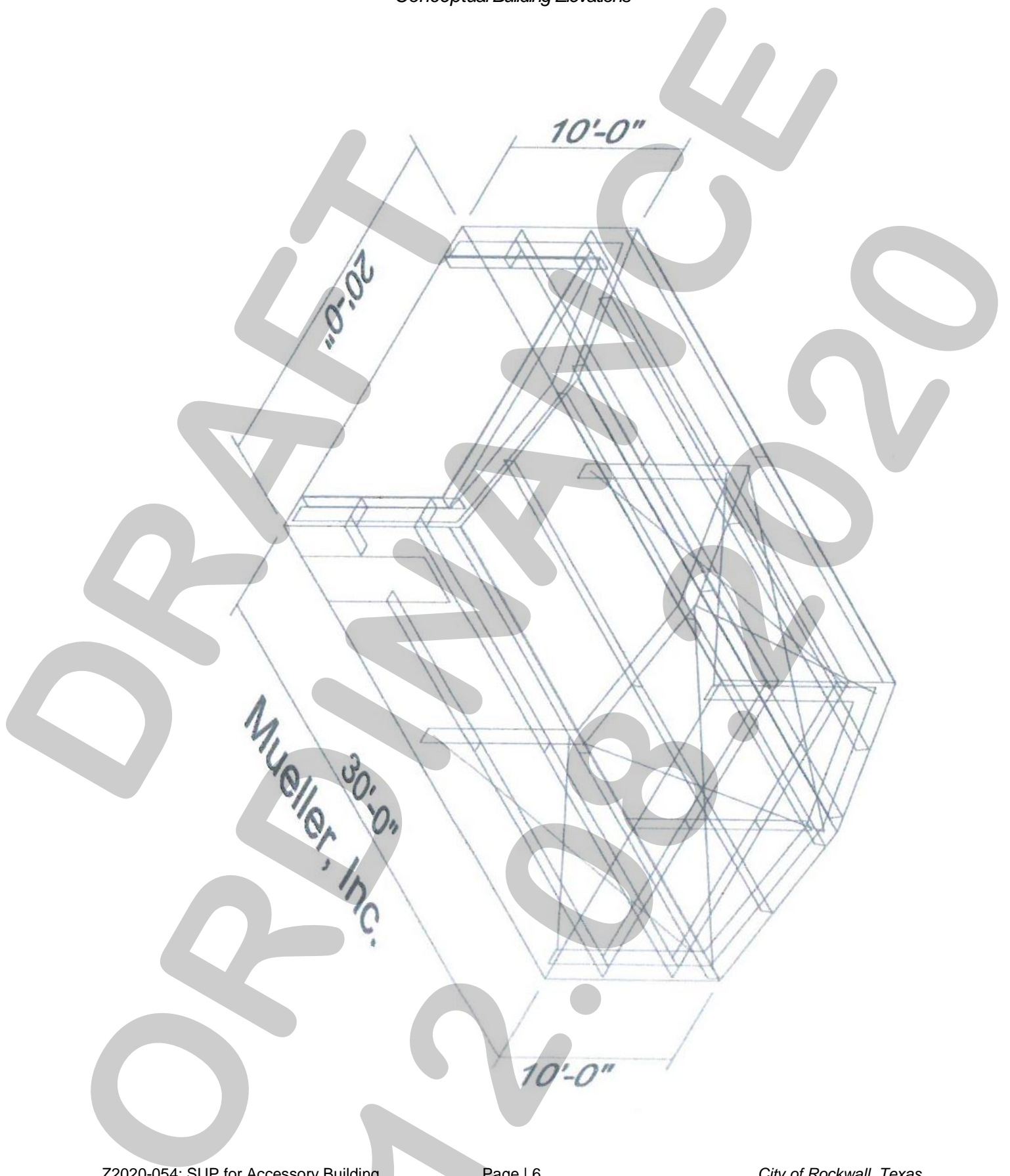


**Exhibit 'B':  
Site Plan**



Scanned with CamScanner

**Exhibit 'C':**  
*Conceptual Building Elevations*







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** December 21, 2020  
**APPLICANT:** Corky Belanger  
**CASE NUMBER:** Z2020-054; *Specific Use Permit for an Accessory Building at 707 Parks Avenue*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

### BACKGROUND

The subject property is located within the Foree Subdivision, which was filed with Rockwall County on February 7, 1913. The 1934 Sanborn Maps -- *which are dated August 25, 1934* -- show the subject property as being vacant. According to the City's historic zoning maps the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. By May 16, 1983, this designation had changed to Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD), a ~946 SF single-family home and 32 SF covered porch was constructed on the subject property in 1995, a 64 SF deck was constructed in 2005, a 255 SF accessory building was constructed in 2000, and a 150 SF deck was constructed in 2018. According to the applicant the accessory building was removed from the subject property after it was damaged by storms in 2019.

### PURPOSE

The property owner and applicant -- *Corky Belanger* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 707 Parks Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) single-family homes (*i.e. 709 & 711 Parks Avenue and 512 Heath Street*) on three (3) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several homes zoned Single Family 7 (SF-7) District.

