



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

BE, RPR, letter

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET

SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2

GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

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

CURRENT ZONING A1 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME PROPOSED USE SAME

ACREAGE 0.4170 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>JEFF &amp; GINGER BROCK-JONES</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JEFF BROCK-JONES</u>
CONTACT PERSON	<u>JEFF BROCK-JONES</u>	CONTACT PERSON	<u>JEFF BROCK-JONES</u>
ADDRESS	<u>504 NASH ST.</u>	ADDRESS	<u>504 NASH ST.</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>(972) 569-7129</u>	PHONE	<u>(972) 569-7129</u>
E-MAIL	<u>jeff_brockjones@yahoo.com</u>	E-MAIL	<u>jeff_brockjones@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Brock-Jones [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 \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



---

February 10, 2023

Jeff & Ginger Brock-Jones  
504 Nash St.  
Rockwall, TX 75087

Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

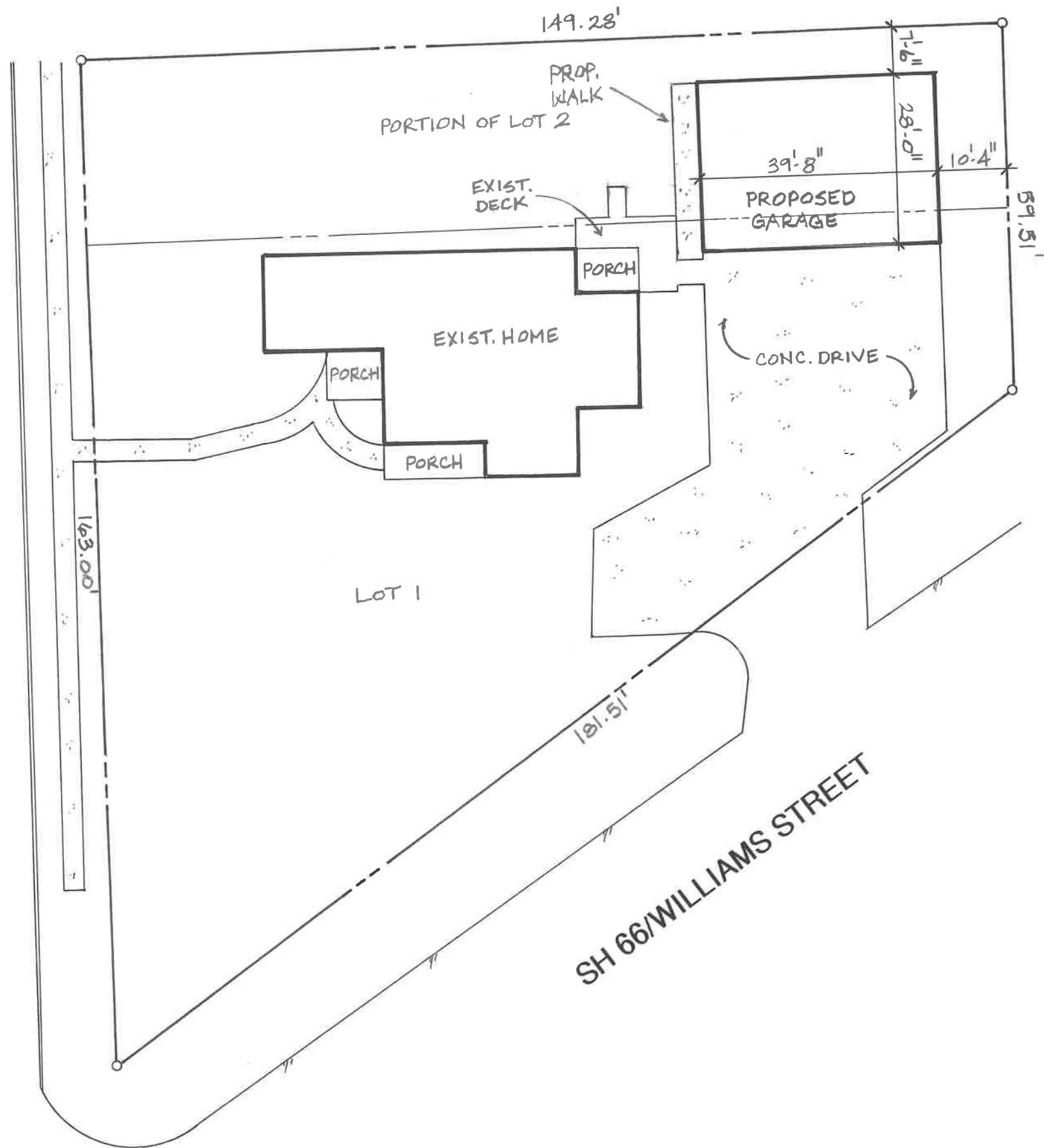
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

Sincerely,



Jeff Brock-Jones

504 NASH STREET



## PLOT PLAN

1"=20'-0"

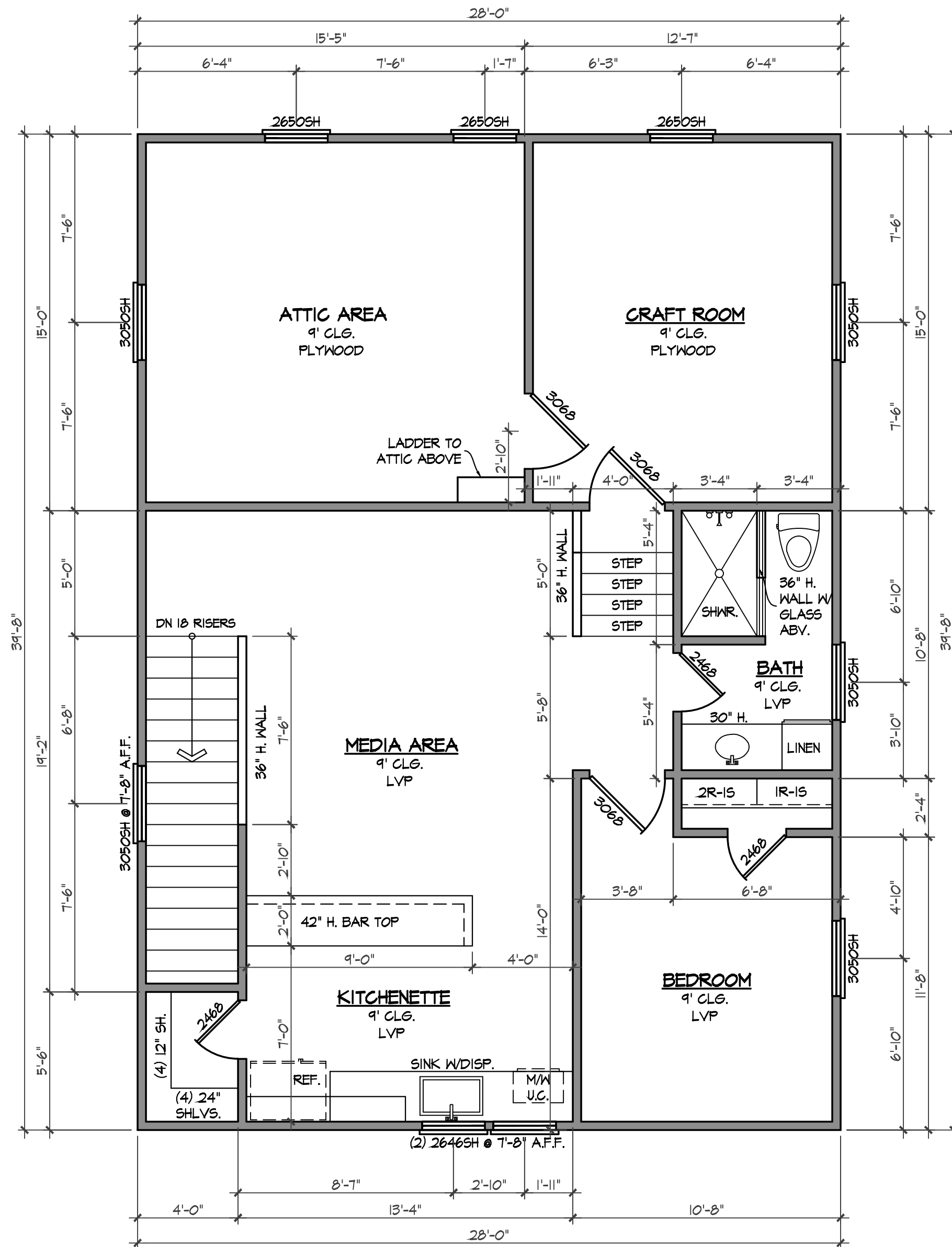
LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

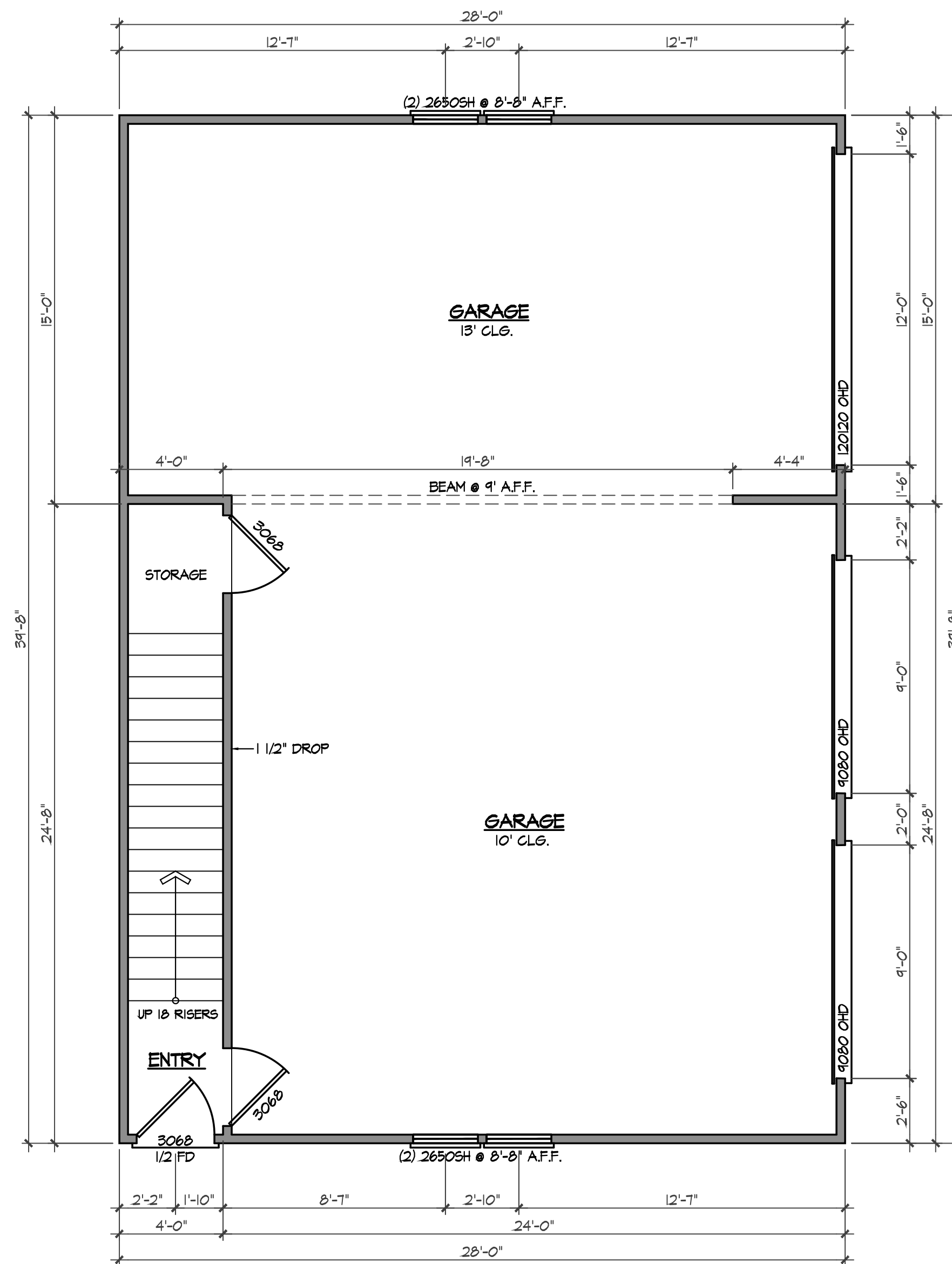
ROCKWALL COUNTY, TX





## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

### AREA CALCULATIONS

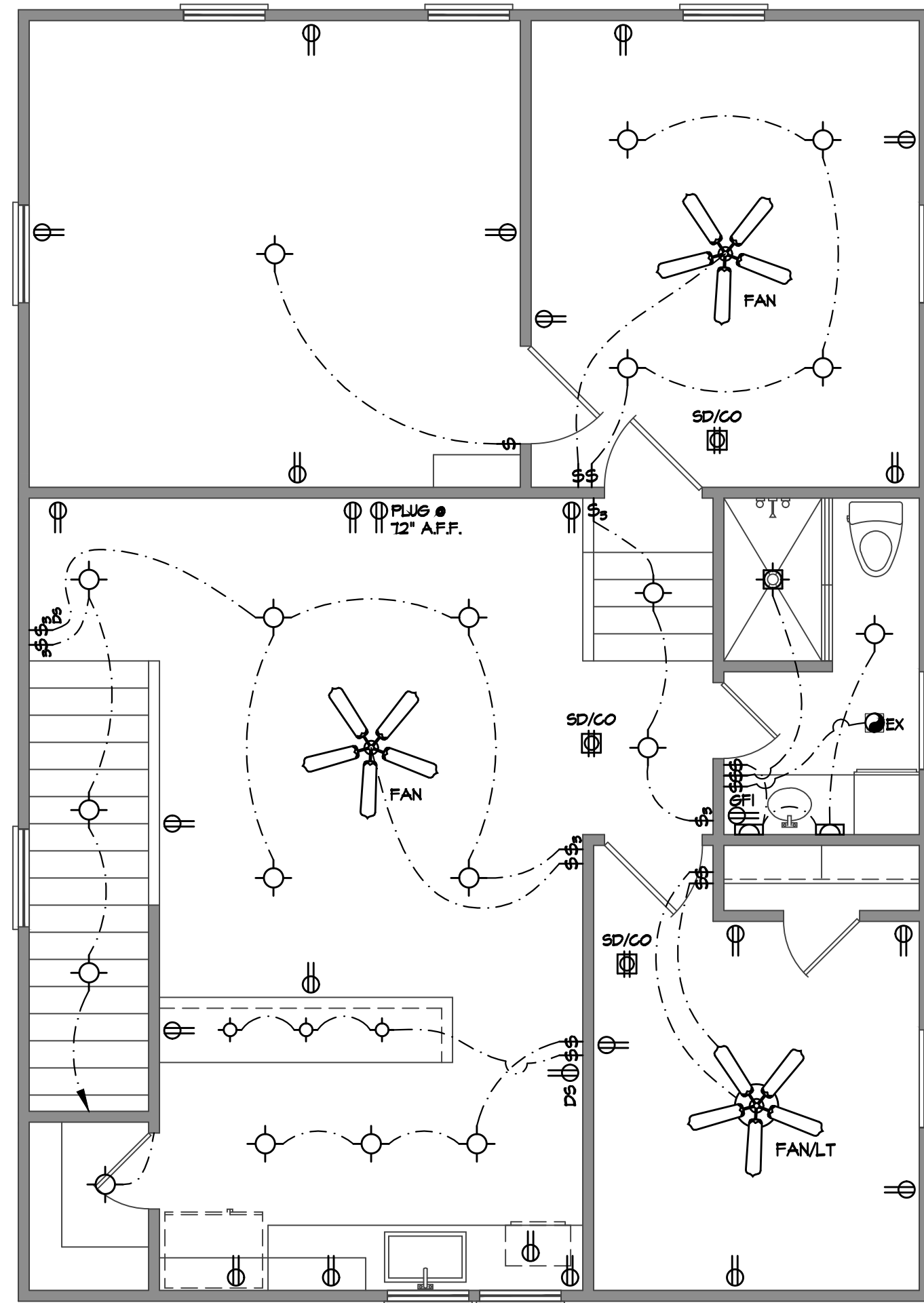
FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents. It is the responsibility of the general contractor to provide any engineering necessary to the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

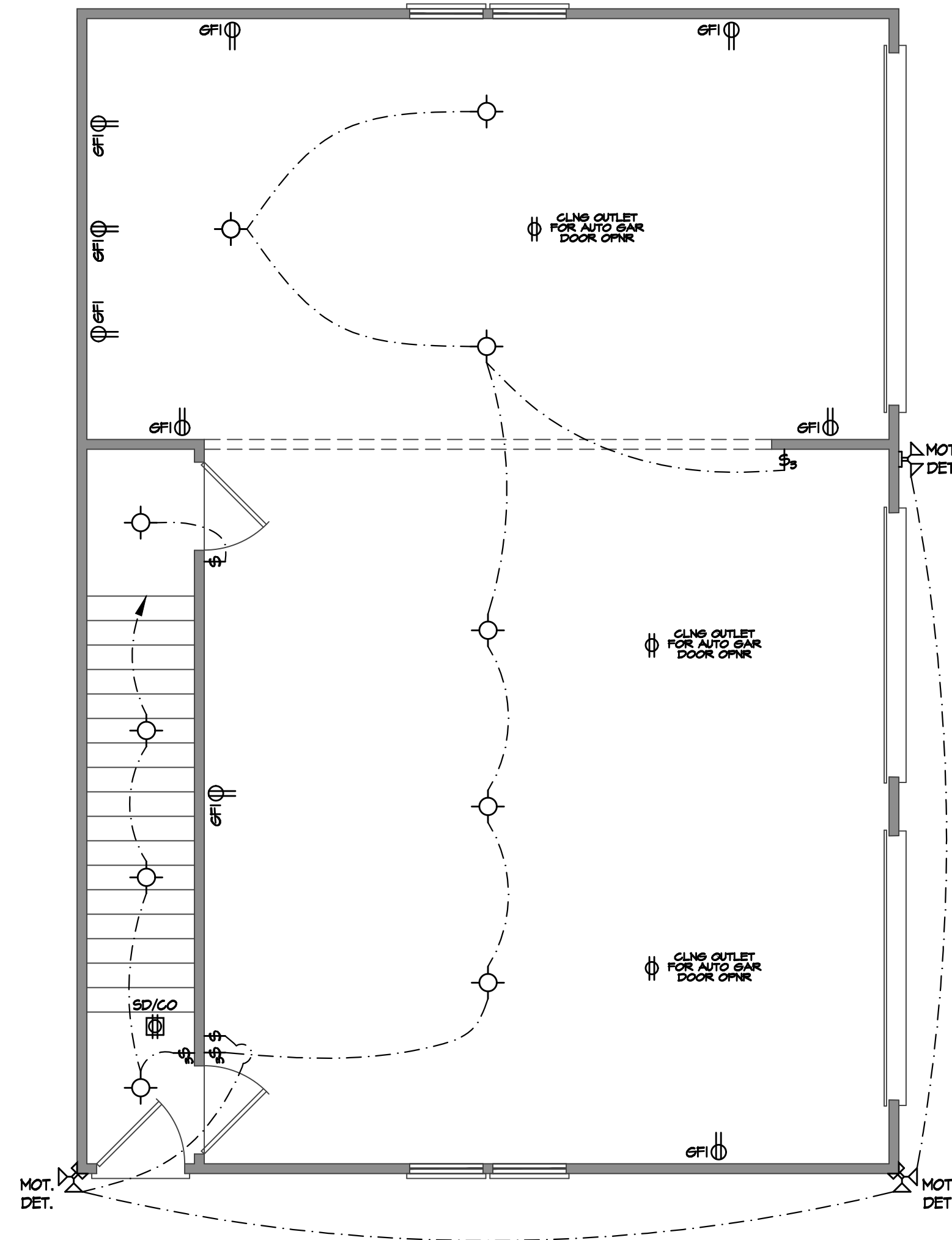
**BROCK-JONES ADDITION**  
504 Nash Street  
Rockwall, TX.