South: Directly south of the subject property are four (4) single-family homes (*i.e. 601, 605, 701, & 705 Parks Avenue*) on four (4) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are five (5) single-family homes (*i.e. 505, 507 & 509 Parks Avenue and 507 & 509 Williams Street*) on five (5) parcels of land zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Parks Avenue, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family homes (*i.e. 602, 604, 606, 610, 702, 706, 708 & 714 Parks Avenue*) on eight (8) parcels of land zoned Single-Family 7 (SF-7) District. East of this is N. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is an unutilized alleyway right-of-way. Beyond this are eight (8) single-family homes (*i.e. 500, 502 & 504 Heath Street; 808 & 806 Austin Street; and, 501, 503 & 505 Cornelia Street*) on eight (8) parcels of land zoned Single-Family 7 (SF-7) District. Beyond this is Austin Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and framing plan requesting to permit a proposed 600 SF accessory building. The applicant has also indicated that the accessory building will have a 2:12 pitched roof, incorporate a single garage door, and have a total height of 11-feet 4-inches. Based on the framing plan the building footprint is 20' x 30' (*or 600 SF*). The exterior and roof of the accessory building will be clad with 26-gauge metal sheets. The proposed building will be situated at the rear of the subject property, adjacent to the southwestern property line, and be situated a minimum of three (3) feet from the rear property line and six (6) feet from the side yard property line.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. Accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

## **STAFF ANALYSIS**

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 456 SF. Staff performed a review of the aerial imagery of the homes in the surrounding area (*a total of 29 single-family homes are in this area*) and determined that there does not appear to be any accessory buildings in the area of a similar size as to what the applicant is proposing. Staff should also note that 21 of the 29 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage that is 528 SF. The average size of all accessory structures analyzed is 211 SF, and the average size of the accessory structures excluding detached garages is 153 SF. The applicant has also indicated the accessory structure will be completely enclosed behind a newly constructed 8-foot cedar fence issued by building permit No. *BLD2020-1365*. 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 November 18, 2020, staff mailed 115 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organizations that is 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 case memo was drafted, staff has received one (1) notice input form in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, 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 SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 600 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to construct a concrete foundation that can support the proposed accessory structure; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) Any construction resulting from the approval of this zoning change 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 December 8, 2020, the Planning and Zoning Commission voted to recommend denial of the Specific Use Permit (SUP) by a vote of 7-0. According to *Subsection 02.03(G), Protest of Zoning Change, of Article XI, of the Unified Development Code (UDC)*, if a recommendation for denial is made by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-054

**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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 707 PARKS AVE

Subdivision \_\_\_\_\_ Lot 9 Block C

General Location DOWNTOWN

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

Current Zoning RESIDENTIAL

Current Use 1/

Proposed Zoning RESIDENTIAL

Proposed Use 1/

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 CORRY BELANGER

Applicant \_\_\_\_\_

Contact Person CORRY BELANGER

Contact Person \_\_\_\_\_

Address 921 N. ALAMO RD

Address \_\_\_\_\_

City, State & Zip ROCKWALL TX 75087

City, State & Zip \_\_\_\_\_

Phone 561.531.2328

Phone \_\_\_\_\_

E-Mail CORRYWBELANGER@GMAIL

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

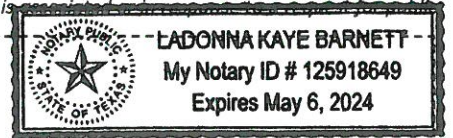
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.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

Given under my hand and seal of office on this the 13<sup>th</sup> day of November, 2020

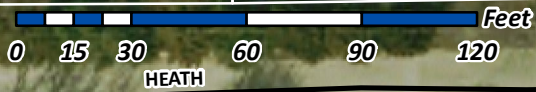
Owner's Signature \_\_\_\_\_


Notary Public in and for the State of Texas

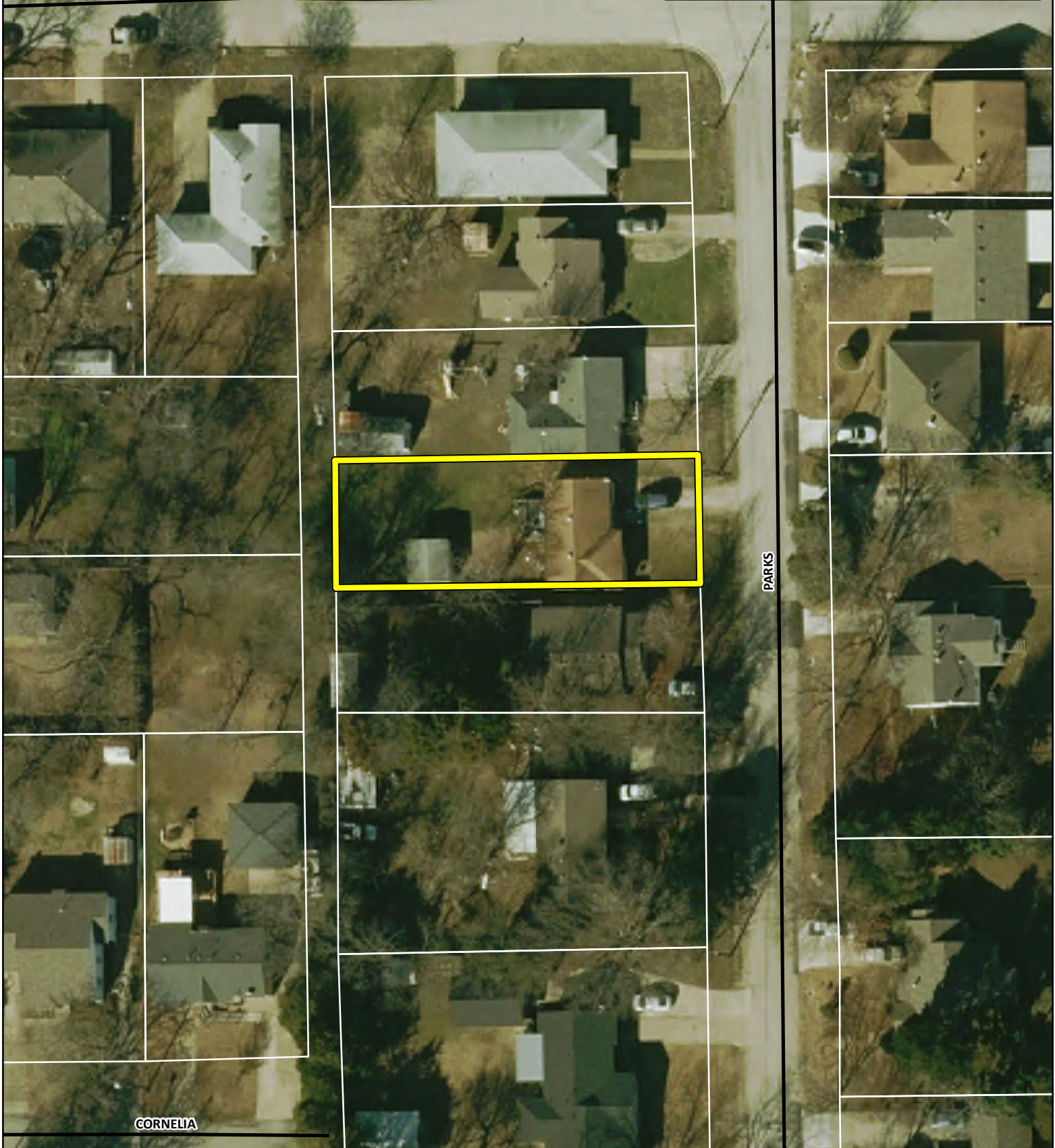
Ladonna Kaye Barnett



My Commission Expires May 6, 2024



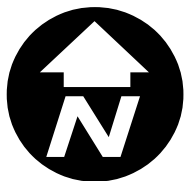
Z2020-054- SUP FOR 707 PARKS AVENUE  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.

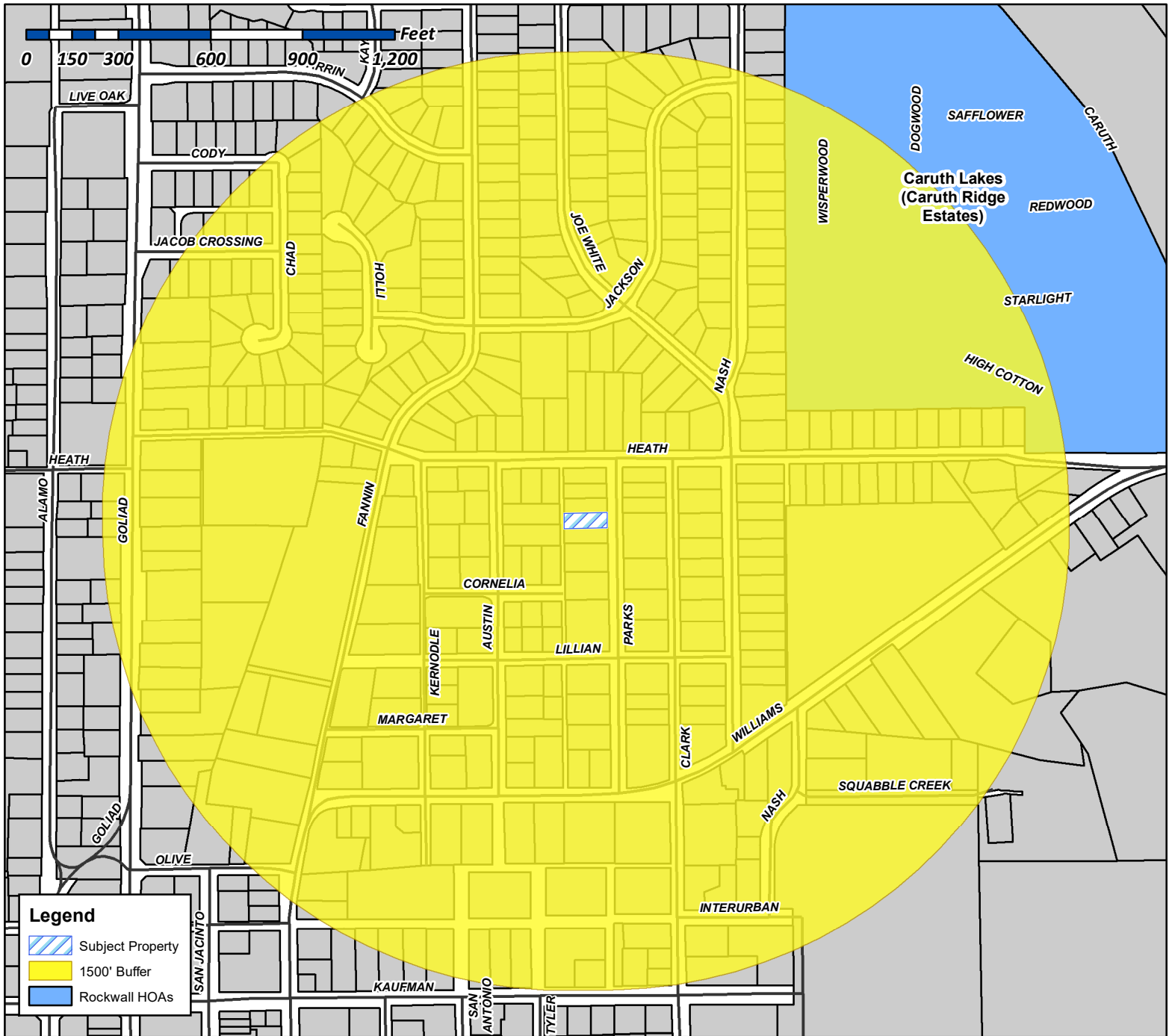




# City of Rockwall

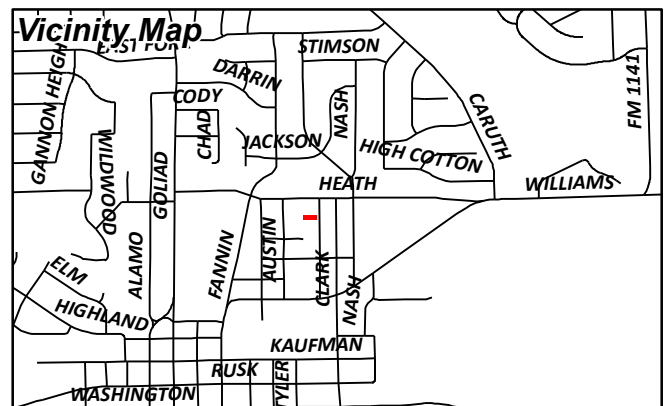
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