DRAWN BY:	
SRC	REV.
DATE:	
1/25/23	
DRAWING NO:	1897
DRAWING ID:	H408
FLOOR PLANS	
SCALE: 1/4" = 1'	



**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

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**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



DRAWN BY:	
SRC	
DATE:	REV.
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
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OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







# City of Rockwall

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

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

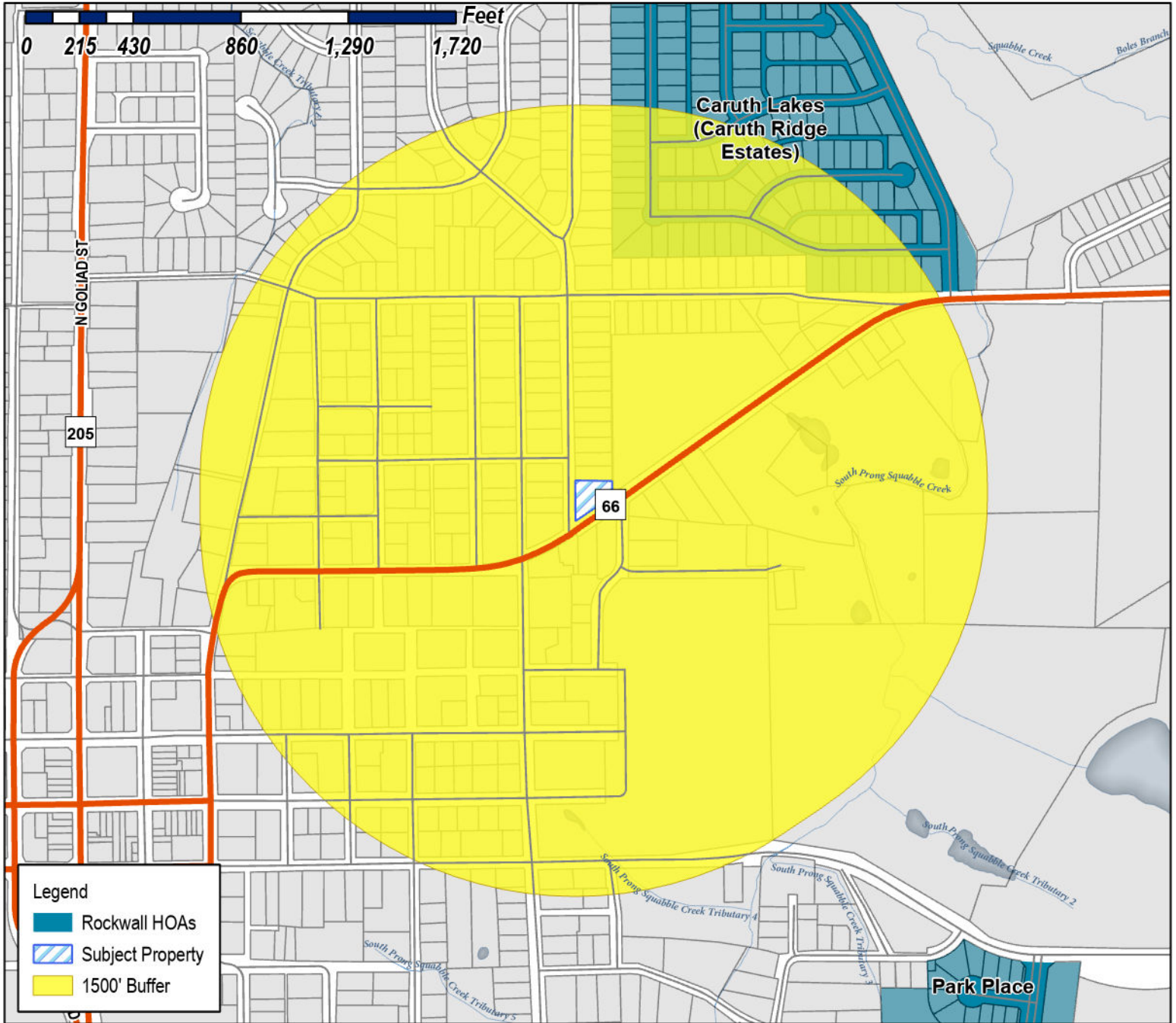




# City of Rockwall

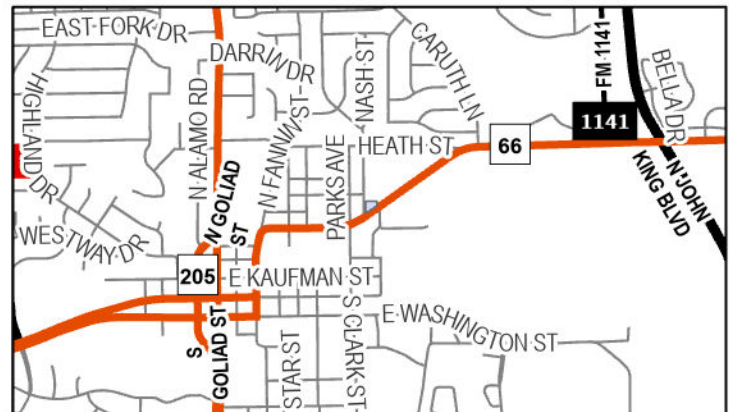
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**Case Number:** Z2023-009  
**Case Name:** SUP for a Guest Quarters and Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745

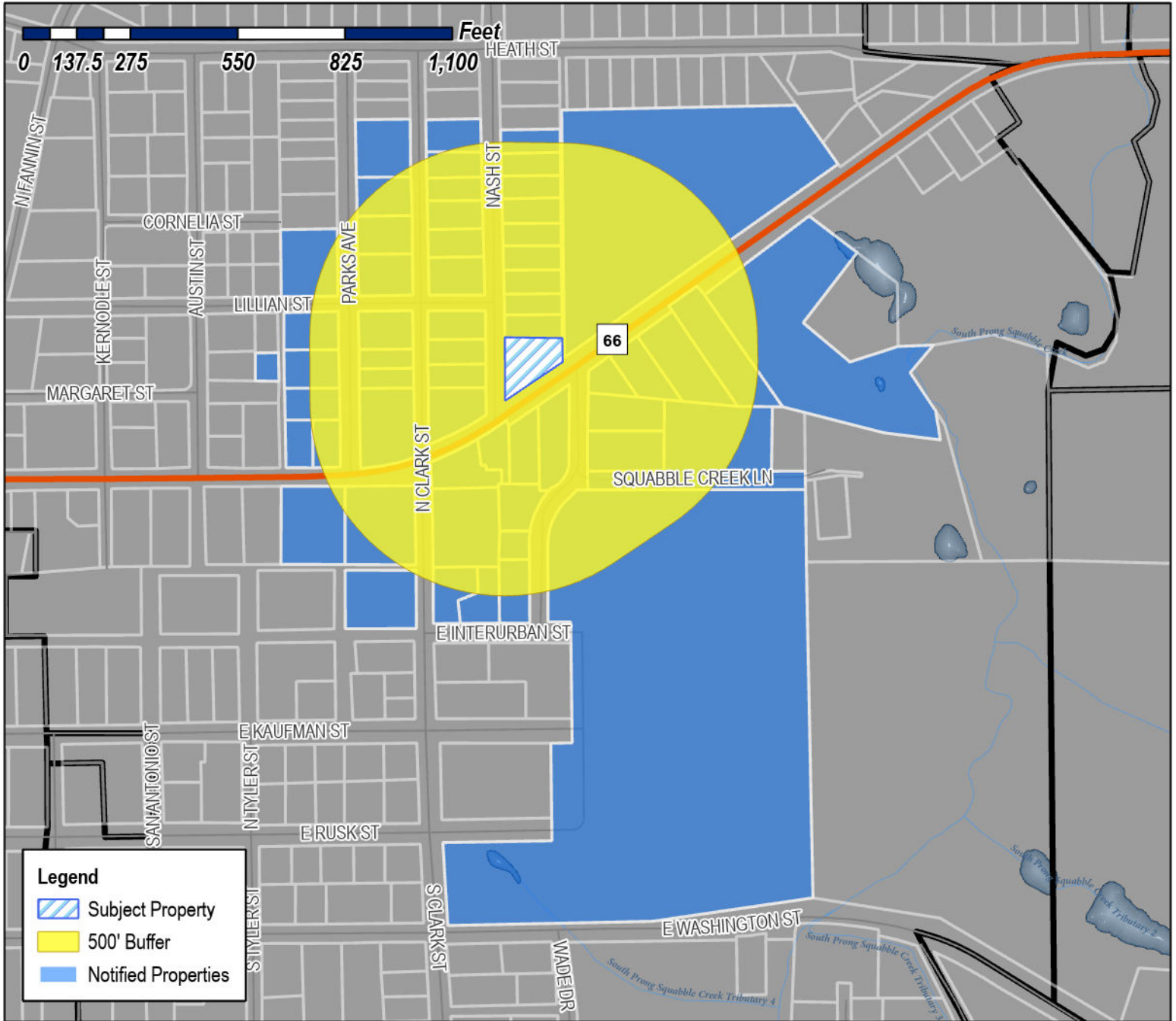




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Planning & Zoning Department  
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MURPHY MICHAEL  
602 PARKS AVE  
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY  
601 WILLIAMS ST  
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D  
501 NASH ST  
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK  
503 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
701 NASH ST  
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC  
804 WILLIAMS STREET  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH ST  
ROCKWALL, TX 75087

MOSES REX & KERRI  
804 WILLIAMS  
ROCKWALL, TX 75087

OCCUPANT  
606 PARKS AVE  
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND RICHARD M FISKE  
1022 TEXAN TRAIL  
GRAPEVINE, TX 76051

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

DAVIS JUDY  
505 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
506 NASH ST  
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT  
1708 OVID ST  
HOUSTON, TX 77007

BROCK-JONES JEFFERY MIKEL AND GINGER  
504 NASH ST  
ROCKWALL, TX 75087

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

EICH CHRIS AND ELENA  
601 PARKS AVE  
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES  
507 WILLIAMS ST  
ROCKWALL, TX 75087

RIDDELL CONNIE L  
509 WILLIAMS ST  
ROCKWALL, TX 75087

SPILLER OLIVER R & KAREN E  
305 NASH ST  
ROCKWALL, TX 75087

SPILLMAN PATRICIA C  
402 S NASH ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

MELTON PAUL C & RICHARD L MELTON  
904 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
906 WILLIAMS ST  
ROCKWALL, TX 75087

KHATER CHARLES & PIERETTE  
2368 E. FM 552  
ROCKWALL, TX 75087

OCCUPANT  
301 NASH ST  
ROCKWALL, TX 75087

HENISEY CHUCK  
PO BOX 250851  
PLANO, TX 75025

OCCUPANT  
303 NASH ST  
ROCKWALL, TX 75087

CULLINS KYM  
210 RAINBOW CIR  
ROCKWALL, TX 75032

WILCOXSON TIMOTHY P & CYNTHIA  
802 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDALE CHRISTOPHER W  
706 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDILL SCOTT A & PAMELA ANN  
404 NASH ST  
ROCKWALL, TX 75087

LATTIG LAUREN  
902 WILLIAMS ST  
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE  
704 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
304 N CLARK ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

OCCUPANT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

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

OCCUPANT  
607 NASH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
2 MANOR CT  
HEATH, TX 75032

FREEMAN WILLIAM B JR  
508 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
506 PARKS AVE  
ROCKWALL, TX 75087

CONAWAY SUE ANN  
7123 OCONNELL ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
505 PARKS AVE  
ROCKWALL, TX 75087

MICHAEL LEE WANAMAKER AND DESTINY  
HAYES WANAMAKER- TRUSTEES  
708 AVALON DR  
HEATH, TX 75032

STOKES WILLIAM M & REBECCA A  
908 WILLIAMS ST  
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE  
507 PARKS AVE  
ROCKWALL, TX 75087

SPILLMAN JAMES T JR  
940 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

OCCUPANT  
901 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID  
SPIEGEL  
PO BOX 33  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

HOWARD DEBORAH K  
604 NASH ST  
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES  
704 NASH ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
610 NASH ST  
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210 GLENN AVENUE  
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OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

THARP JAMES DAVIS AND CHELSEA CARAGON  
SCHMIDT  
602 NASH ST  
ROCKWALL, TX 75087

JANSSEN STEVEN D AND CYNTHIA C  
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Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

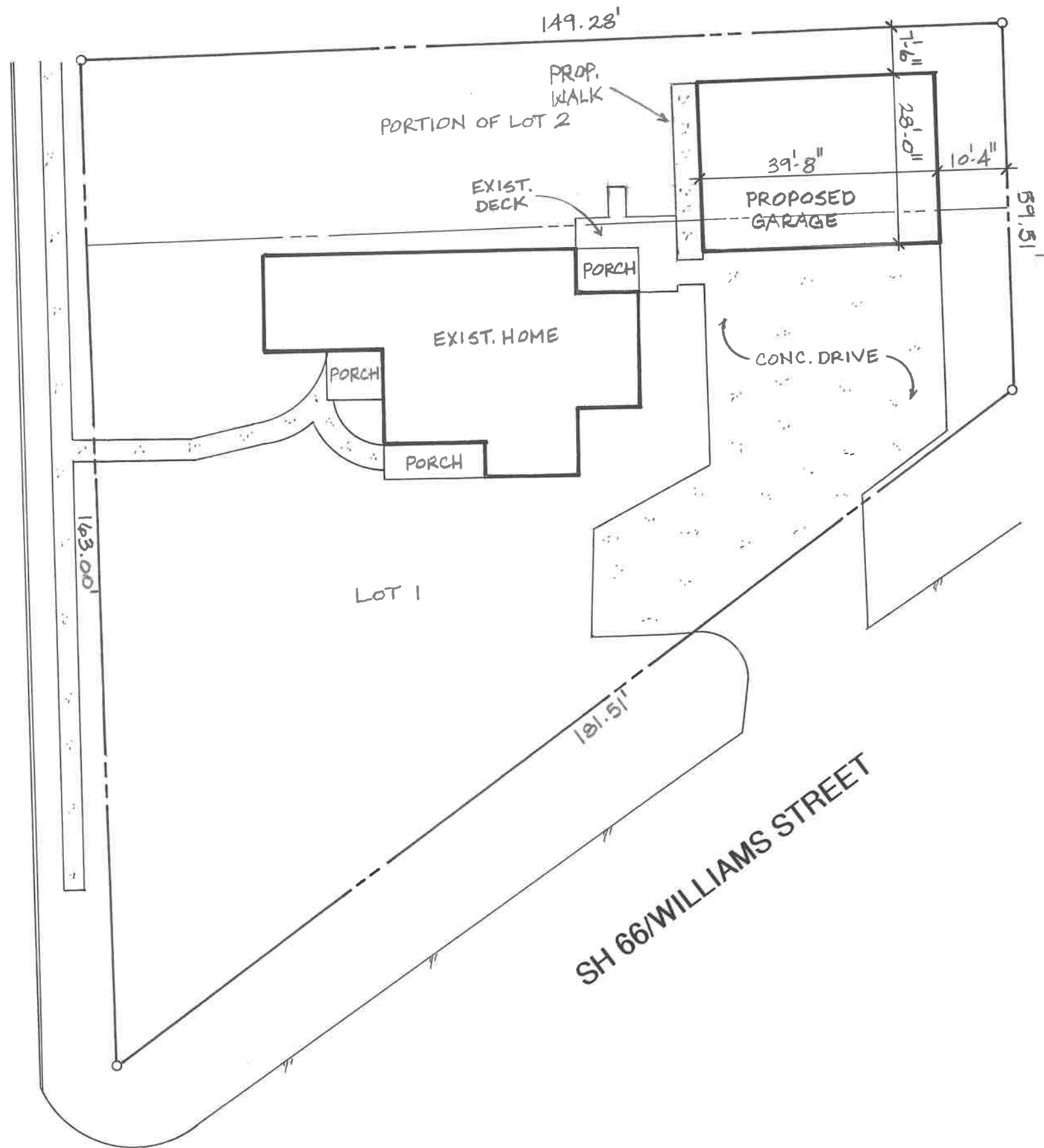
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

Sincerely,



Jeff Brock-Jones

504 NASH STREET



# PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

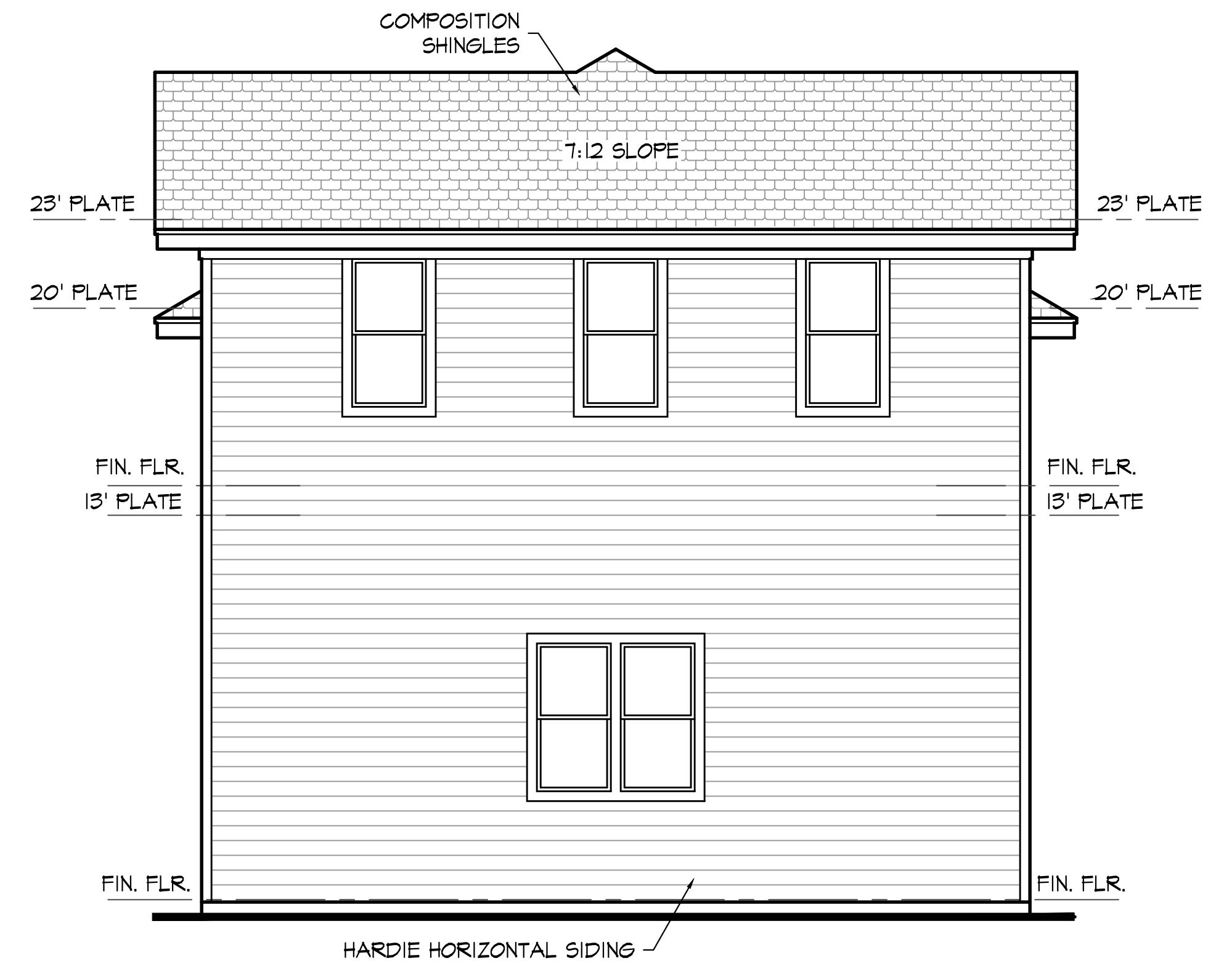
ROCKWALL COUNTY, TX





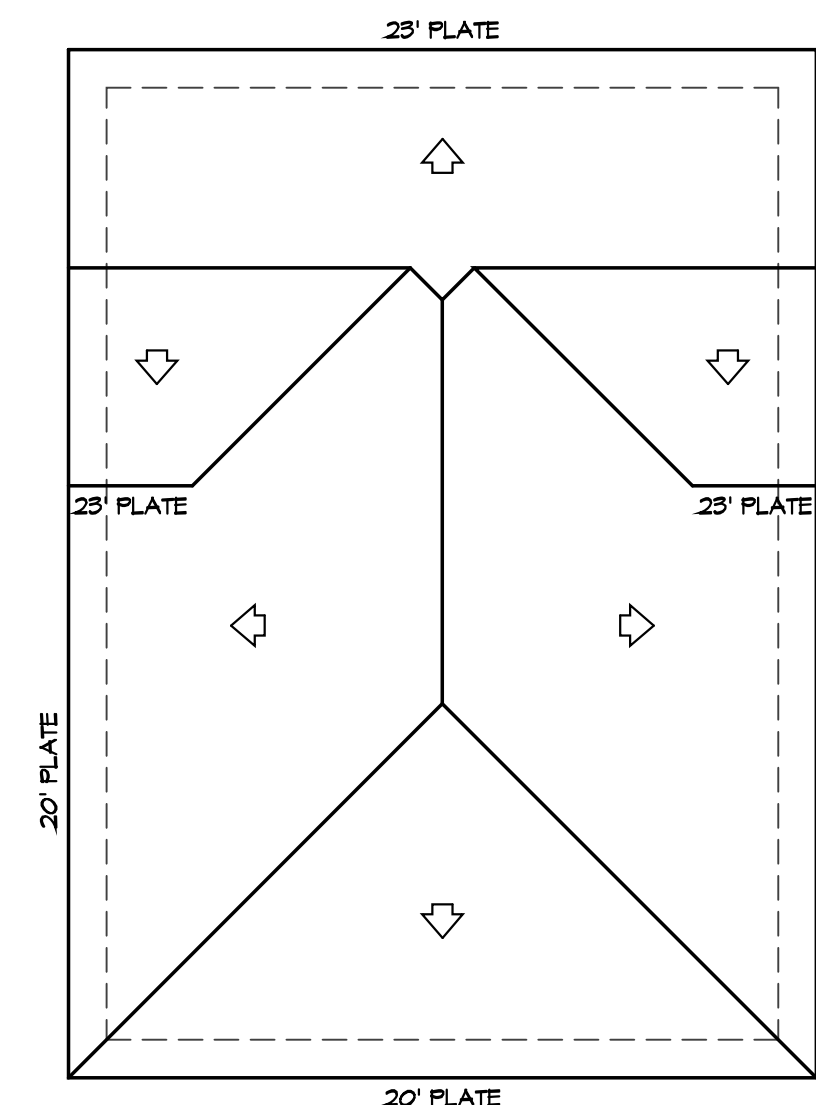
**RIGHT ELEVATION**

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



**REAR ELEVATION**

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



**ROOF PLAN**

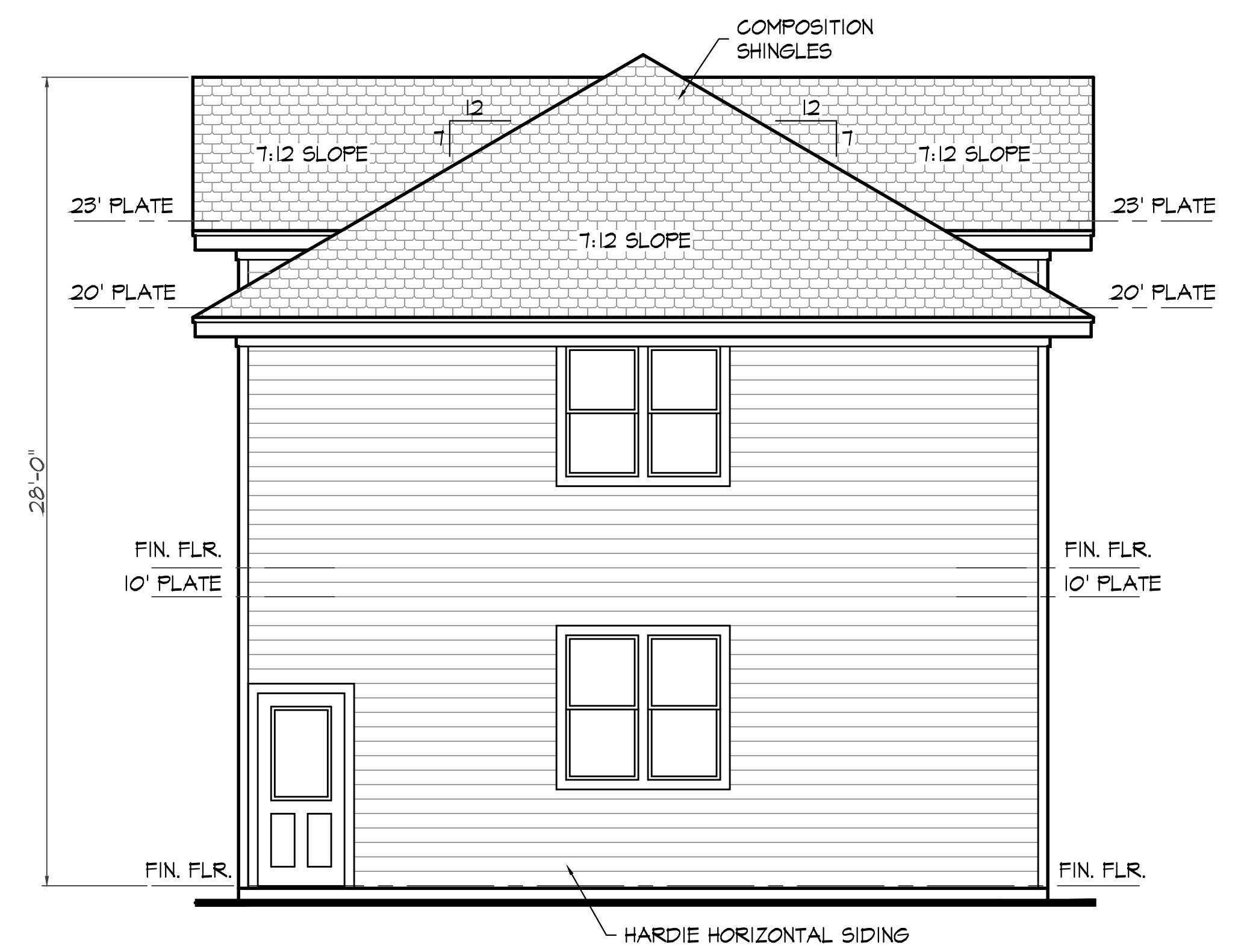
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF SLOPES TO BE 7:12 UNO.



**LEFT ELEVATION**

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



**FRONT ELEVATION**

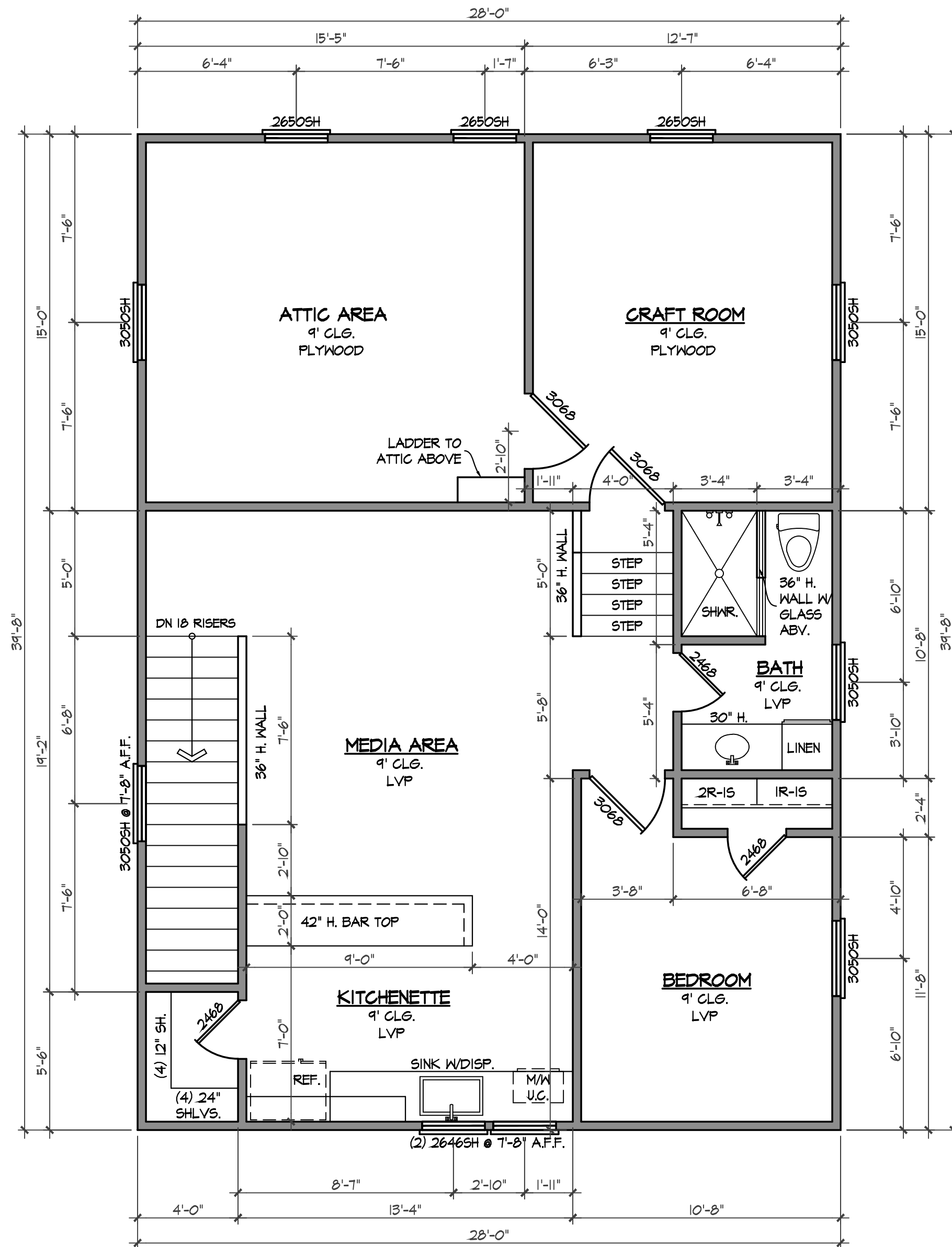
SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents.  
 These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. It is the responsibility of the contractor to verify all dimensions and conditions of the site and to be responsible to select, verify, receive, and install all equipment and materials, and to control the quality thereof.  
 All work performed on this project shall meet or exceed the current editions of the Uniform Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents pertaining to said codes.  
 It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.

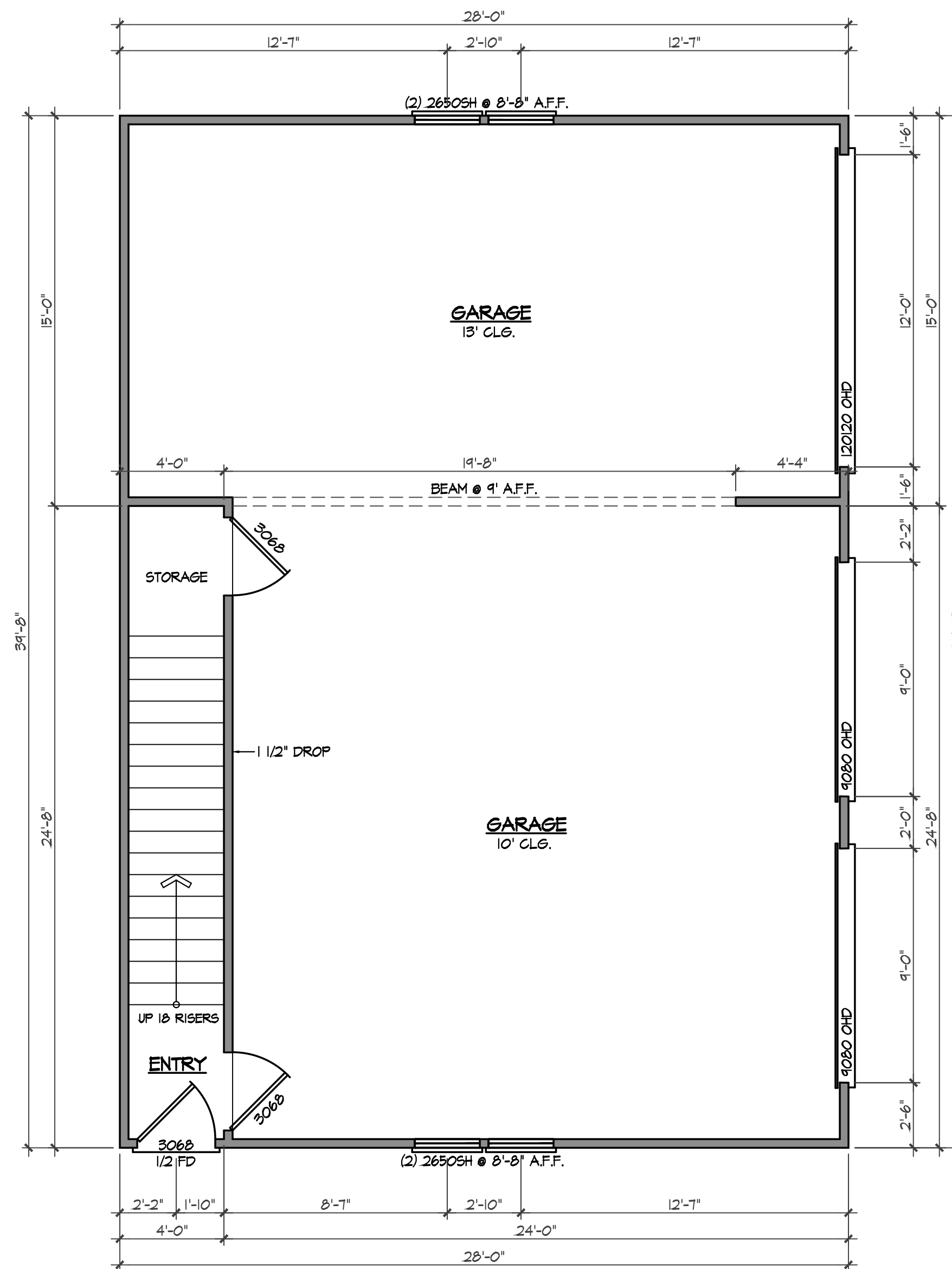


DRAWN BY:	
SRC	REV.
DATE:	
1/25/25	
DRAWING NO:	1897
DRAWING ID:	
H408	
ELEVATIONS	
SCALE: 1/4" = 1'	



## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

### AREA CALCULATIONS

FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents.

These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all documents. Moore Residential Design shall be responsible to select, verify, resolve, and install all equipment and materials, and to control the quality thereof.

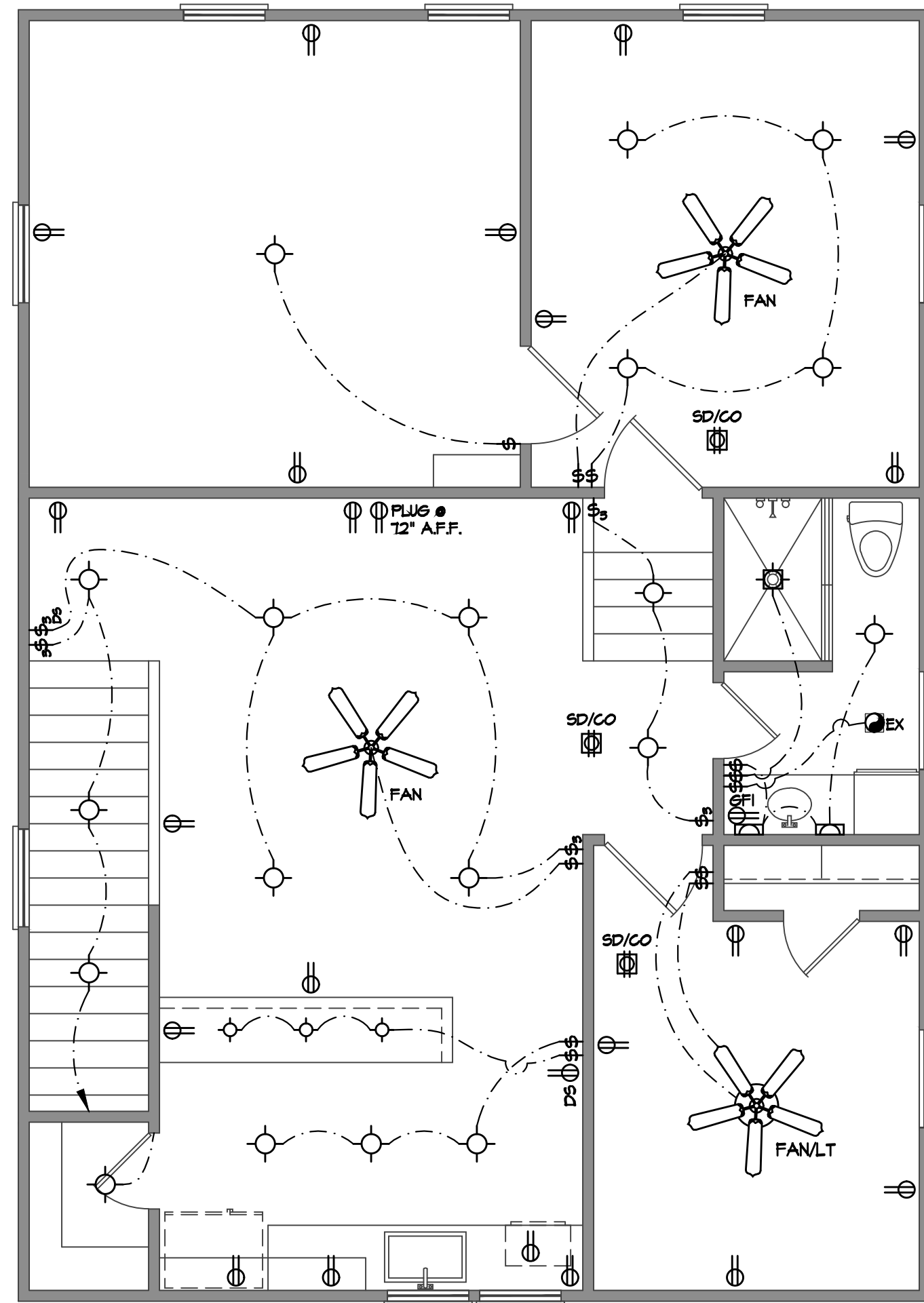
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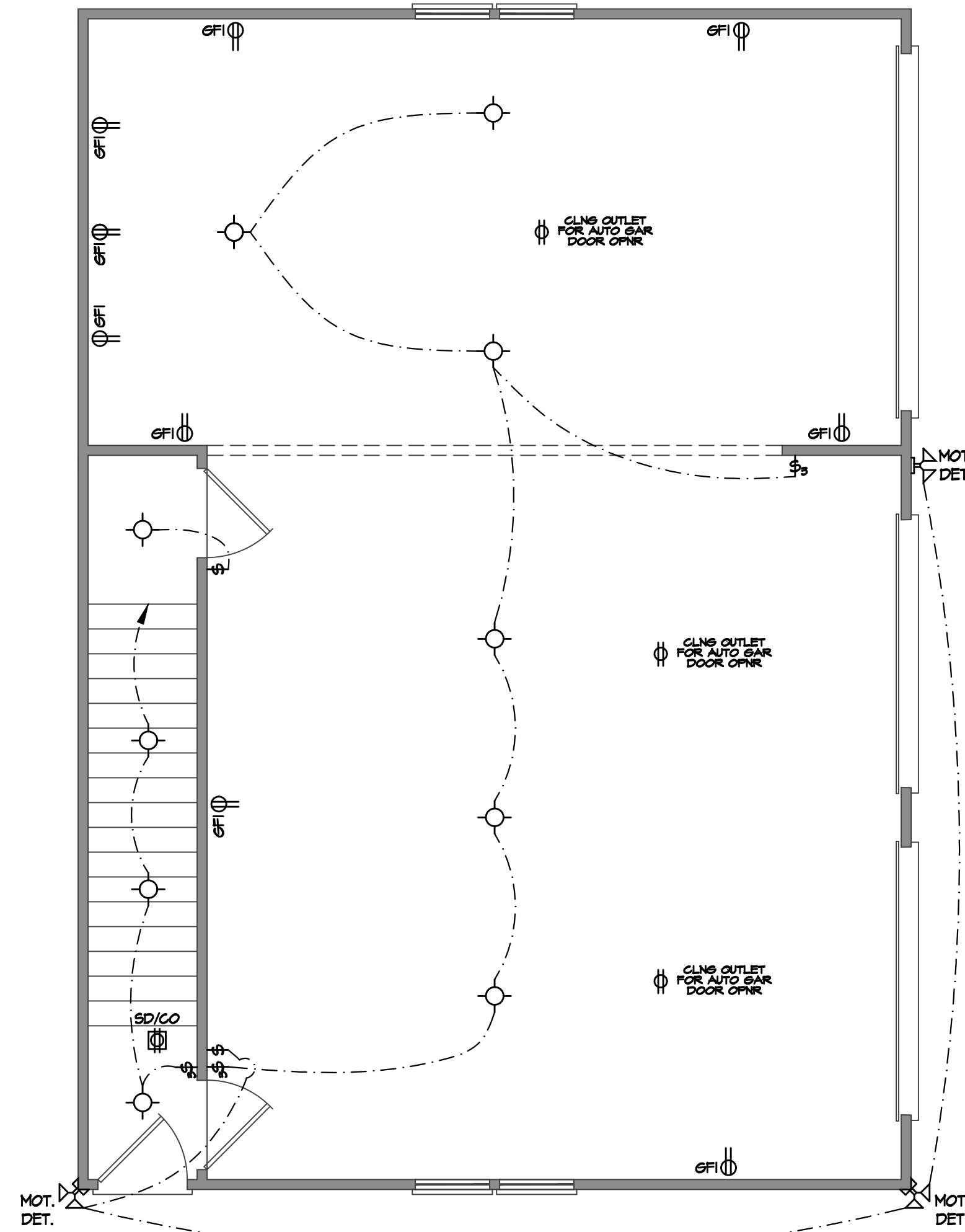
**BROCK-JONES ADDITION**  
504 Nash Street  
Rockwall, TX.



DRAWN BY:	
SRC	REV.
DATE:	
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	



**SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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**BROCK-JONES ADDITION**  
504 Nash Street  
Rockwall, TX.



DRAWN BY:	
SRC	
DATE:	REV.
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	

# PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-009  
PROJECT NAME: SUP for a Guest Quarters/Detached Garage at 504 Nash  
SITE ADDRESS/LOCATIONS: 504 NASH ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-009; Specific Use Permit (SUP) a Guest Quarters/Detached Garage at 504 Nash Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, and addressed as 504 Nash Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2023-009) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Detached Garage will be 39.6-feet by 28-feet and have a building footprint of 1,012 SF. The total square footage of the structure will be 1,897 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 1,705 SF, which would allow a maximum Guest Quarters/Detached Garage size of 511.5 SF. Based on this the proposed structure appears to exceeds the requirements for Guest Quarters/Detached Garage by 1,385.5 SF.

I.7 The height of the proposed accessory structure is 28-feet. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Guest Quarters/Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

- (3) The Guest Quarters/Detached Garage shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the Guest Quarters/Detached Garage shall not exceed a total height of 28-feet as measured to highest point of the pitched roof.
- (5) The Guest Quarters/Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.9 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 14, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.