**Lee, Henry**

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map Z2020-054.pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

#### **Z2020-054 Specific Use Permit for an Accessory Structure**

Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a *Specific Use Permit* for an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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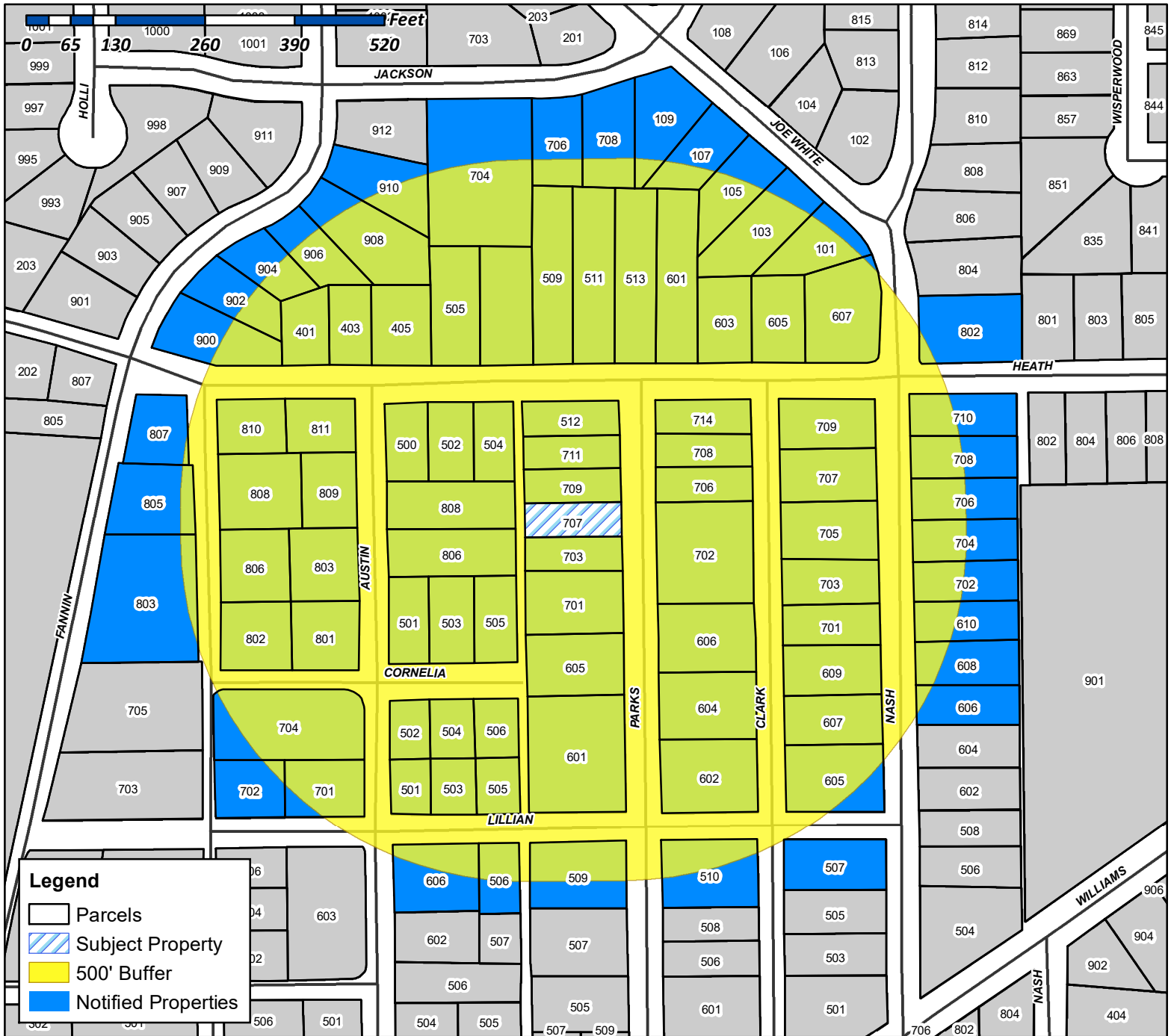
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# City of Rockwall

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

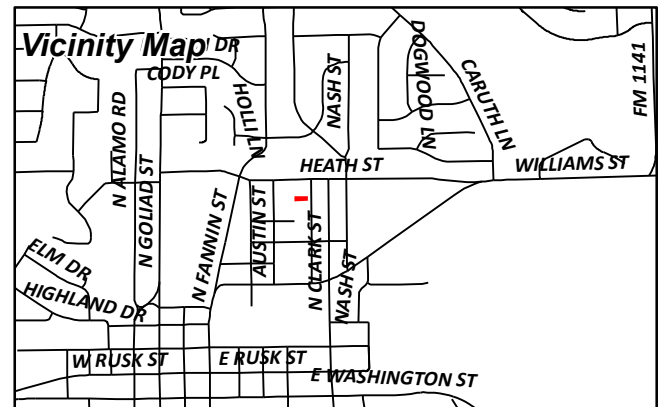
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**Legend**

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
 For Questions on this Case Call (972) 771-7745



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

GLASS JERRY R  
103 JOE WHITE ST  
ROCKWALL, TX 75087

SILVA MANUEL  
1041 E FM 552  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
105 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
119 SUNRISE VISTA WAY  
PONTE VEDRA, FL 32081

LAWRENCE RUSSELL W AND KELLY D  
12 AMITY LANE  
ROCKWALL, TX 75087

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

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

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

PARK ALLEN  
2301 LAFAYETTE DR  
HEATH, TX 75032

BLAZEK ALVIN F & DOROTHY H  
2614 W 10TH ST  
DALLAS, TX 75211

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
403EHEATH ST  
ROCKWALL, TX 75087

PARK ALLEN  
405EHEATHST  
ROCKWALL, TX 75087

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

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

GREENAWALT PATRICK ALAN  
501 LILLIAN ST  
ROCKWALL, TX 75087

BARNETT GEORGE S  
502 CORNELIA ST  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
503 CORNELIA  
ROCKWALL, TX 75087

AWAJA PROPERTIES LLC  
503 LILLIAN ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
504 CORNELIA  
ROCKWALL, TX 75087

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

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN  
505 CORNELIA  
ROCKWALL, TX 75087

BARRON GILDARDO  
505 LILLIAN ST  
ROCKWALL, TX 75087

VANHORN PENNI AND  
JOE ZYLKA AND BONNIE ZYLKA  
505 E HEATH ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
506 CORNELIA  
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE  
506 LILLIAN ST  
ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE  
507 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN  
510 PARKS AVE  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
511 E HEATH ST  
ROCKWALL, TX 75087

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

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

TROWBRIDGE PATRICK A & ELIZABETH  
601 PARKS AVE  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
601 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STARK ROBERT C  
601 E HEATH ST  
ROCKWALL, TX 75087

LEAL ROLAND & CAROL  
602 PARKS AVENUE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM  
605 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
605 E HEATH ST  
ROCKWALL, TX 75087

DANIEL RODNEY  
606 AUSTIN ST  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN  
606 PARKS AVE  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
607 NASH ST  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
607 SAINT MARY ST  
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
610 NASH ST  
ROCKWALL, TX 75087

CASTRO RENE & BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

MOONEY BEULAH CHRISTINE  
701 AUSTIN ST  
ROCKWALL, TX 75087

BLAZEK ALVIN F & DOROTHY H  
701 NASH ST  
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA  
701 PARKS AVE  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
702 KERNODLE ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH STREET  
ROCKWALL, TX 75087

HANSON BRANDON R  
703 PARKS AVE  
ROCKWALL, TX 75087

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

THOMAS TRACY  
704 KERNODLE ST  
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS  
704 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

ZYLKA PENNI R  
706 JACKSON ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

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

MCCLAIN LOUETTA  
707 NASH ST  
ROCKWALL, TX 75087

BELANGER CORKY  
707 PARKS AVE  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
708 JACKSON ST  
ROCKWALL, TX 75087

SABRSULA MELISSA  
708 NASH ST  
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
709 NASH ST  
ROCKWALL, TX 75087

BARRON ARMANDO  
709 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

KING MISTY  
710 NASH STREET  
ROCKWALL, TX 75087

NIXON ALBERT  
711 PARKS AVE  
ROCKWALL, TX 75087

PALMER LINDA C  
714 PARKS AVE  
ROCKWALL, TX 75087

BEASLEY GEORGE  
801 AUSTIN ST  
ROCKWALL, TX 75087

KINSEY DONALD H AND TARI L  
802 KERNODLE STREET  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
802 NASH ST  
ROCKWALL, TX 75087

SILVA MANUEL  
803 AUSTIN ST  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

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

AUSTIN TRENTON C  
806 AUSTIN ST  
ROCKWALL, TX 75087

LAWRENCE RUSSELL W AND KELLY D  
806 KERNODLE ST  
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
ROCKWALL, TX 75087

CASTRO RENE & BETSY  
808 AUSTINST  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
808 KERNODLE ST  
ROCKWALL, TX 75087

KINDRED ROBERT M  
809 AUSTINST  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

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

ABEAR HOMES LLC SERIES 3  
8916 MEADOW KNOLL  
DALLAS, TX 75243

WILSON CHARLES W  
900 N FANNIN ST  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
902 N FANNIN STREET  
ROCKWALL, TX 75087

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

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3  
908 N FANNIN ST  
ROCKWALL, TX 75087

JESSEE DAVID AND A JANE  
910 N FANNIN ST  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