I.11 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments
02/22/2023: - Where is the existing power pole? If you touch it, the power will need to be placed underground.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			

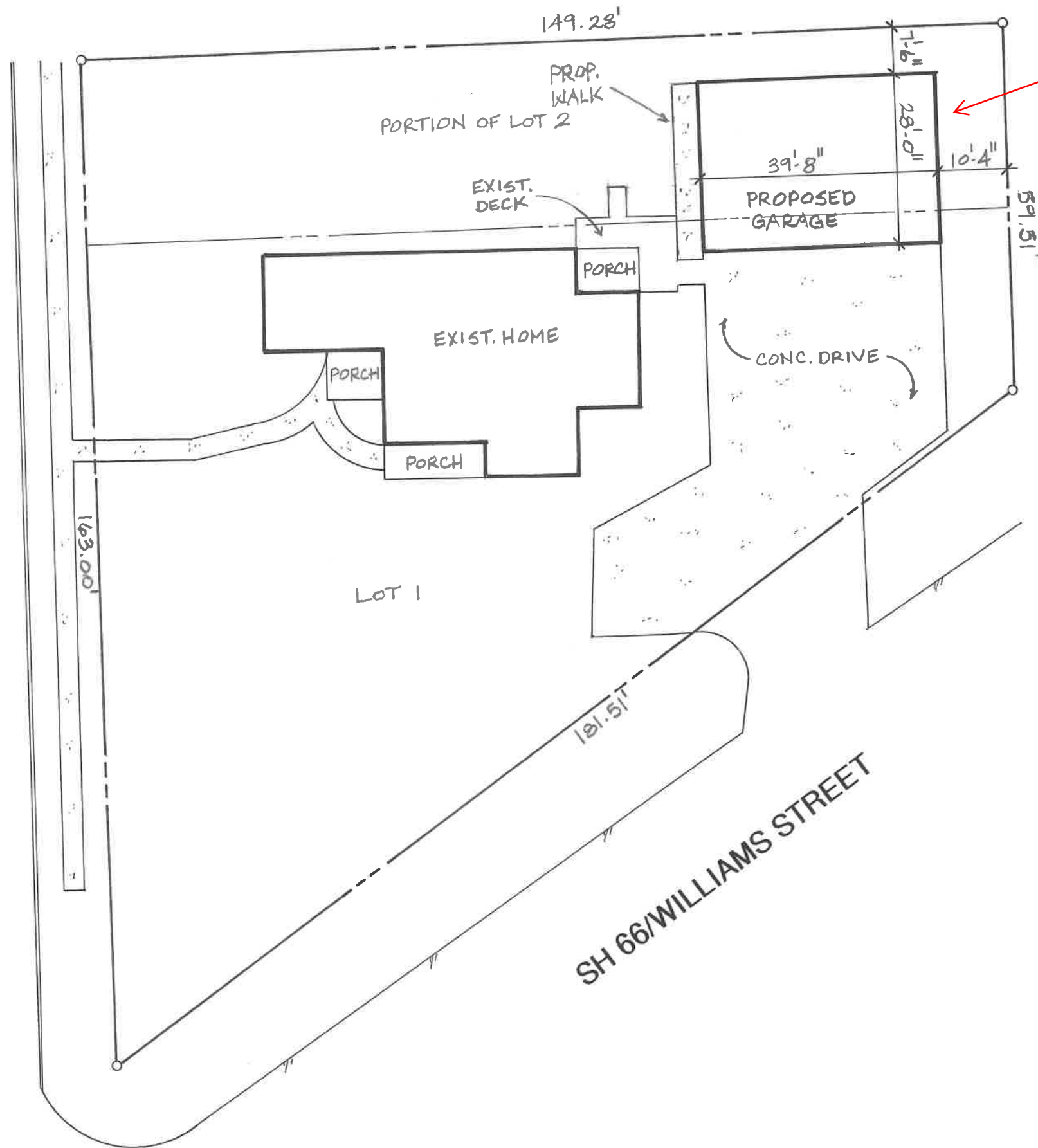
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			

504 NASH STREET



Where is the existing power pole? If you touch it, the power will need to be placed underground.



## PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TX



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

BE, RPR, letter

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET

SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2

GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

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

CURRENT ZONING A1 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME PROPOSED USE SAME

ACREAGE 0.4170 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>JEFF &amp; GINGER BROCK-JONES</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JEFF BROCK-JONES</u>
CONTACT PERSON	<u>JEFF BROCK-JONES</u>	CONTACT PERSON	<u>JEFF BROCK-JONES</u>
ADDRESS	<u>504 NASH ST.</u>	ADDRESS	<u>504 NASH ST.</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>(972) 569-7129</u>	PHONE	<u>(972) 569-7129</u>
E-MAIL	<u>jeff_brockjones@yahoo.com</u>	E-MAIL	<u>jeff_brockjones@yahoo.com</u>

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Brock-Jones [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 \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash

LILLIAN ST

NASH ST

SF-7

66

Case Location Map = 



# City of Rockwall

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

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



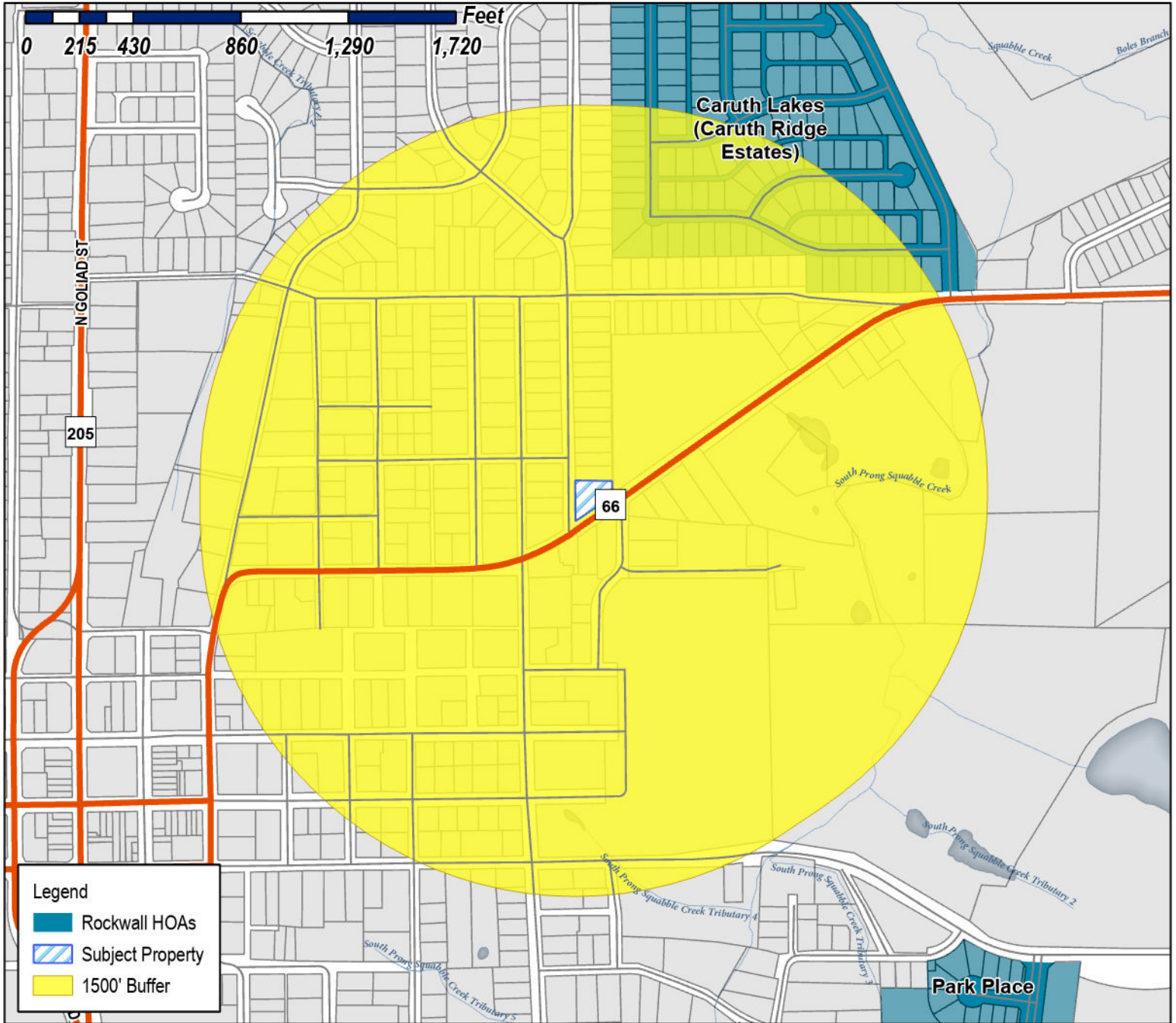




# City of Rockwall

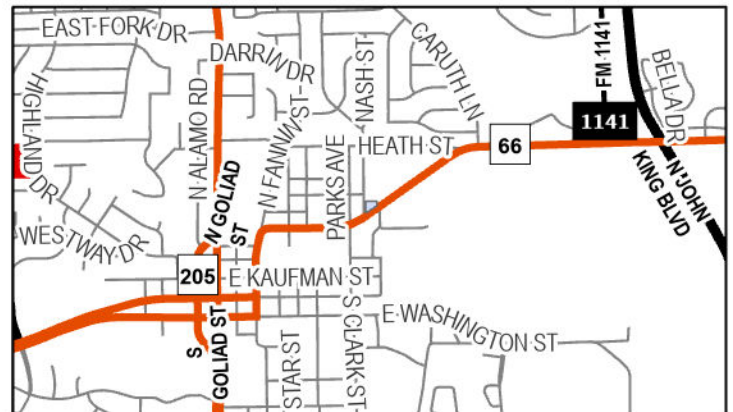
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2023-009  
**Case Name:** SUP for a Guest Quarters and Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Lee, Henry](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2023-009]  
**Date:** Friday, February 17, 2023 4:36:55 PM  
**Attachments:** [HOA Map \(02.13.2023\).pdf](#)  
[Public Notice \(02.17.2023\).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 will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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>.

Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Thank you,



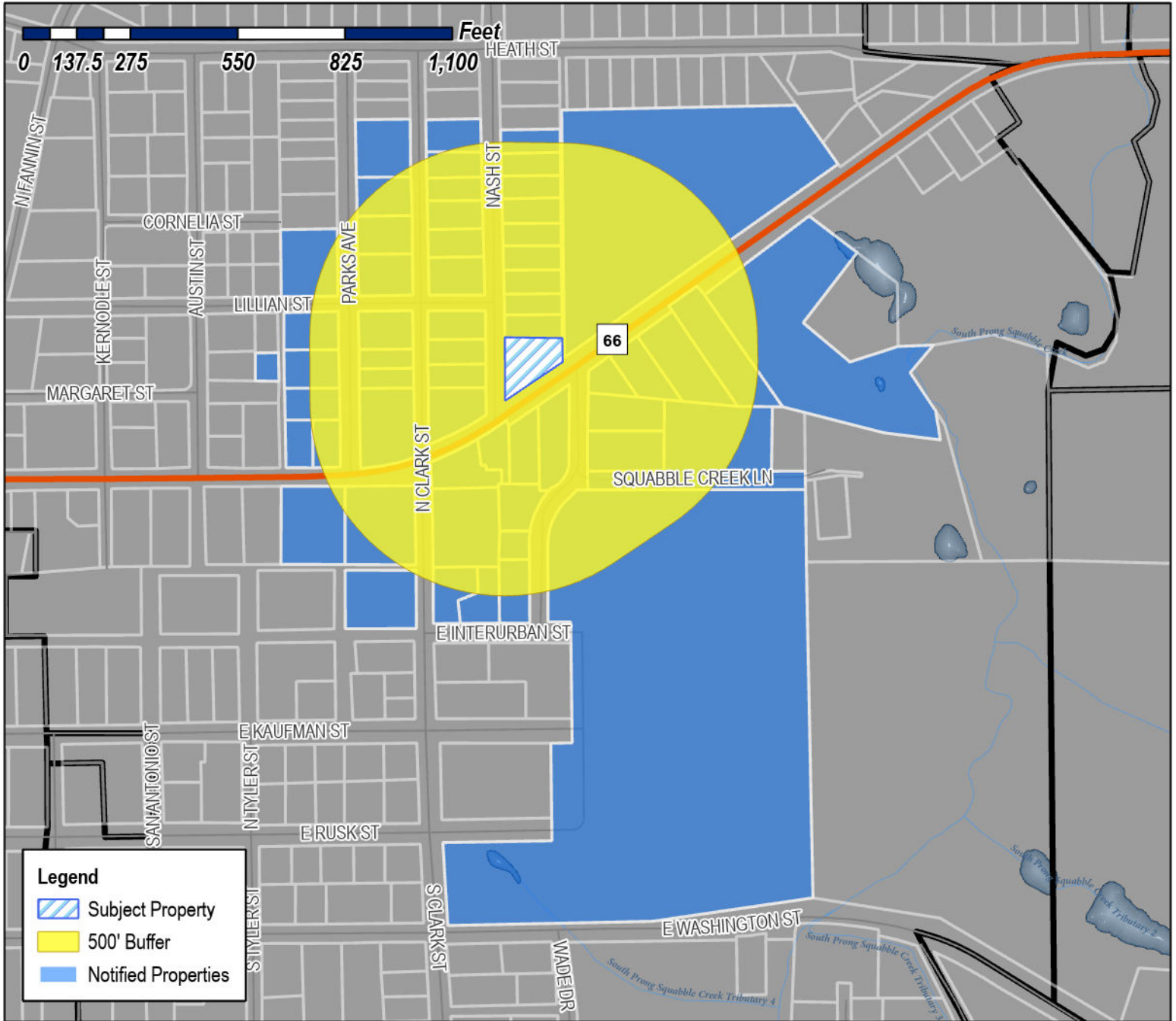
Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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 For Questions on this Case Call (972) 771-7745



MURPHY MICHAEL  
602 PARKS AVE  
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY  
601 WILLIAMS ST  
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D  
501 NASH ST  
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK  
503 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
701 NASH ST  
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC  
804 WILLIAMS STREET  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH ST  
ROCKWALL, TX 75087

MOSES REX & KERRI  
804 WILLIAMS  
ROCKWALL, TX 75087

OCCUPANT  
606 PARKS AVE  
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND RICHARD M FISKE  
1022 TEXAN TRAIL  
GRAPEVINE, TX 76051

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

DAVIS JUDY  
505 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
506 NASH ST  
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT  
1708 OVID ST  
HOUSTON, TX 77007

BROCK-JONES JEFFERY MIKEL AND GINGER  
504 NASH ST  
ROCKWALL, TX 75087

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

EICH CHRIS AND ELENA  
601 PARKS AVE  
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES  
507 WILLIAMS ST  
ROCKWALL, TX 75087

RIDDELL CONNIE L  
509 WILLIAMS ST  
ROCKWALL, TX 75087

SPILLER OLIVER R & KAREN E  
305 NASH ST  
ROCKWALL, TX 75087

SPILLMAN PATRICIA C  
402 S NASH ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

MELTON PAUL C & RICHARD L MELTON  
904 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
906 WILLIAMS ST  
ROCKWALL, TX 75087

KHATER CHARLES & PIERETTE  
2368 E. FM 552  
ROCKWALL, TX 75087

OCCUPANT  
301 NASH ST  
ROCKWALL, TX 75087

HENISEY CHUCK  
PO BOX 250851  
PLANO, TX 75025

OCCUPANT  
303 NASH ST  
ROCKWALL, TX 75087

CULLINS KYM  
210 RAINBOW CIR  
ROCKWALL, TX 75032

WILCOXSON TIMOTHY P & CYNTHIA  
802 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDALE CHRISTOPHER W  
706 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDILL SCOTT A & PAMELA ANN  
404 NASH ST  
ROCKWALL, TX 75087

LATTIG LAUREN  
902 WILLIAMS ST  
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE  
704 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
304 N CLARK ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

OCCUPANT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

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

OCCUPANT  
607 NASH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
2 MANOR CT  
HEATH, TX 75032

FREEMAN WILLIAM B JR  
508 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
506 PARKS AVE  
ROCKWALL, TX 75087

CONAWAY SUE ANN  
7123 OCONNELL ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
505 PARKS AVE  
ROCKWALL, TX 75087

MICHAEL LEE WANAMAKER AND DESTINY  
HAYES WANAMAKER- TRUSTEES  
708 AVALON DR  
HEATH, TX 75032

STOKES WILLIAM M & REBECCA A  
908 WILLIAMS ST  
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE  
507 PARKS AVE  
ROCKWALL, TX 75087

SPILLMAN JAMES T JR  
940 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

OCCUPANT  
901 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID  
SPIEGEL  
PO BOX 33  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

HOWARD DEBORAH K  
604 NASH ST  
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES  
704 NASH ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
610 NASH ST  
ROCKWALL, TX 75087

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

OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

THARP JAMES DAVIS AND CHELSEA CARAGON  
SCHMIDT  
602 NASH ST  
ROCKWALL, TX 75087

JANSSEN STEVEN D AND CYNTHIA C  
508 NASH ST  
ROCKWALL, TX 75087

# 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:

**Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

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 comment 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