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

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75087

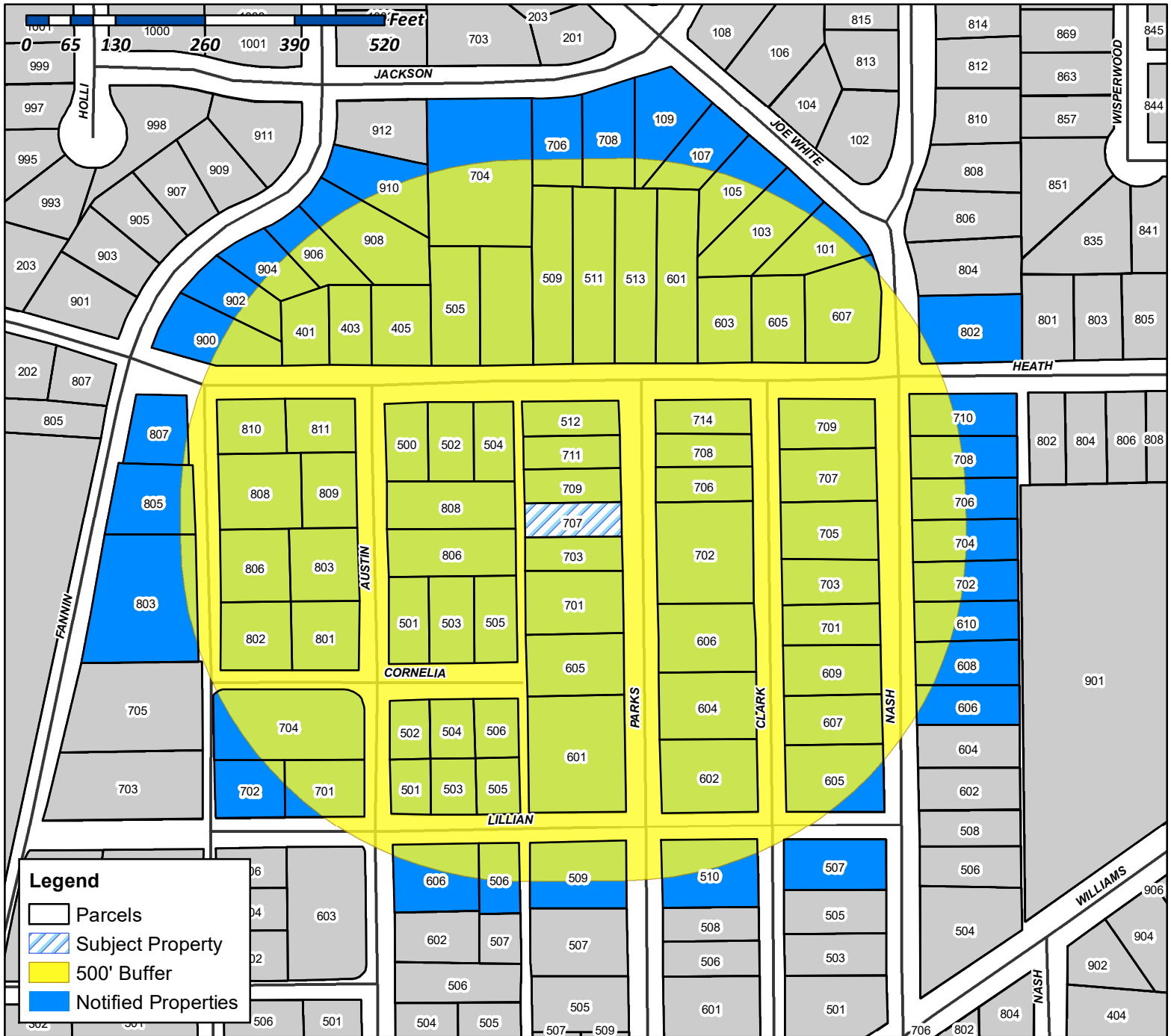
AWAJA PROPERTIES LLC  
PO BOX 811  
ROYSE CITY, TX 75189



# City of Rockwall

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

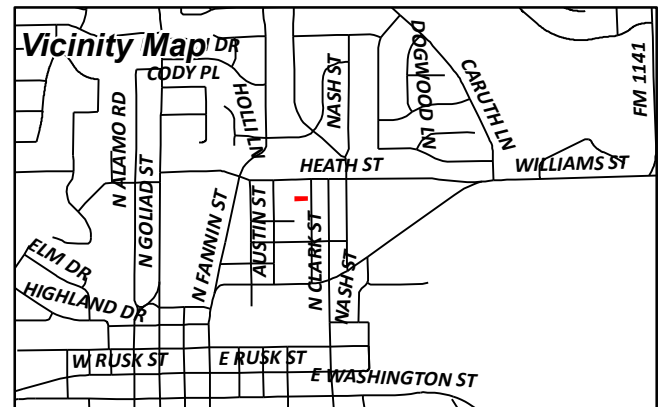
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-054  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 707 Parks Avenue



**Date Created:** 11/13/2020  
 For Questions on this Case Call (972) 771-7745

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-054: Specific Use Permit for an Accessory Structure**

*Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 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, December 21, 2020 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. Z2020-054: Specific Use Permit for an Accessory Structure**

**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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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

# Zoning & Specific Use Permit Input Form

**Case Number \***

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

Z2020-054

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



I am in favor of the request.



I am in opposition to the request.

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

**Respondent Information**

Please provide your information.

**First Name \***

Mary

Last Name \*

Frasier

Address \*

704 Jackson

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

marygfrasier@gmail.com

Phone Number

214-728-5741



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

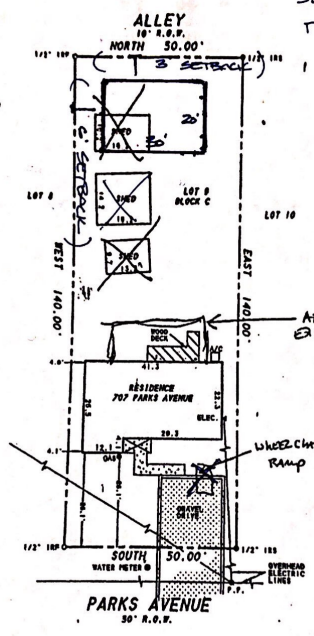
Google Forms

*[Handwritten signature]*

~~D.T.~~

WOOD SHOP  
SLAB ON GRADE  
METAL STRUCTURE

X- NOT THERE  
NEVER HAVE  
BEEN



DESCRIPTION  
LOT 9, BLOCK C OF THE POMER ADDITION TO THE CITY OF NOGALES, NOGALES COUNTY, ARIZONA. RECORD 18, PAGE 808 DEED RECORDS, NOGALES COUNTY, ARIZONA.

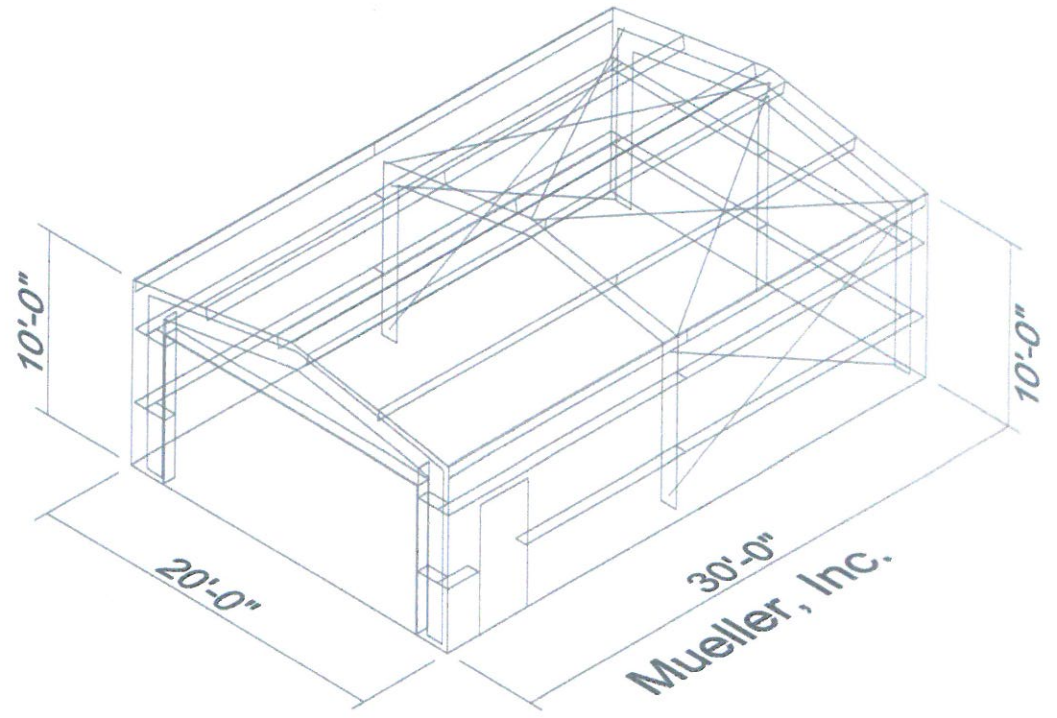
NOTES  
1) According to a P.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated 8/6/92, this property is in Zone 1. This property does not appear to be within a 100-year flood plain.  
2) BEARING SOURCE RECORDED PLAT

I, Harold B. Peilly, III, Registered Professional Land Surveyor, State of Arizona, do hereby certify that the above plat, shown to my view, correct, and accurate representation of the property as shown, and that the same has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Arizona. My commission expires on the 31st day of December, 2004. My office is located at 1001 North Central Avenue, Suite 100, Phoenix, Arizona 85004.



STOVALL & ASSOCIATES  
SURVEYORS

NO.	DATE	DESCRIPTION	BY
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CITY OF ROCKWALL

ORDINANCE NO. 21-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) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK E, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Corky Belanger for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.161-acre parcel of land described as Lot 9, Block E, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 707 Parks Avenue, and being more specifically depicted and described 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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 600 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner 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 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, 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 4<sup>TH</sup> DAY OF JANUARY, 2021.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: December 21, 2020

2<sup>nd</sup> Reading: January 4, 2021



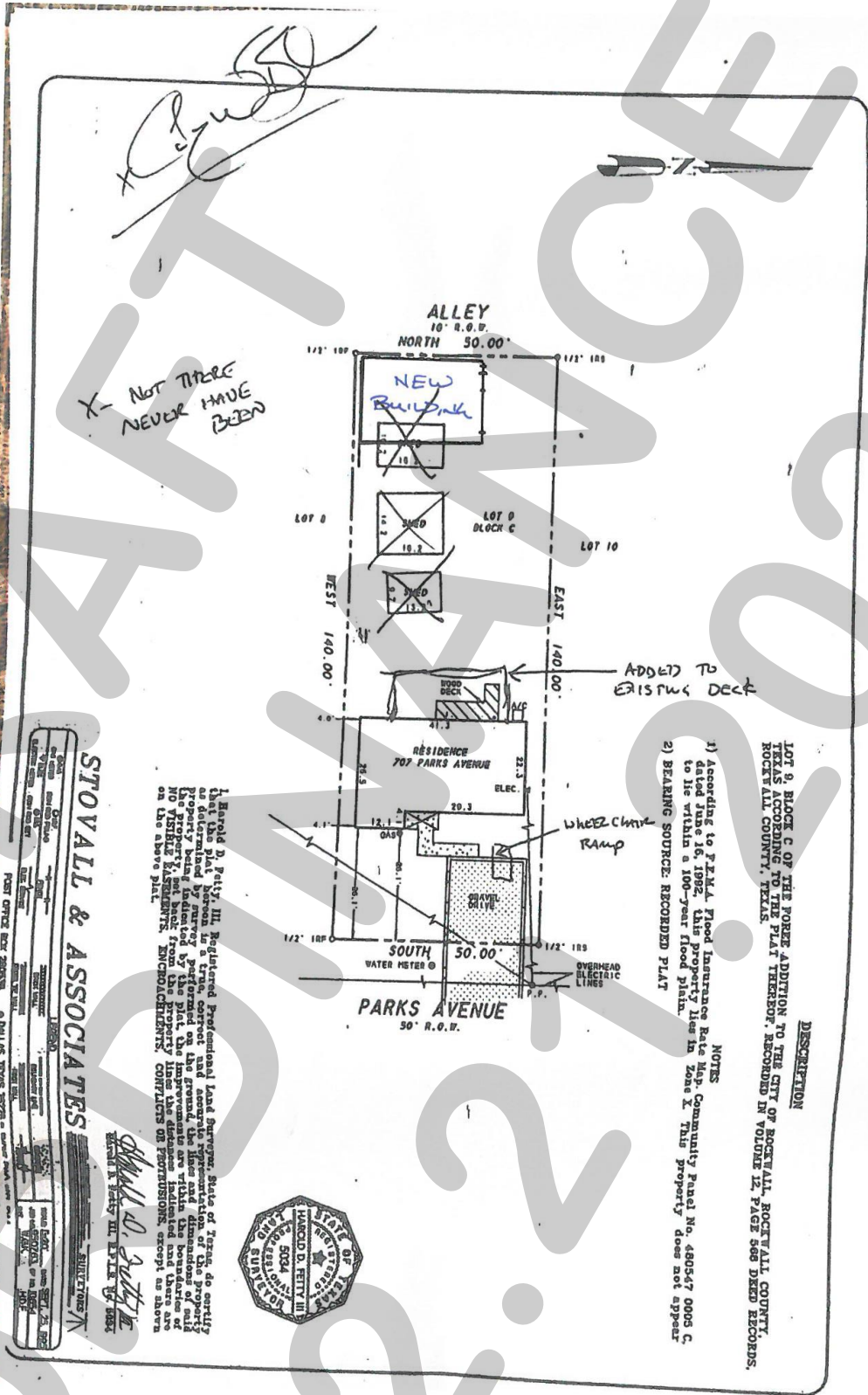
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 707 Parks Avenue