---

February 10, 2023

Jeff & Ginger Brock-Jones  
504 Nash St.  
Rockwall, TX 75087

Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

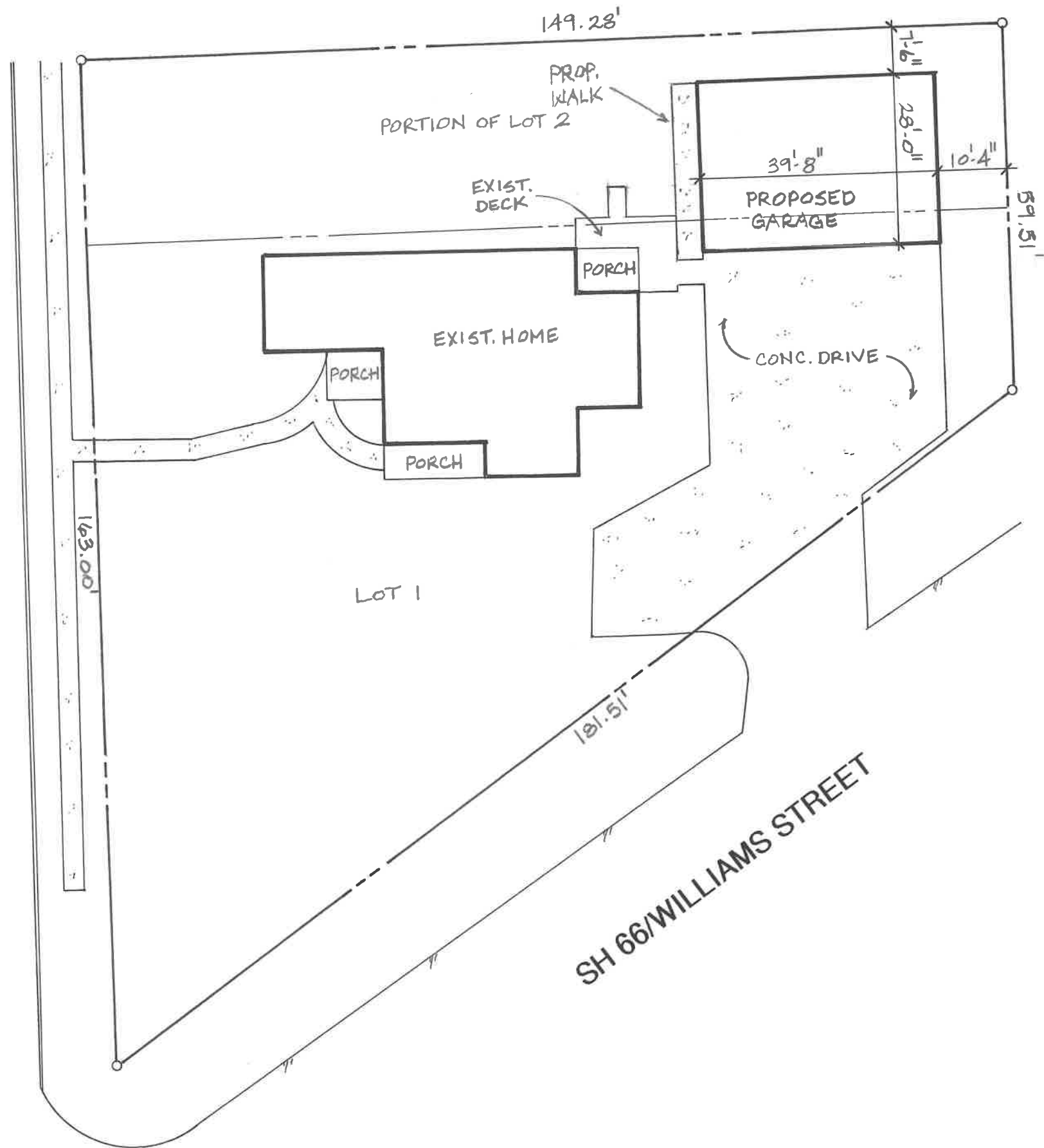
Sincerely,



Jeff Brock-Jones



504 NASH STREET



# PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

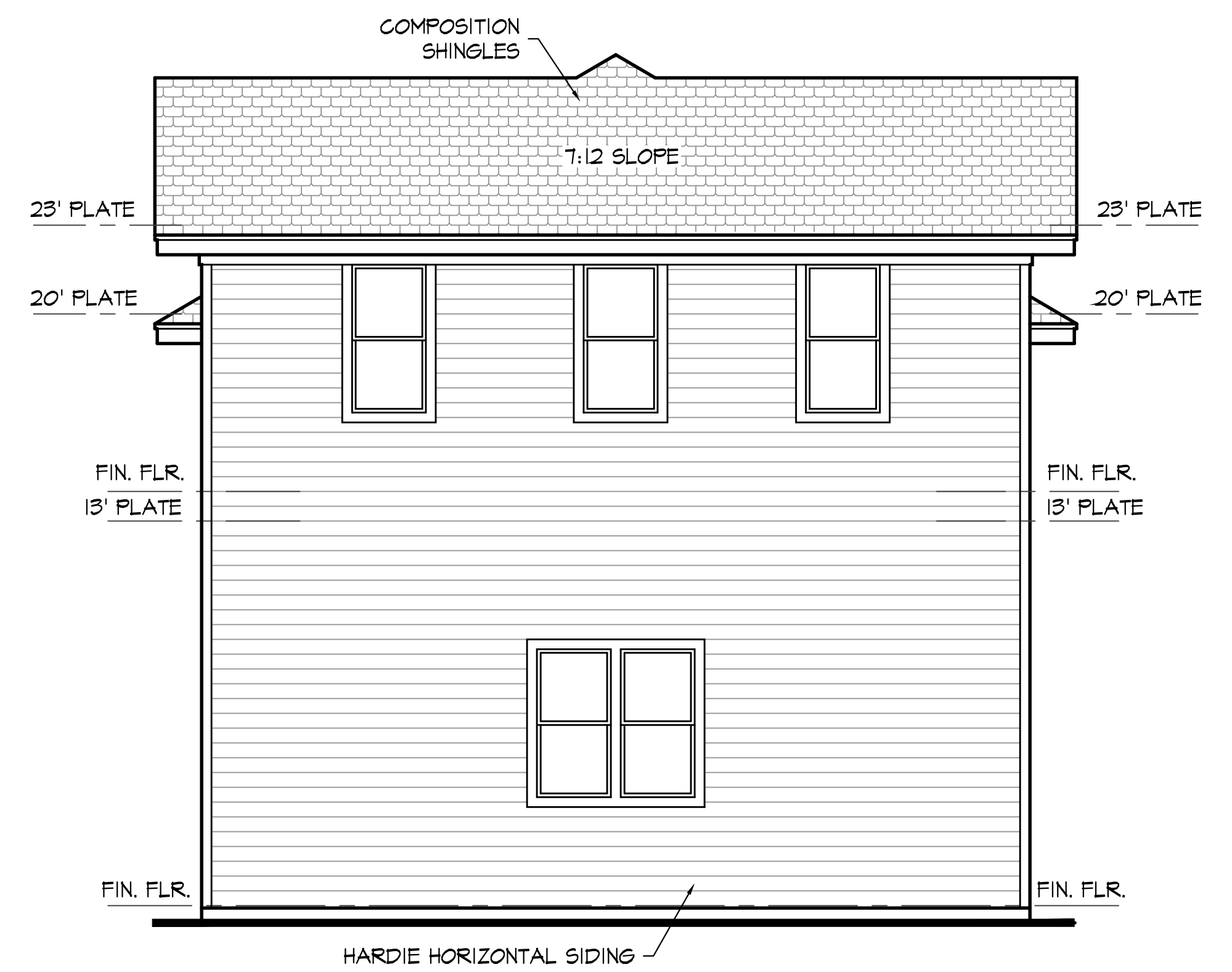
CITY OF ROCKWALL

ROCKWALL COUNTY, TX



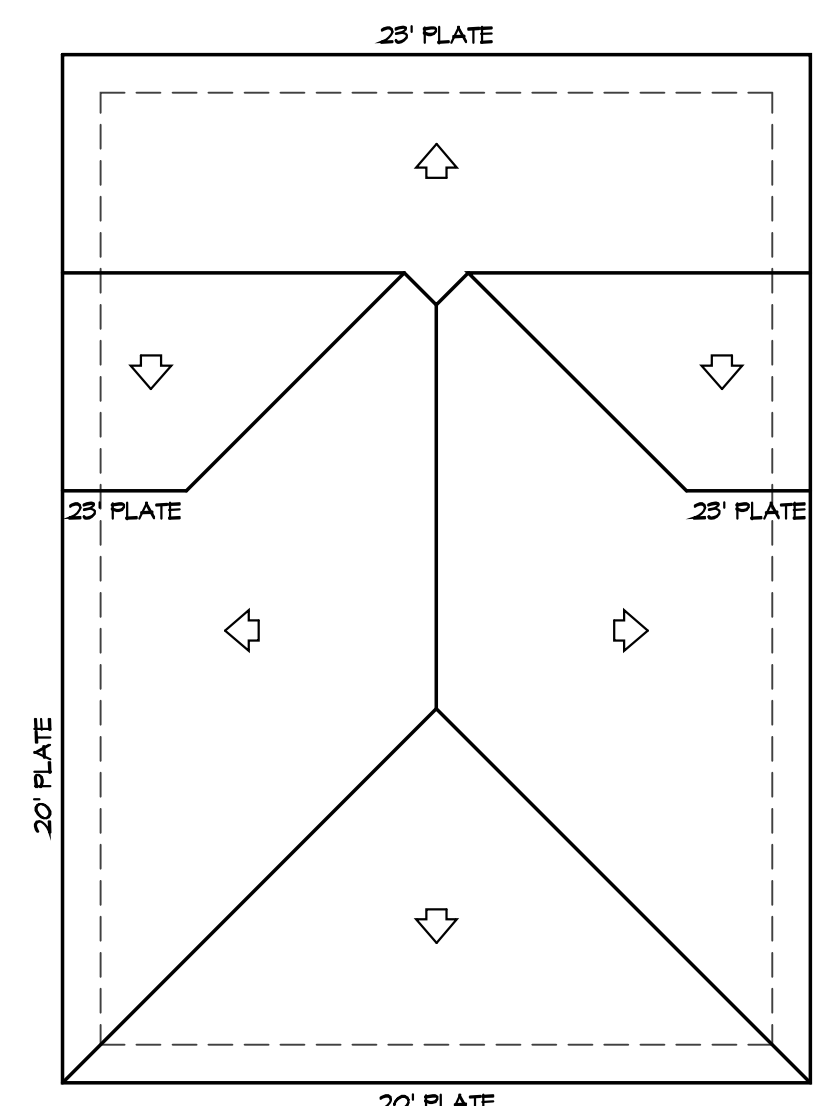
### RIGHT ELEVATION

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



### REAR ELEVATION

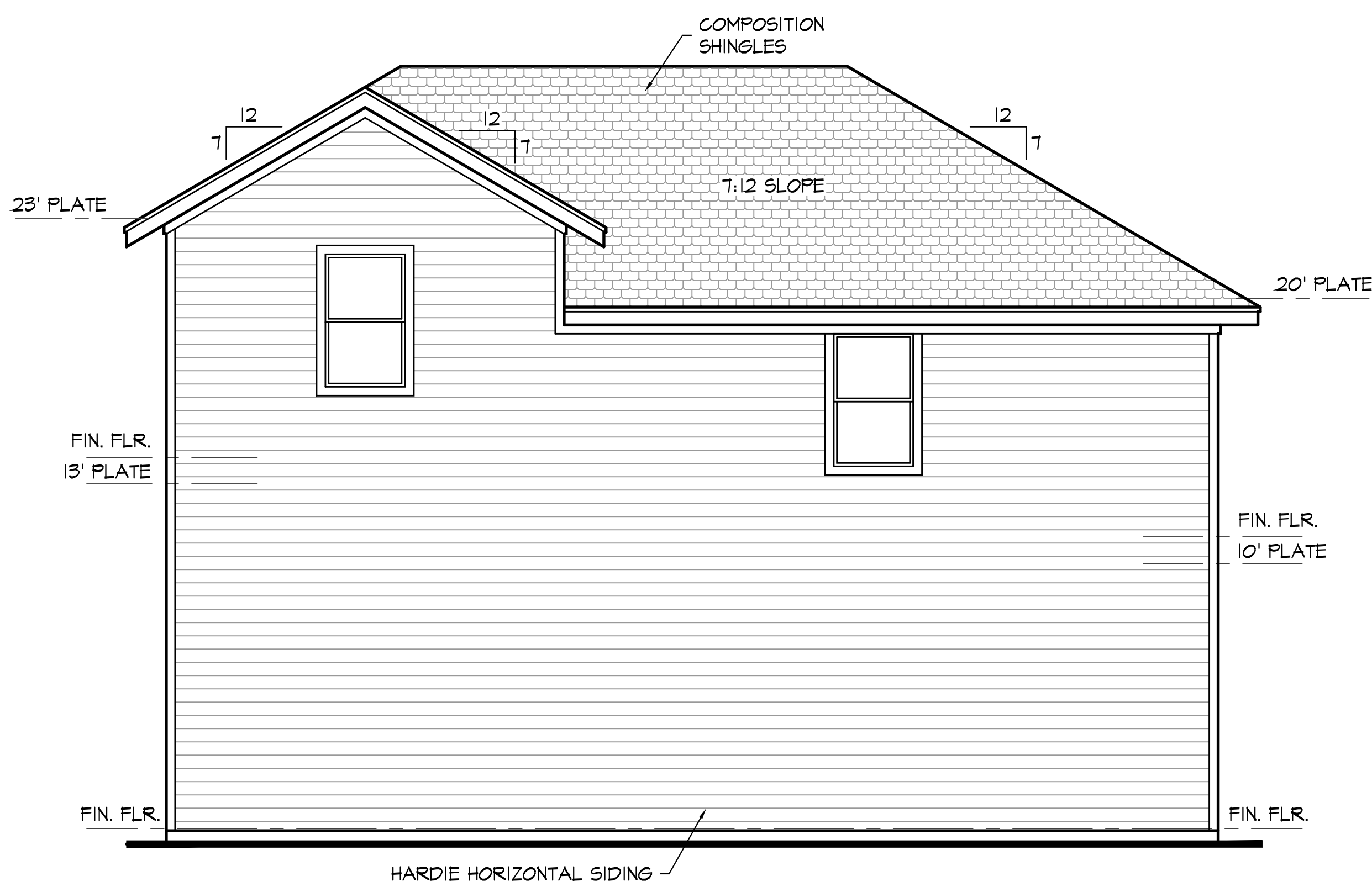
SCALE: 1/4" = 1'-0"



NOTE: ALL ROOF SLOPES TO BE 7:12 UNO.

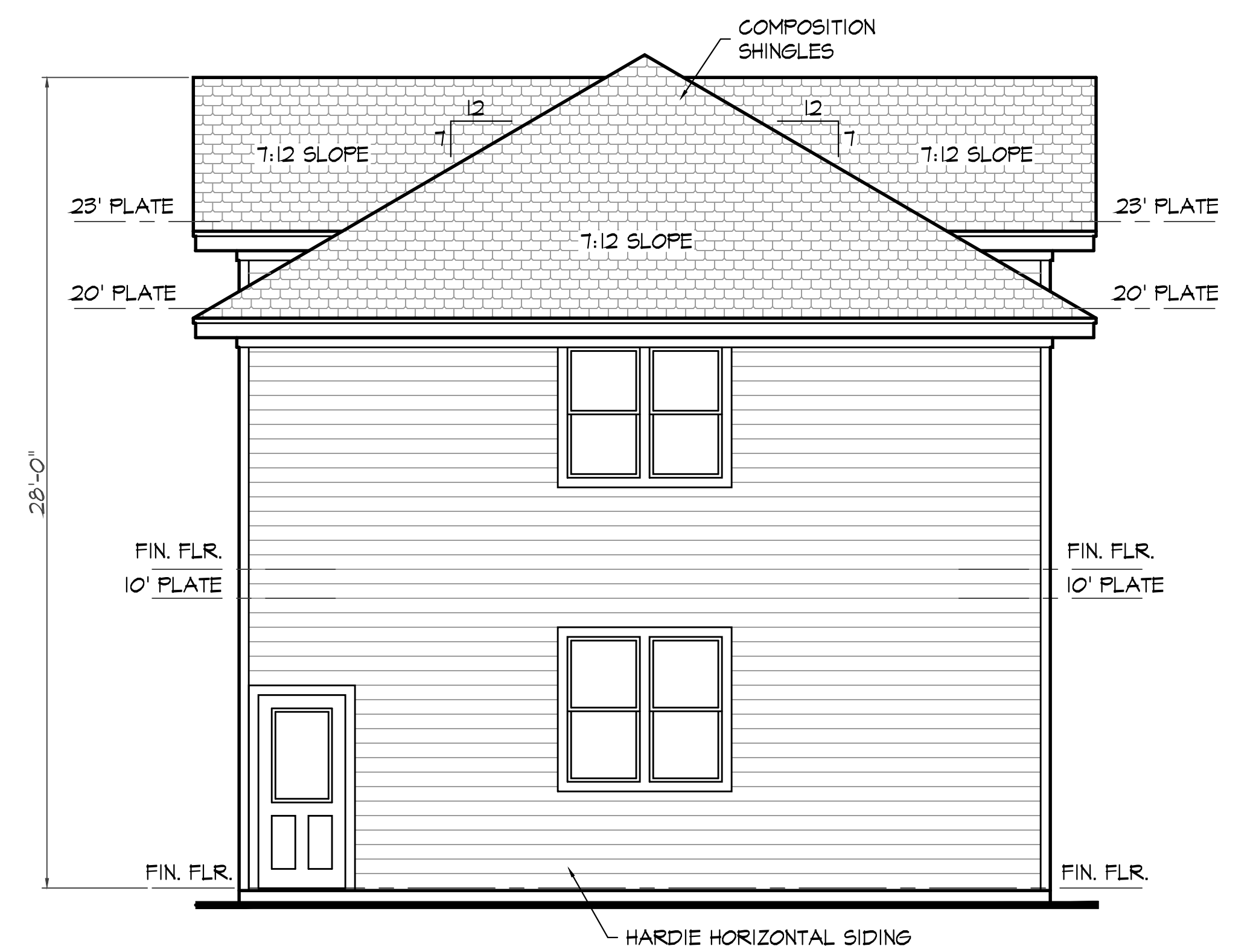
### ROOF PLAN

SCALE: 1/8" = 1'-0"



### LEFT ELEVATION

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

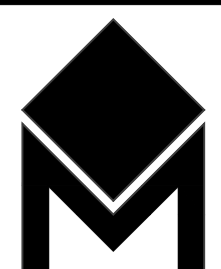


### FRONT ELEVATION

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

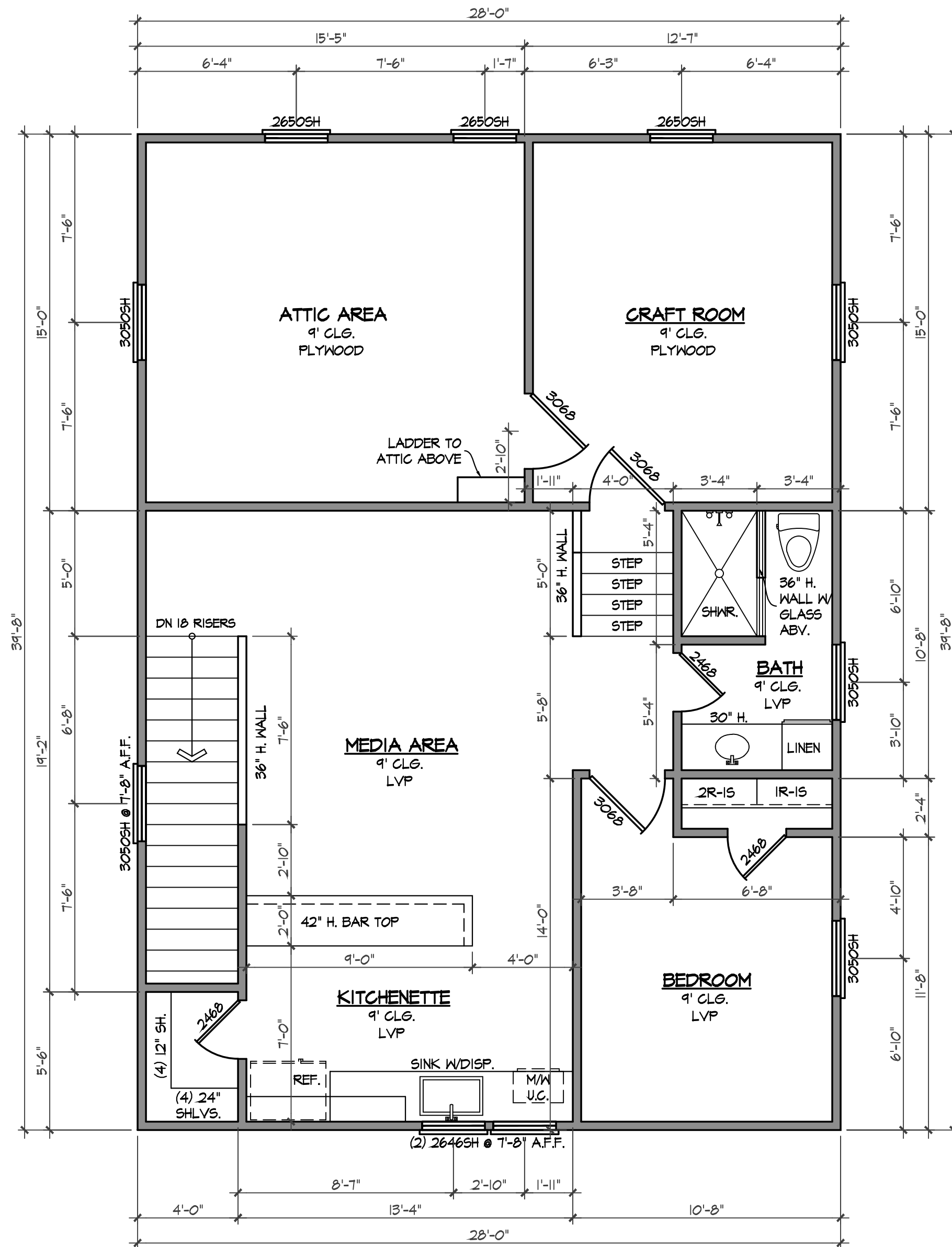
The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents.  
 These documents are intended for general residential construction purposes only and are not exhaustively detailed or fully engineered. Moore Residential Design does not warrant, represent, or guarantee the accuracy or completeness of these documents. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore, recommends that these documents be reviewed by a qualified registered professional engineer.

**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



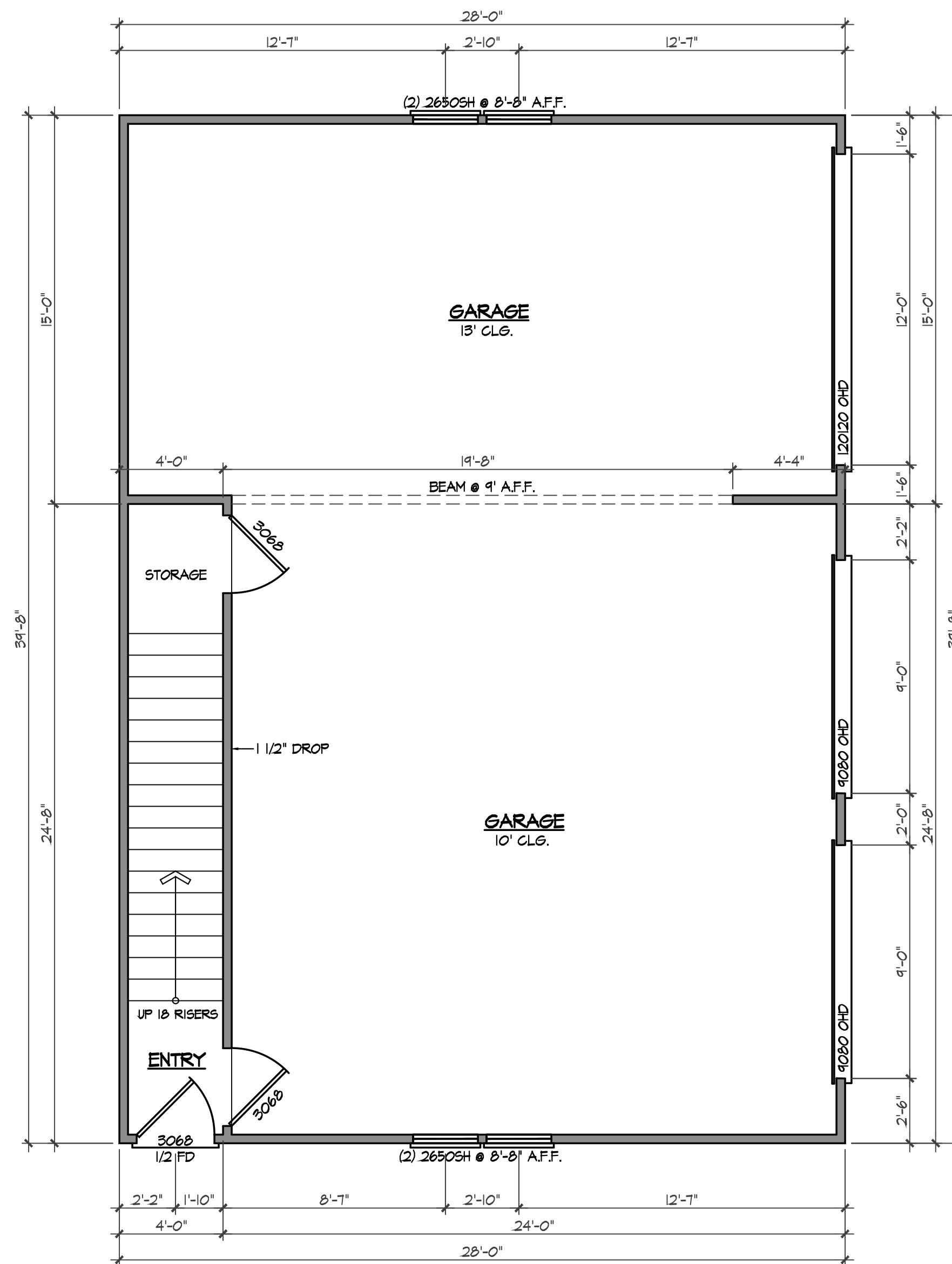
**MOORE**  
 RESIDENTIAL DESIGN  
 102 N. Shiloh Rd.  
 Suite 302  
 Garland, TX 75042  
 Ph: (972) 494-1993  
 Mbl: (214) 533-1099

DRAWN BY:	
SRC	
DATE:	REV.
1/25/25	
DRAWING NO:	
	1897
DRAWING ID:	
H408	
ELEVATIONS	
SCALE: 1/4" = 1'	



## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

### AREA CALCULATIONS

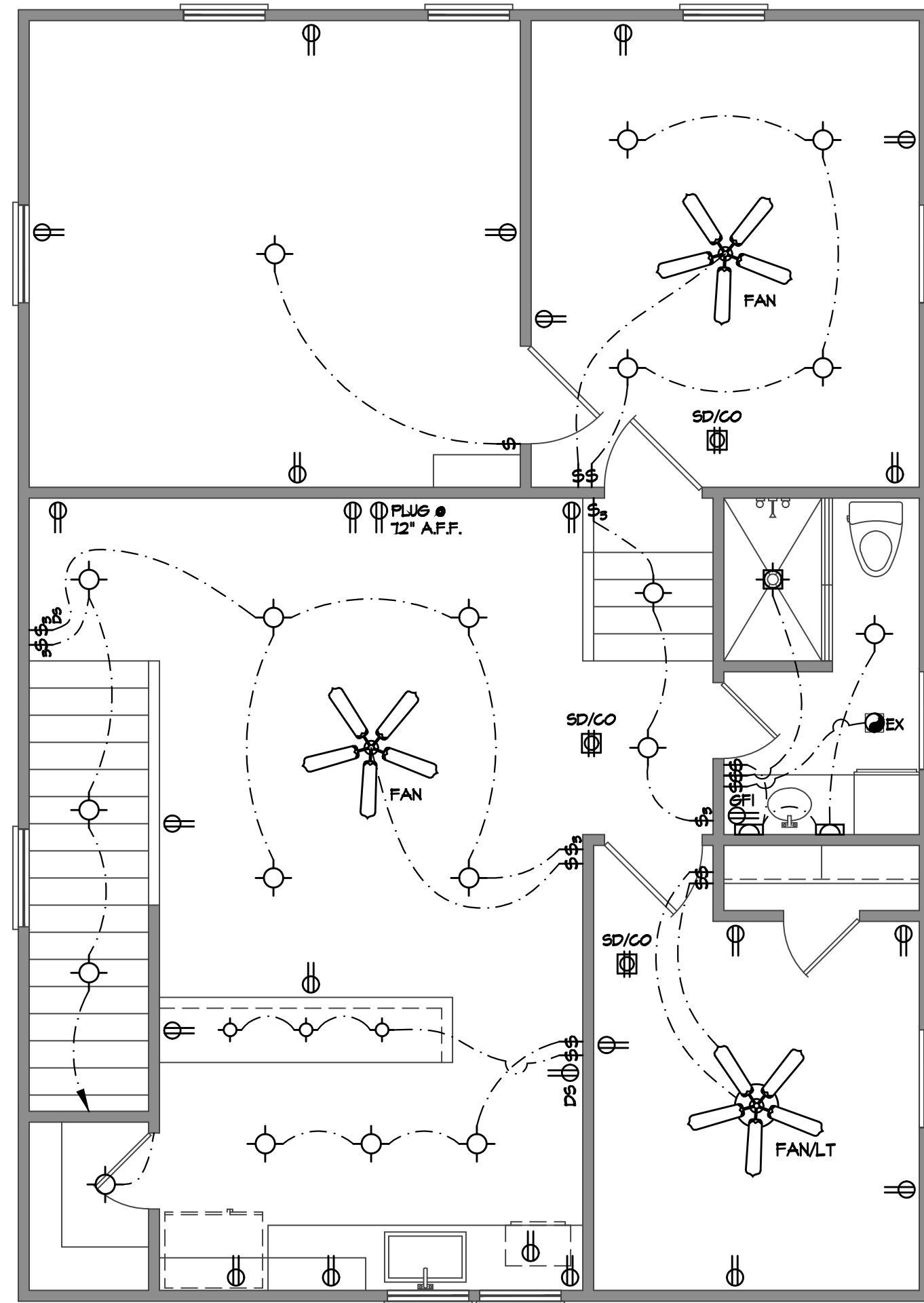
FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

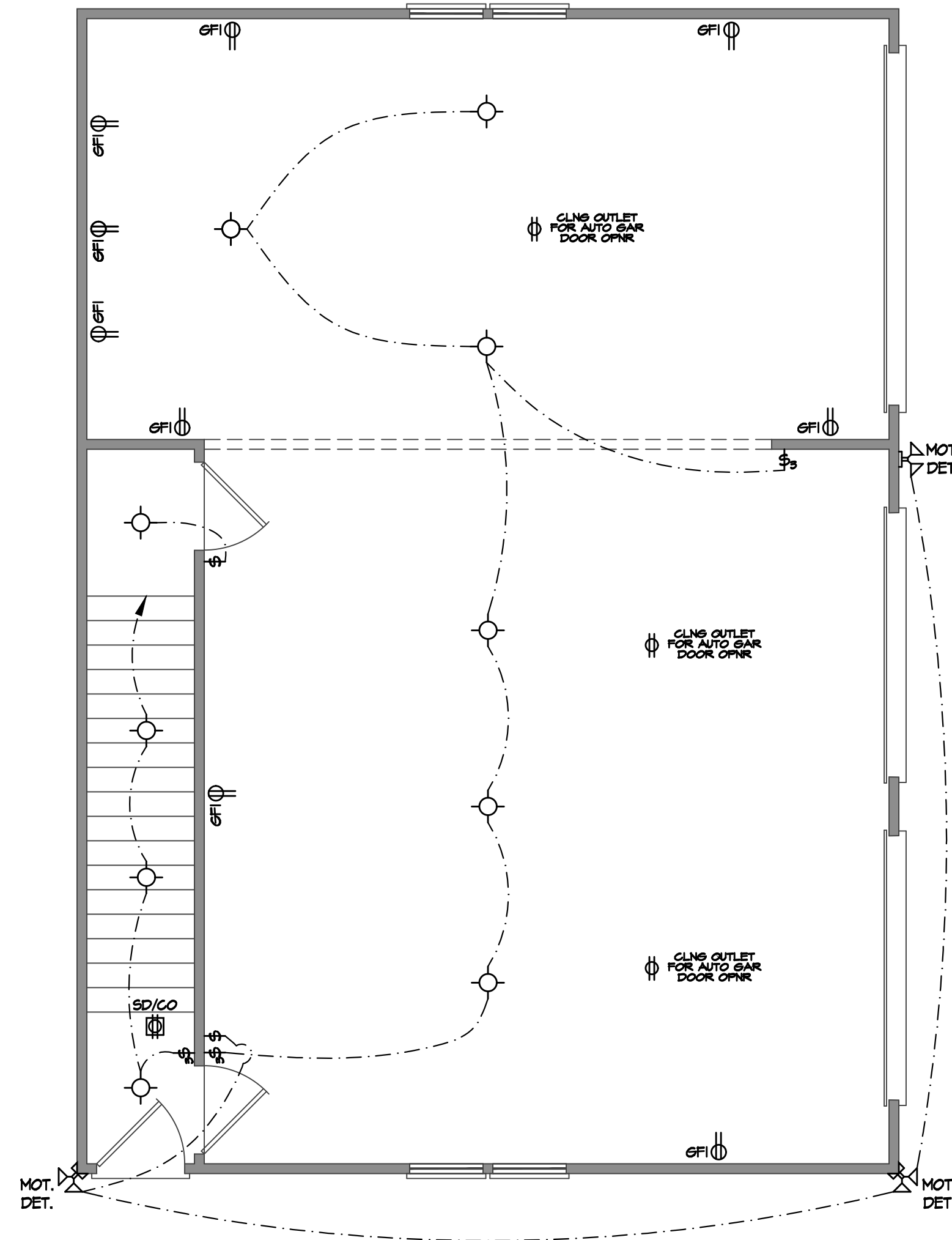
**BROCK-JONES ADDITION**  
504 Nash Street  
Rockwall, TX.



DRAWN BY:	
SRC	REV.
DATE:	
1/25/23	
DRAWING NO:	1897
DRAWING ID:	H408
FLOOR PLANS	
SCALE: 1/4" = 1'	



**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all documents. All work performed on this project shall meet or exceed the current editions of the International Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents pertaining to said codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



DRAWN BY:	
SRC	
DATE:	REV.
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

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) FOR *GUEST QUARTERS/DETACHED GARAGE* ON A 0.4170-ACRE PARCEL OF LAND IDENTIFIED AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, LEONARD AND ADAMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Detached Garage* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the *Guest Quarters/Detached Garage* shall not exceed a total height of 28-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

**Exhibit 'A'**  
*Location Map and Legal Description*

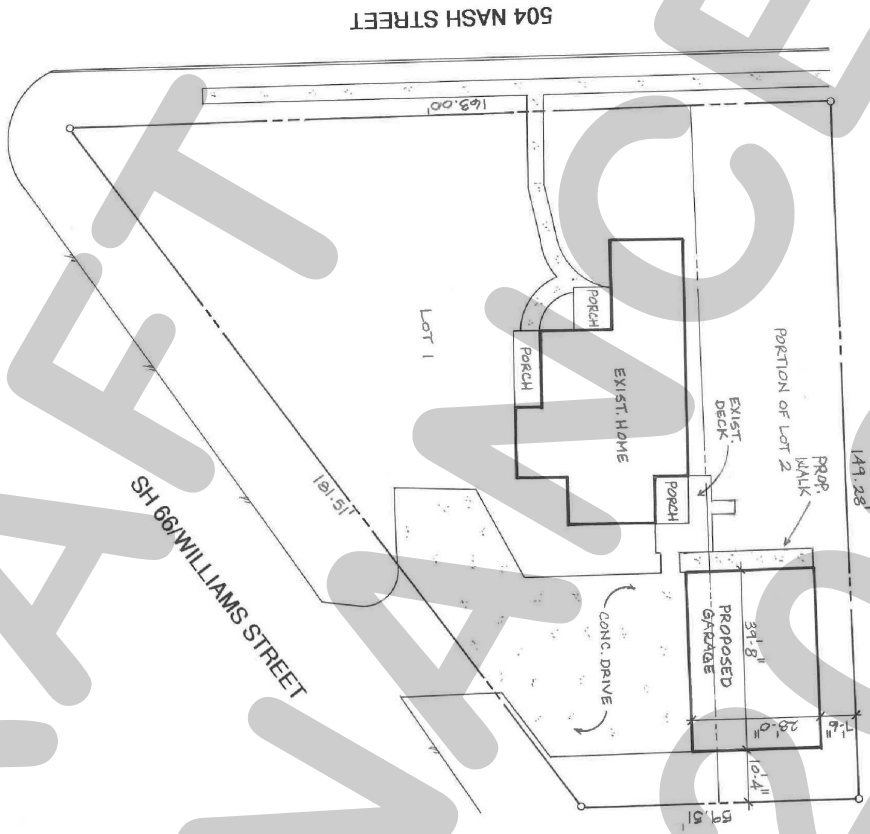
Address: 504 Nash Street

Legal Description: All of Lot 1 and a Portion of Lot 2, Block 2, Leonard and Adams Addition

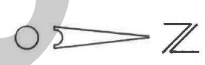




**Exhibit 'B':**  
**Residential Plot Plan**

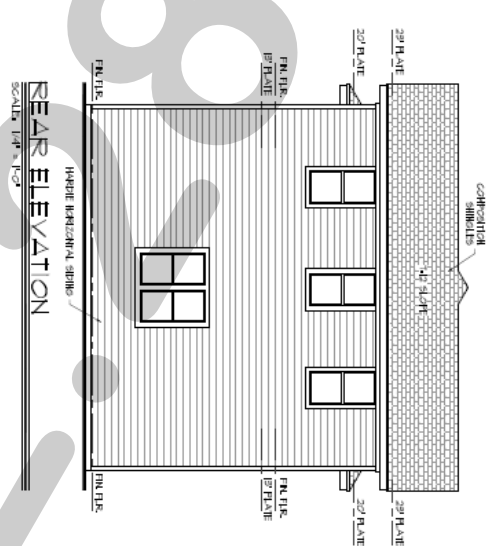
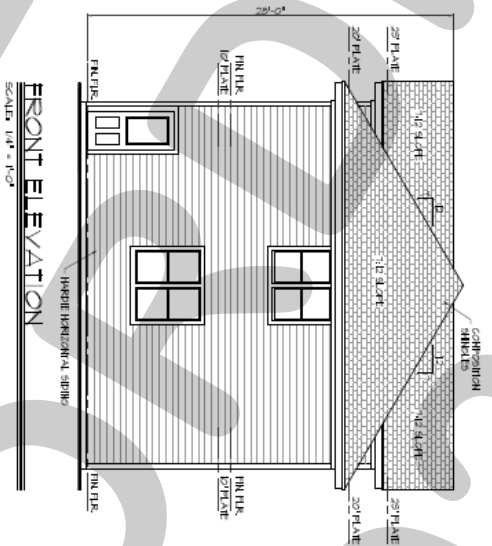
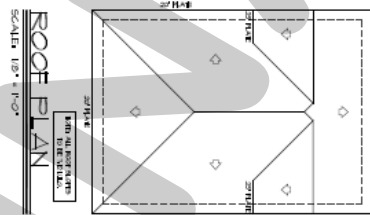
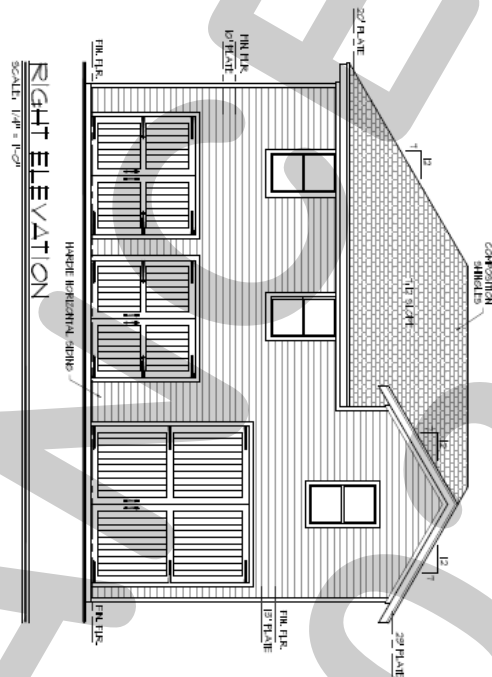
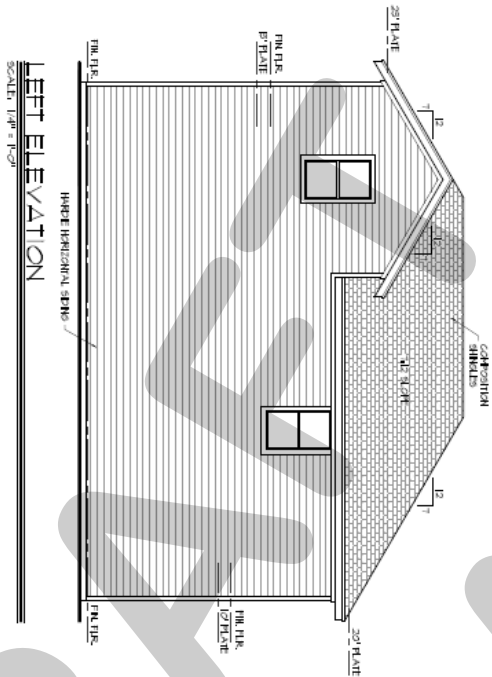


**PLOT PLAN**  
LOT 1&2 - BLK 2  
LEONARD AND ADAMS ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TX



1" = 20'-0"

Exhibit 'C':  
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:** March 14, 2023  
**APPLICANT:** Jeff and Ginger Brock-Jones  
**CASE NUMBER:** Z2023-009; *Specific Use Permit for a Detached Garage/Guest Quarters at 504 Nash Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

### BACKGROUND

Based on the City's annexation ordinances the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 1,705 SF single-family home and a 360 SF detached garage. Both structures were constructed in 1990.

### PURPOSE

The applicants -- *Jeff and Ginger Brock-Jones* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* and *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 504 Nash Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) residential lots that make up the Leonard and Adams Addition, which consists of seven (7) residential properties, zoned Single Family 7 (SF-7) District. This subdivision was established on May 6, 1925. North of this are six (6) residential properties that make up the Fondren Addition, which consists of 16 properties that were established on January 1, 1945. North of that is two (2) residential properties that make up the B.F. Boydston Addition, which consists of 137 residential properties on 1.62-acres. Beyond this is Heath Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 0.296-acre parcel of land (*i.e. Lot 1, Block 1, Epperson Addition*), zoned Single Family 7 (SF-7) District and addressed as 804 Williams Street. South of this is Nash Street which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.21-acre parcel of land (*i.e. Lot 1, Block A, Lakes Assembly Addition*), zoned Single Family 7 (SF-7) District that is developed with a 6,420 SF *Church/House of Worship* (*i.e. The Lakes*

Assembly). Beyond this is Solar Village Addition, which consists of six (6) residential lots that were established on October 2, 2014. Beyond this is SH-66 (i.e. Williams Street), which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**West:** Directly west of the subject property is Nash Street, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 0.365-acre parcel of land (i.e. Lot 1 & 2, Block 1, Leonard and Adams Addition), zoned Single Family 7 (SF-7) District, and addressed as 501 Nash Street. Beyond this is N. Clark Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, residential plot plan, floor plan, electrical plan, and building elevations proposing to construct a 28' by 39'-8" (or 1,020 SF building footprint) Detached Garage and Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on the subject property. The proposed structure will be situated on a 28-foot by 40-foot concrete pad. The concrete pad is set ~7.5-feet from the side yard (i.e. northern) property line, ~10½-feet from the rear yard (i.e. eastern) property line, and ~33-feet from the front yard (i.e. southern) property line. The building elevations submitted by the applicant indicate that the structure will be two (2) stories and have a total square footage of 1,900 SF. The proposed structure will have a pitched roof and stand approximately 29-feet at the peak of the roof. The exterior of the structure will be clad in Hardie Board horizontal lap-siding that will be complementary in color and scale to the white horizontal wood lap-siding of the primary structure. According to the applicant the structure will primarily be used as a detached garage to replace the existing 360 SF detached garage, as well as a guest quarters on the second floor. Based on the floor plan submitted by the applicant, the structure will have a bathroom and kitchenette on the second floor.

**CONFORMANCE WITH THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Unit* as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition, to these requirements a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). A summary of these standards compared to the applicant’s proposed *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* are as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 7 (SF-7) District.	1; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 30% of the Primary Structure (1,705 SF x 30% = 511.50 SF).	1,900 SF; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM REAR YARD SETBACK	10-Feet	~10' 4"; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~7'6"; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	~14-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT <sup>1</sup>	Accessory structures are permitted a maximum of 15-Feet; however, the SF-7 District allows a total height of 32-Feet.	~29"; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM ON-SITE PARKING	1.5/Unit	<i>IN CONFORMANCE</i>

NOTES:

<sup>1</sup>: The accessory structure standards limit the height of accessory buildings to a single-story.

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, detached garages are limited to a maximum height of 15-feet and must meet the same minimum setbacks established for the primary structure. Subsection 07.04 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 has stated that the accessory structure is primarily intended to be used as a *Detached Garage* to replace the existing *Detached Garage*, which is in disrepair; however, since this structure will incorporate separate sanitary facilities it is better classified as a *Guest Quarters/Secondary Living Unit* as opposed to a simple *Detached Garage*. Additionally, the *Guest Quarters/Secondary Living Unit* allows the applicant to have a larger building (*i.e.* 30% of the primary square footage) compared to the *Detached Garage* standards, which limit the permitted *by-right* square footage to 625 SF. Regardless of classification of the structure (*i.e.* if it is a *Detached Garage* or *Guest Quarters/Secondary Living Unit*) it would require a Specific Use Permit (SUP).

Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Guest Quarters/Secondary Living Unit* with the exception of the maximum size or square footage and maximum building height. *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 551.50 SF *Guest Quarters/Secondary Living Unit* (*i.e.* 1,705 SF \* 30% = 511.5 SF). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,897 SF *Guest Quarters/Secondary Living Unit*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 1,385.5 SF and represents 111% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 1,272 SF. In regards to the height of the structure, staff is obligated to point out that the Unified Development Code (UDC) is somewhat unclear about the standards for a *Guest Quarters/Secondary Dwelling Unit*. These structures are somewhat unique in that they follow both the standards for an *Accessory Building* and the *Residential District Development Standards*. Using the *Accessory Building* standards, the height would be limited to one (1) story at a maximum of 15-feet; however, the *Residential District Development Standards* for a Single-Family 7 (SF-7) District allow a maximum height of 32-feet. The reason this ambiguity exists in the code is because a *Guest Quarters/Secondary Living Unit* can be appropriately incorporated into a property in several different ways depending on the context of the structure. For example, a *Guest Quarters/Secondary Living Unit* can be a standalone structure or incorporated into another structure like a detached garage. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Since this property is located in a more established part of town, there are several properties with multiple accessory buildings situated on them. In the block bounded by N. Clark Street, Lillian Street, Parks Avenue, and Williams Street staff has counted three (3) accessory buildings on four (4) properties with the average size of these structures being ~125 SF. The largest of these structures was around 160 SF. Staff should also point out that the applicant's lot -- at 0.36-acres -- is almost twice the size of the surrounding lots. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does *not* appear to have a negative effect on the adjacent properties; however, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On February 21, 2023, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Carruth Ridge Estates Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from a property owner *within* the 500-foot notification area indicating they were 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 a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
  - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
  - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

BE, RPR, letter

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET

SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2

GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

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

CURRENT ZONING A1 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME PROPOSED USE SAME

ACREAGE 0.4170 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>JEFF &amp; GINGER BROCK-JONES</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JEFF BROCK-JONES</u>
CONTACT PERSON	<u>JEFF BROCK-JONES</u>	CONTACT PERSON	<u>JEFF BROCK-JONES</u>
ADDRESS	<u>504 NASH ST.</u>	ADDRESS	<u>504 NASH ST.</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>(972) 569-7129</u>	PHONE	<u>(972) 569-7129</u>
E-MAIL	<u>jeff_brockjones@yahoo.com</u>	E-MAIL	<u>jeff_brockjones@yahoo.com</u>

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Brock-Jones [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 \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash

LILLIAN ST

NASH ST

SF-7

66

Case Location Map = 



# City of Rockwall

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

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



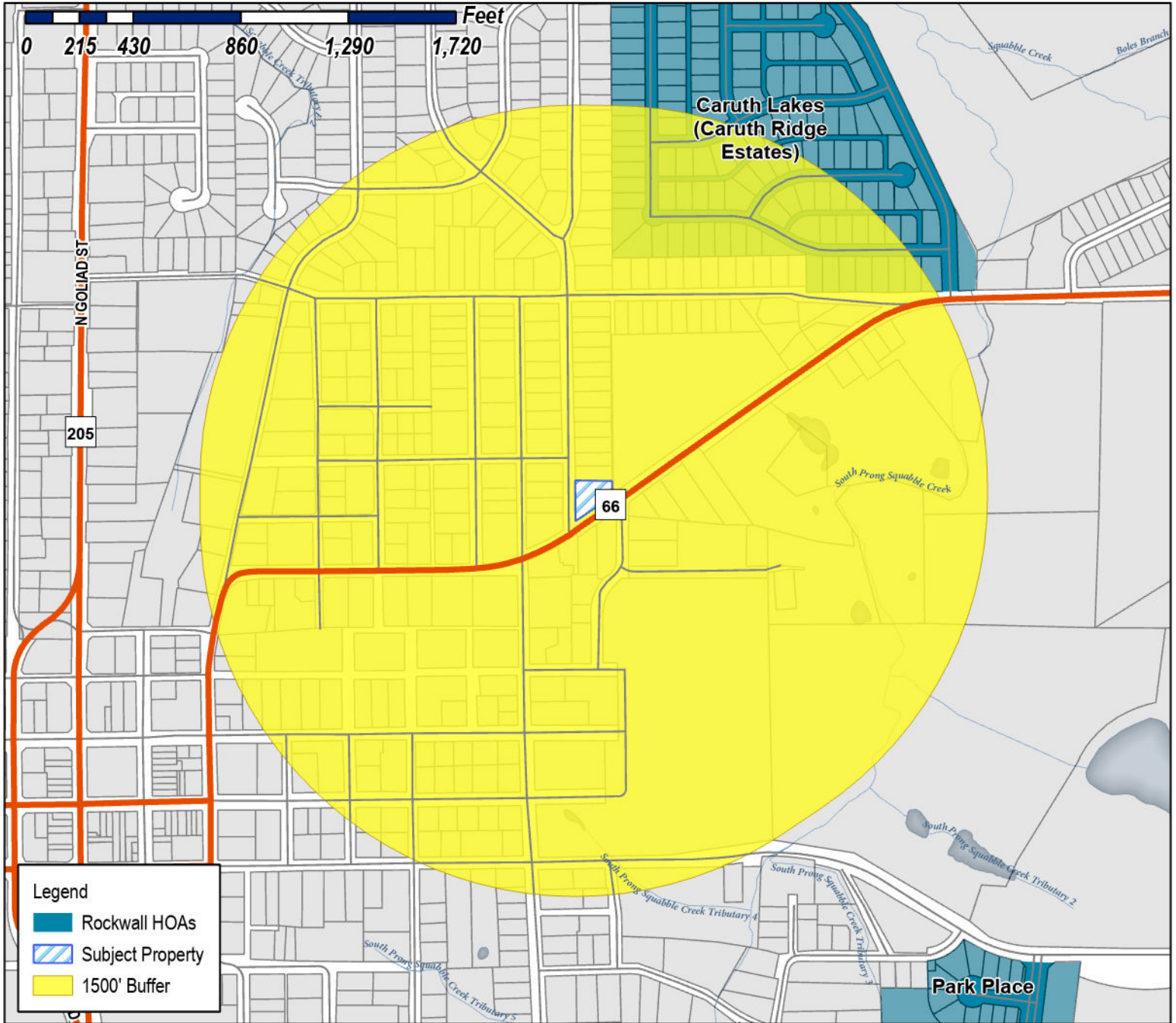




# City of Rockwall

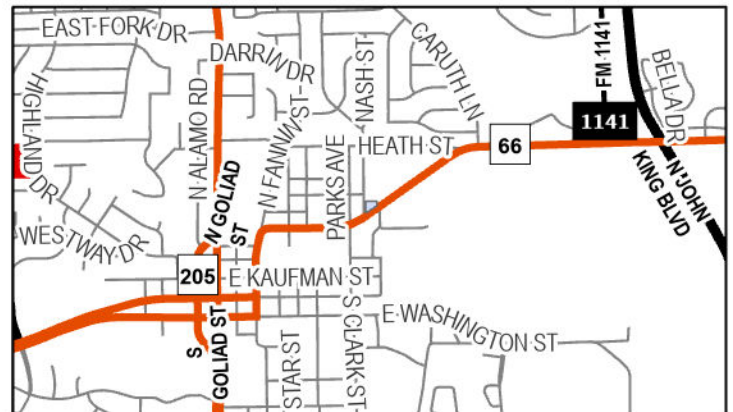
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**Case Number:** Z2023-009  
**Case Name:** SUP for a Guest Quarters and Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Lee, Henry](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2023-009]  
**Date:** Friday, February 17, 2023 4:36:55 PM  
**Attachments:** [HOA Map \(02.13.2023\).pdf](#)  
[Public Notice \(02.17.2023\).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 will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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>.

Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Thank you,



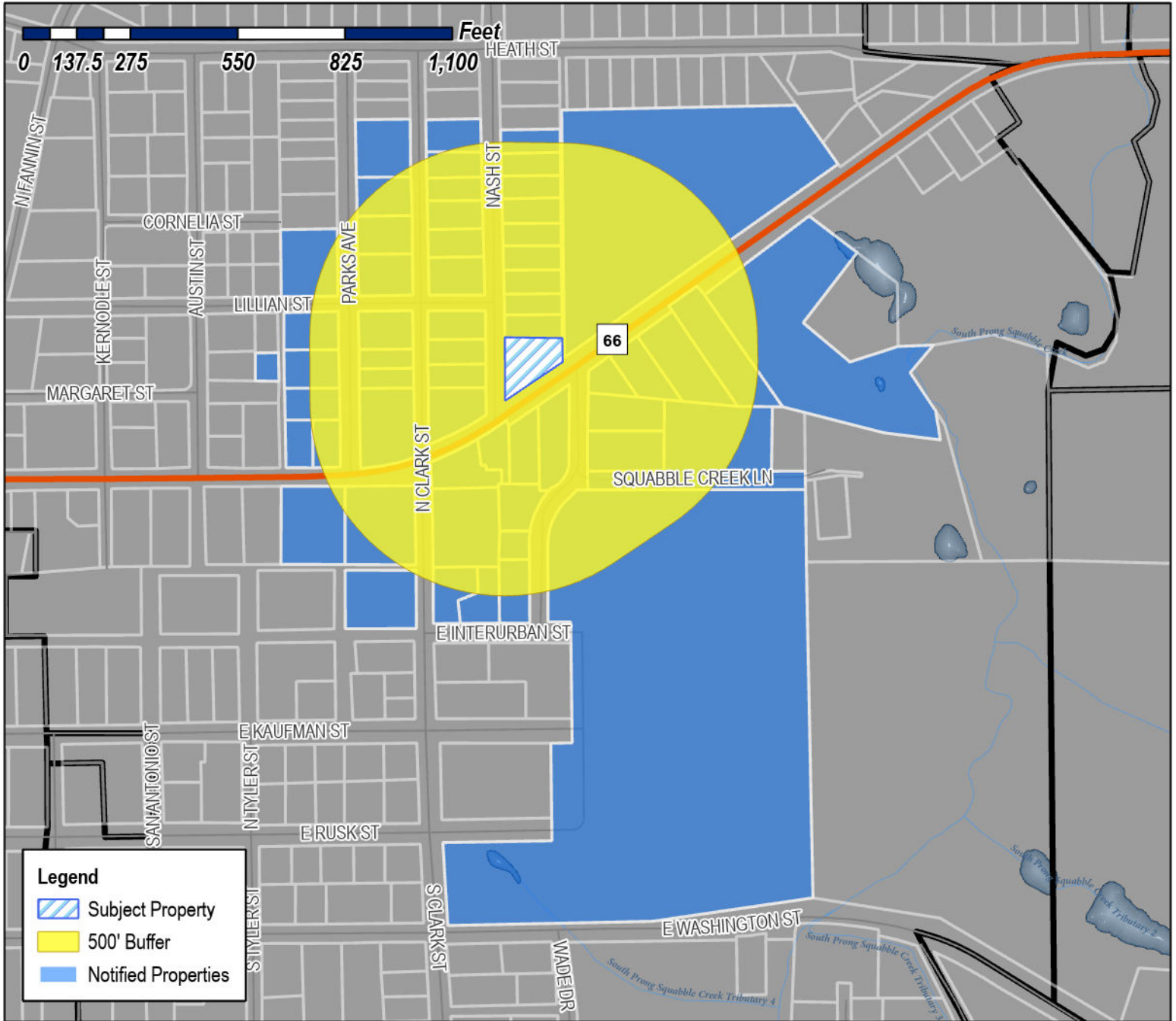
Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-009  
**Case Name:** SUP for a Guest Quarters and Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745



MURPHY MICHAEL  
602 PARKS AVE  
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY  
601 WILLIAMS ST  
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D  
501 NASH ST  
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK  
503 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
701 NASH ST  
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC  
804 WILLIAMS STREET  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH ST  
ROCKWALL, TX 75087

MOSES REX & KERRI  
804 WILLIAMS  
ROCKWALL, TX 75087

OCCUPANT  
606 PARKS AVE  
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND RICHARD M FISKE  
1022 TEXAN TRAIL  
GRAPEVINE, TX 76051

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

DAVIS JUDY  
505 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
506 NASH ST  
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT  
1708 OVID ST  
HOUSTON, TX 77007

BROCK-JONES JEFFERY MIKEL AND GINGER  
504 NASH ST  
ROCKWALL, TX 75087

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

EICH CHRIS AND ELENA  
601 PARKS AVE  
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES  
507 WILLIAMS ST  
ROCKWALL, TX 75087

RIDDELL CONNIE L  
509 WILLIAMS ST  
ROCKWALL, TX 75087

SPILLER OLIVER R & KAREN E  
305 NASH ST  
ROCKWALL, TX 75087

SPILLMAN PATRICIA C  
402 S NASH ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

MELTON PAUL C & RICHARD L MELTON  
904 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
906 WILLIAMS ST  
ROCKWALL, TX 75087

KHATER CHARLES & PIERETTE  
2368 E. FM 552  
ROCKWALL, TX 75087

OCCUPANT  
301 NASH ST  
ROCKWALL, TX 75087

HENISEY CHUCK  
PO BOX 250851  
PLANO, TX 75025

OCCUPANT  
303 NASH ST  
ROCKWALL, TX 75087

CULLINS KYM  
210 RAINBOW CIR  
ROCKWALL, TX 75032

WILCOXSON TIMOTHY P & CYNTHIA  
802 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDALE CHRISTOPHER W  
706 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDILL SCOTT A & PAMELA ANN  
404 NASH ST  
ROCKWALL, TX 75087

LATTIG LAUREN  
902 WILLIAMS ST  
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE  
704 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
304 N CLARK ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

OCCUPANT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

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

OCCUPANT  
607 NASH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
2 MANOR CT  
HEATH, TX 75032

FREEMAN WILLIAM B JR  
508 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
506 PARKS AVE  
ROCKWALL, TX 75087

CONAWAY SUE ANN  
7123 OCONNELL ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
505 PARKS AVE  
ROCKWALL, TX 75087

MICHAEL LEE WANAMAKER AND DESTINY  
HAYES WANAMAKER- TRUSTEES  
708 AVALON DR  
HEATH, TX 75032

STOKES WILLIAM M & REBECCA A  
908 WILLIAMS ST  
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE  
507 PARKS AVE  
ROCKWALL, TX 75087

SPILLMAN JAMES T JR  
940 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

OCCUPANT  
901 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID  
SPIEGEL  
PO BOX 33  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

HOWARD DEBORAH K  
604 NASH ST  
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES  
704 NASH ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
610 NASH ST  
ROCKWALL, TX 75087

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

OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

THARP JAMES DAVIS AND CHELSEA CARAGON  
SCHMIDT  
602 NASH ST  
ROCKWALL, TX 75087

JANSSEN STEVEN D AND CYNTHIA C  
508 NASH ST  
ROCKWALL, TX 75087

# 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:

**Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

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

# 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:

## Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

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Your comments must be received by Monday, March 20, 2023 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. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

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: Lydia Ogden  
Address: 608 Nash St. Rockwall Tx 75087

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



---

February 10, 2023

Jeff & Ginger Brock-Jones  
504 Nash St.  
Rockwall, TX 75087

Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

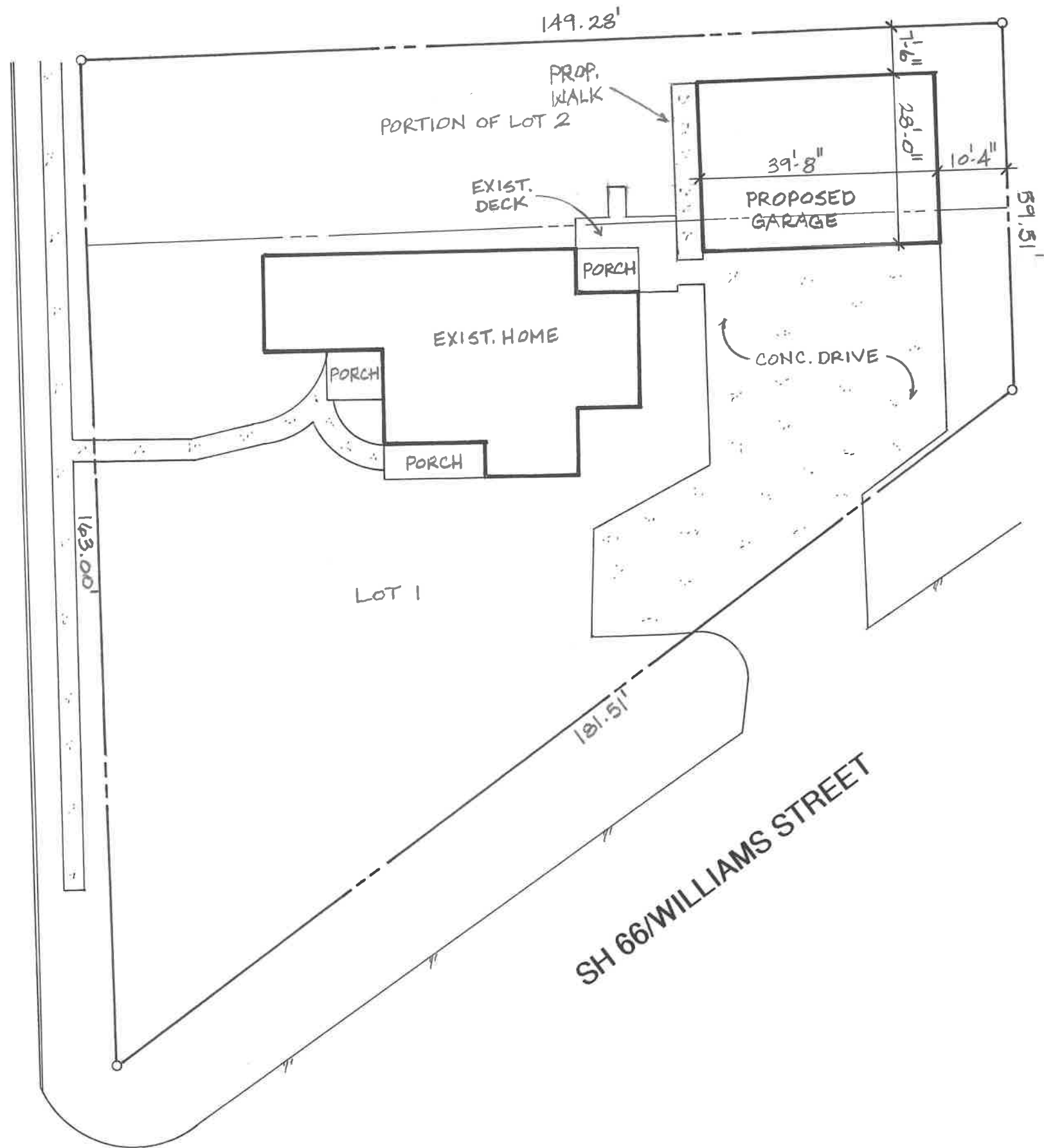
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