Legal Description: Lot 9, Block C, Foree Addition

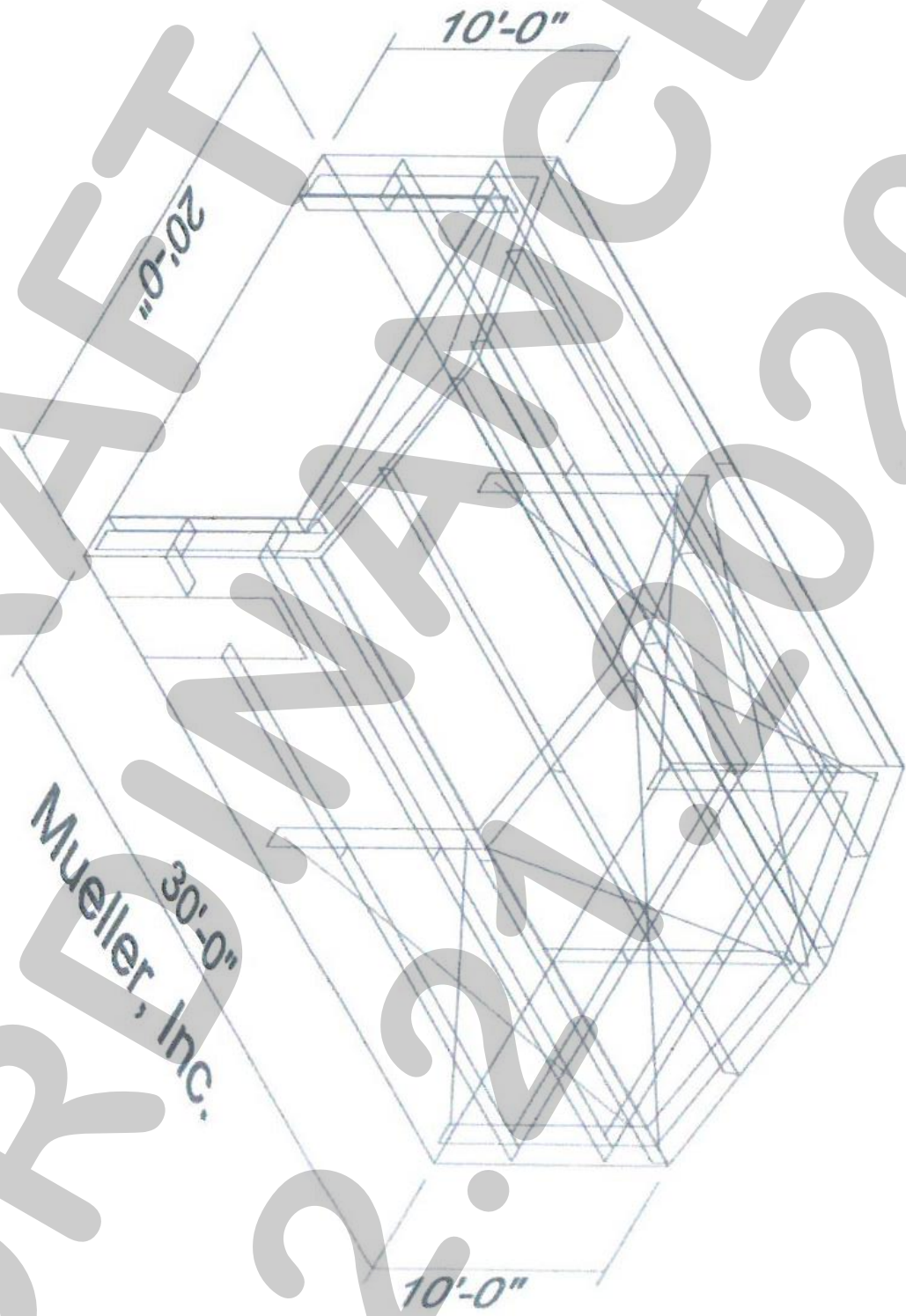


Exhibit 'B':  
Site Plan



Scanned with CamScanner

**Exhibit 'C':**  
*Conceptual Building Elevations*





January 07, 2021

TO: Corky Belanger  
921 N. Alamo Road  
Rockwall, TX 75087

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

SUBJECT: Z2020-054; *Specific Use Permit (SUP) for 707 Parks Avenue*

Corky Belanger:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on December 21, 2020. The following is a record of all voting records:

Planning and Zoning Commission

- On December 8, 2020, the Planning and Zoning Commission voted to recommend denial of the Specific Use Permit (SUP) by a vote of 7-0. According to Subsection 02.03(G), Protest of Zoning Change, of Article XI, of the Unified Development Code (UDC), if a recommendation for denial is made by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.

City Council

- On December 21, 2020, the City Council approved a motion to deny the applicants request for a Specific Use Permit (SUP) by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee  
Planner