Sincerely,



Jeff Brock-Jones

504 NASH STREET



## PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

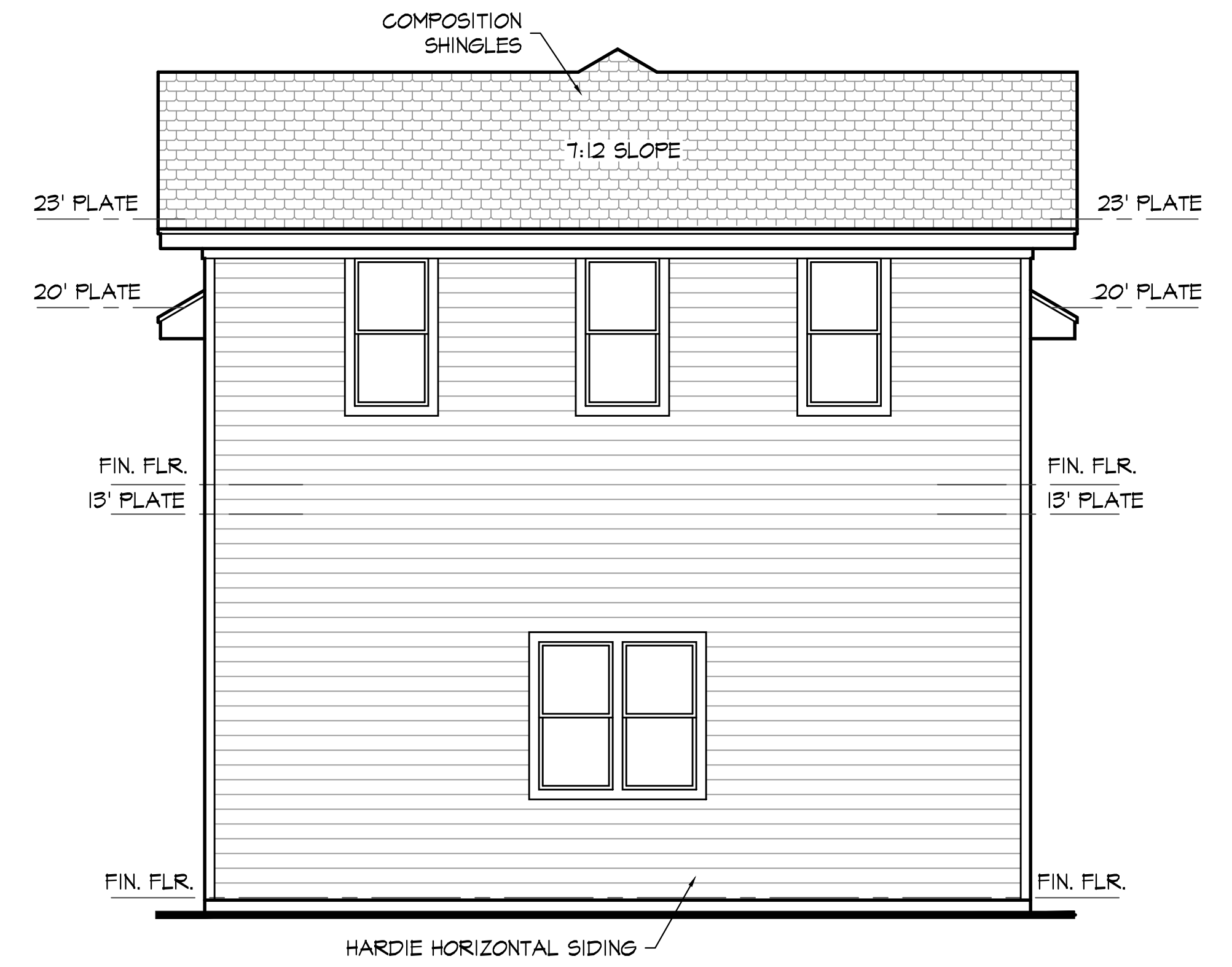
CITY OF ROCKWALL

ROCKWALL COUNTY, TX



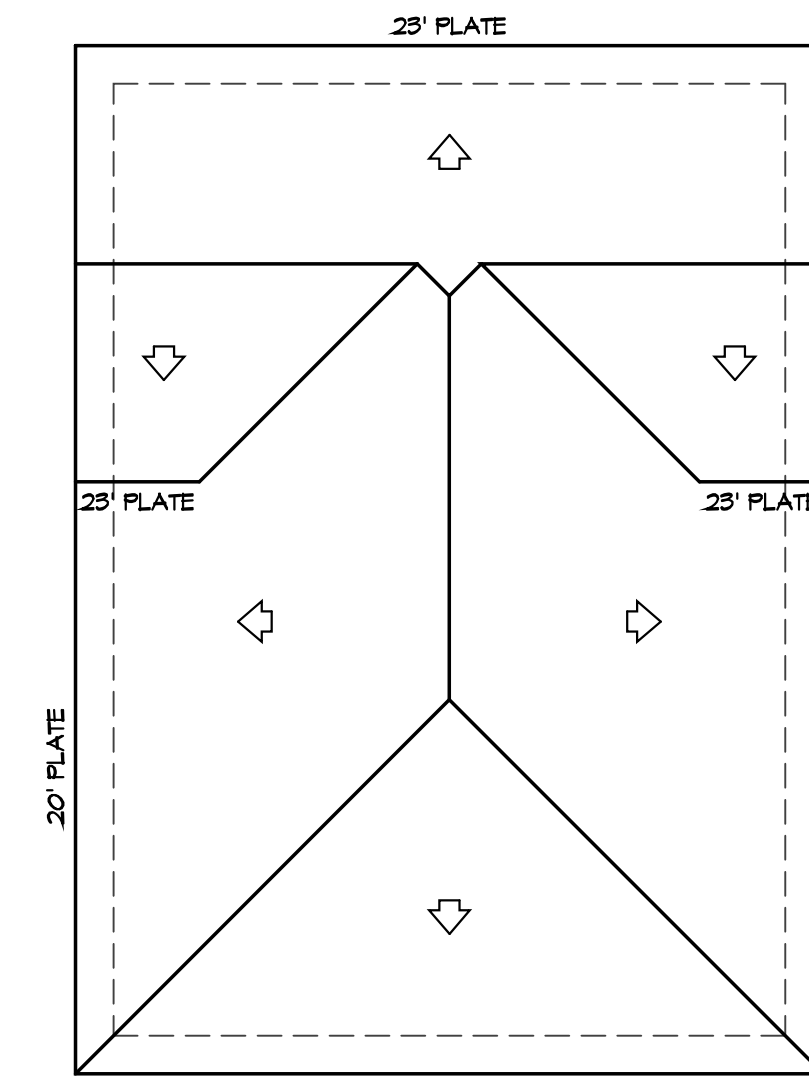
### RIGHT ELEVATION

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



### REAR ELEVATION

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



### ROOF PLAN

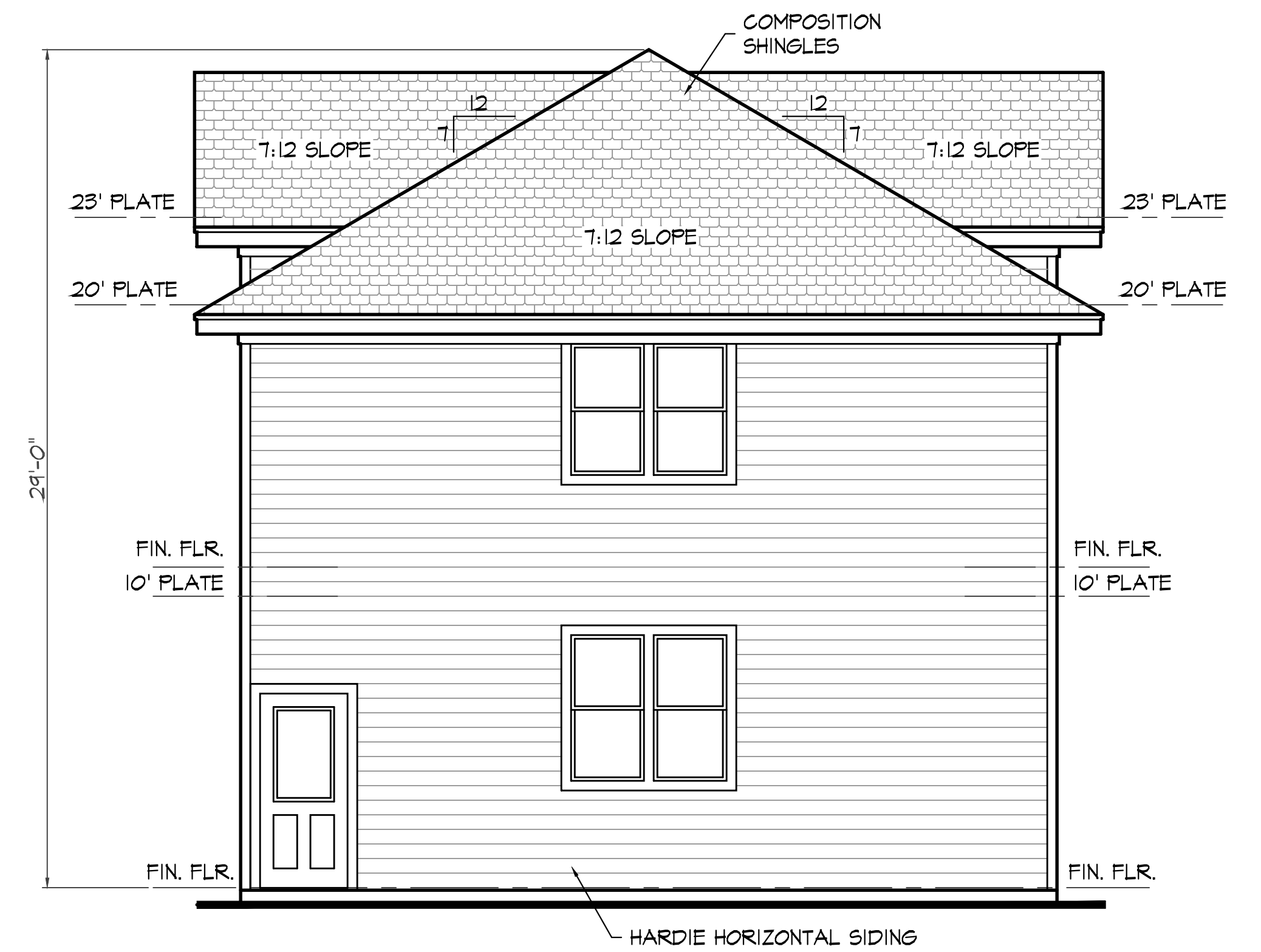
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF SLOPES TO BE 7:12 UNO.



### LEFT ELEVATION

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



### FRONT ELEVATION

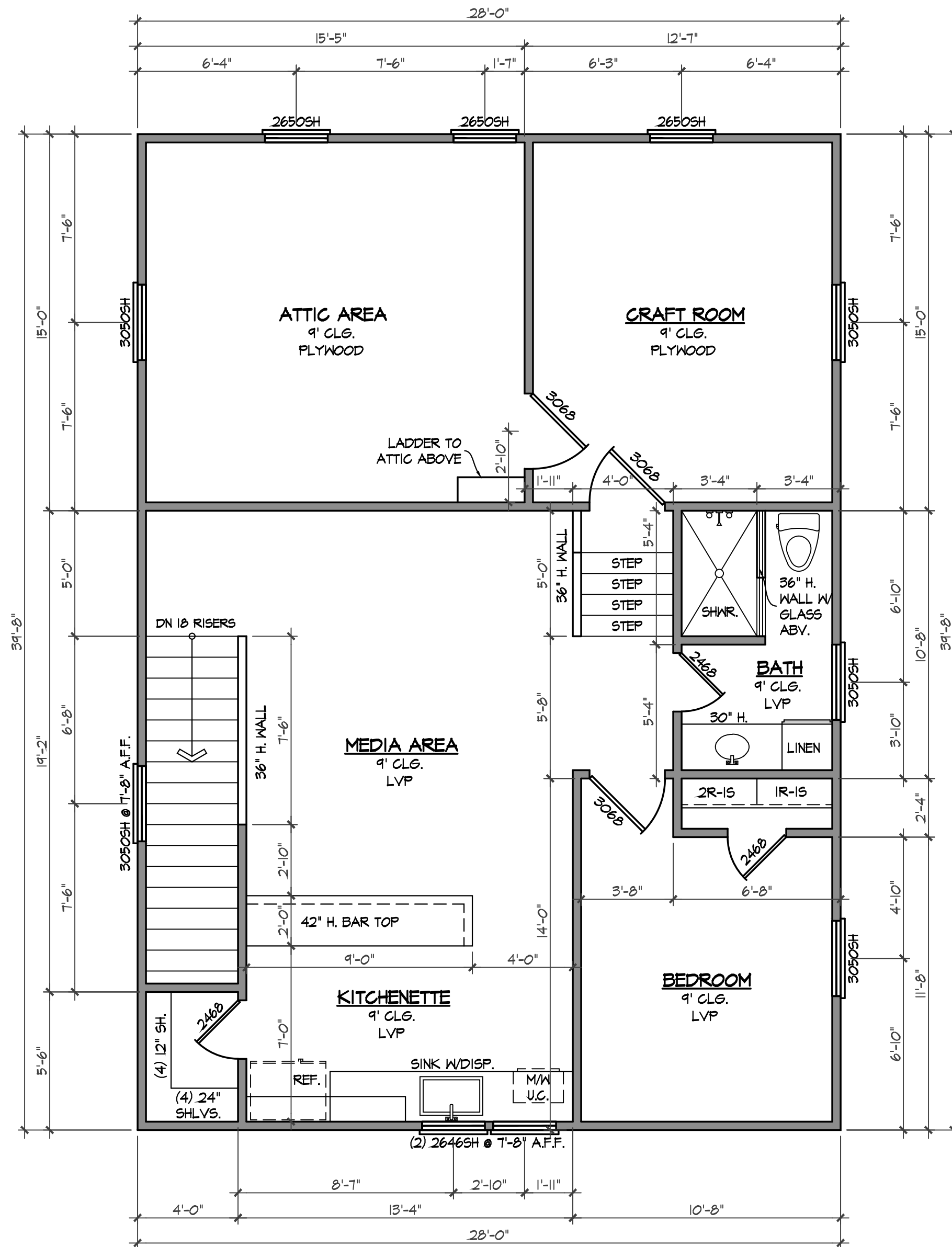
SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents. Moore Residential Design's responsibility is limited to the design of the structure and shall not be responsible for the construction of the structure. Moore Residential Design is not responsible for any state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents pertaining to said codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a registered professional engineer.

BROCK-JONES ADDITION  
504 Nash Street  
Rockwall, TX.

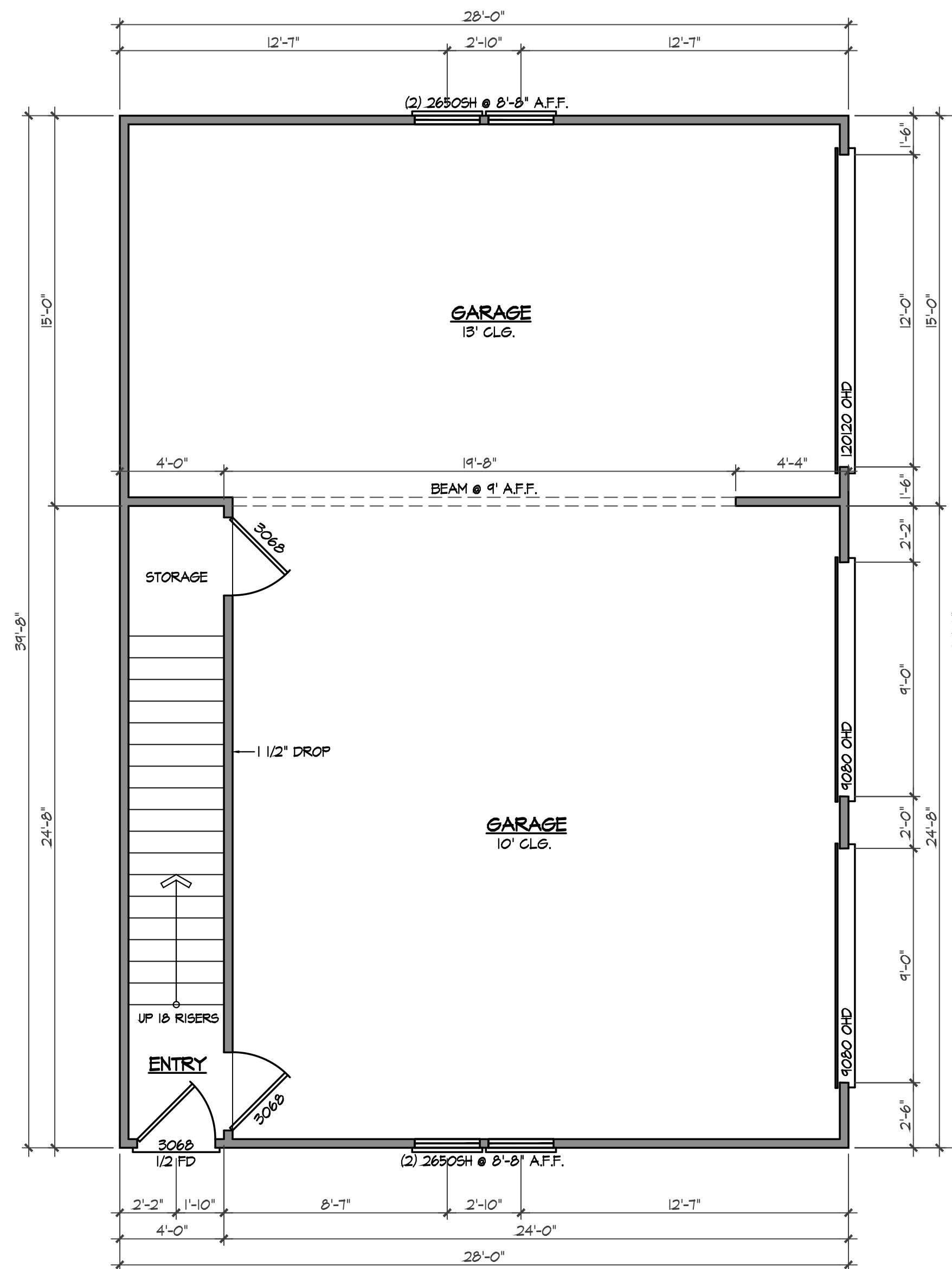


DRAWN BY:	SRG
DATE:	1/25/25
DRAWING NO.:	1897
DRAWING ID.:	H408
ELEVATIONS	SCALE: 1/4" = 1'



## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

### AREA CALCULATIONS

FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents.

These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully responsible to select, verify, resolve, and install all equipment and materials, and to control the quality thereof.

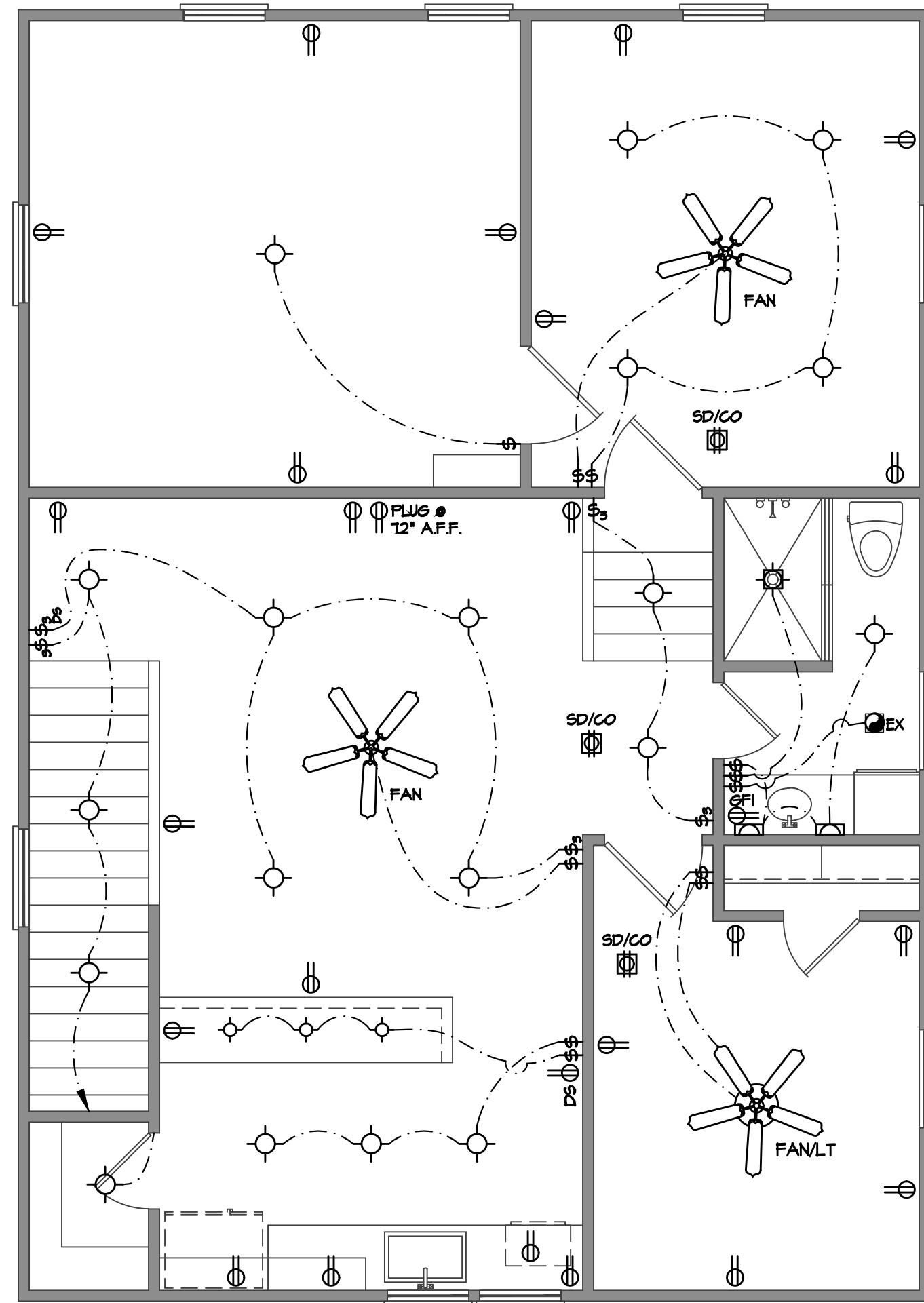
All work performed on this project shall meet or exceed the current edition of the International Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents.

It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

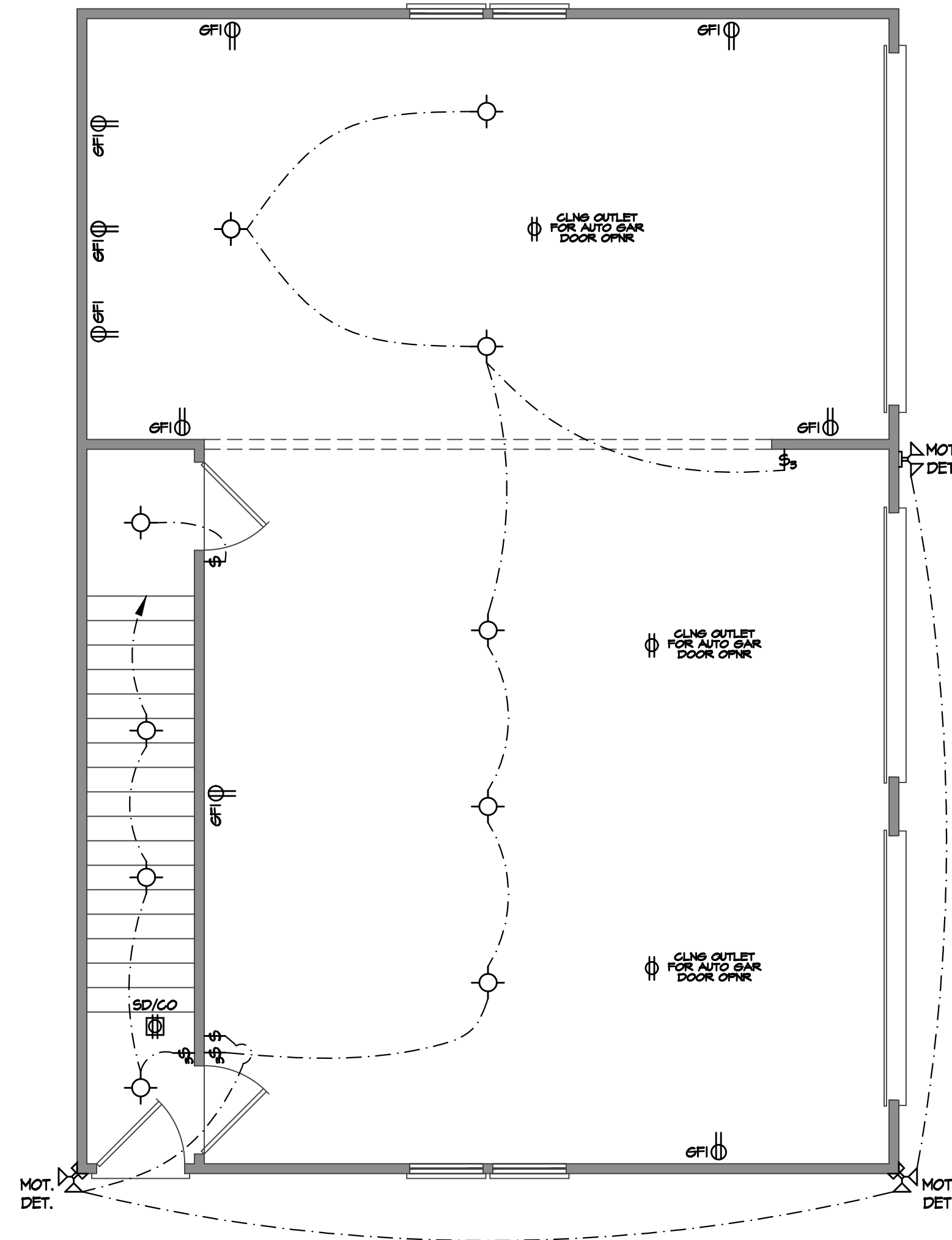
**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



DRAWN BY:	
SRC	REV.
DATE:	
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	



**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of the project with all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents pertaining to said codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified licensed professional engineer.

**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



DRAWN BY:	
SRC	
DATE:	REV.
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

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) FOR *GUEST QUARTERS/DETACHED GARAGE* ON A 0.4170-ACRE PARCEL OF LAND IDENTIFIED AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, LEONARD AND ADAMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Detached Garage* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the *Guest Quarters/Detached Garage* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023



**Exhibit 'A'**  
*Location Map and Legal Description*

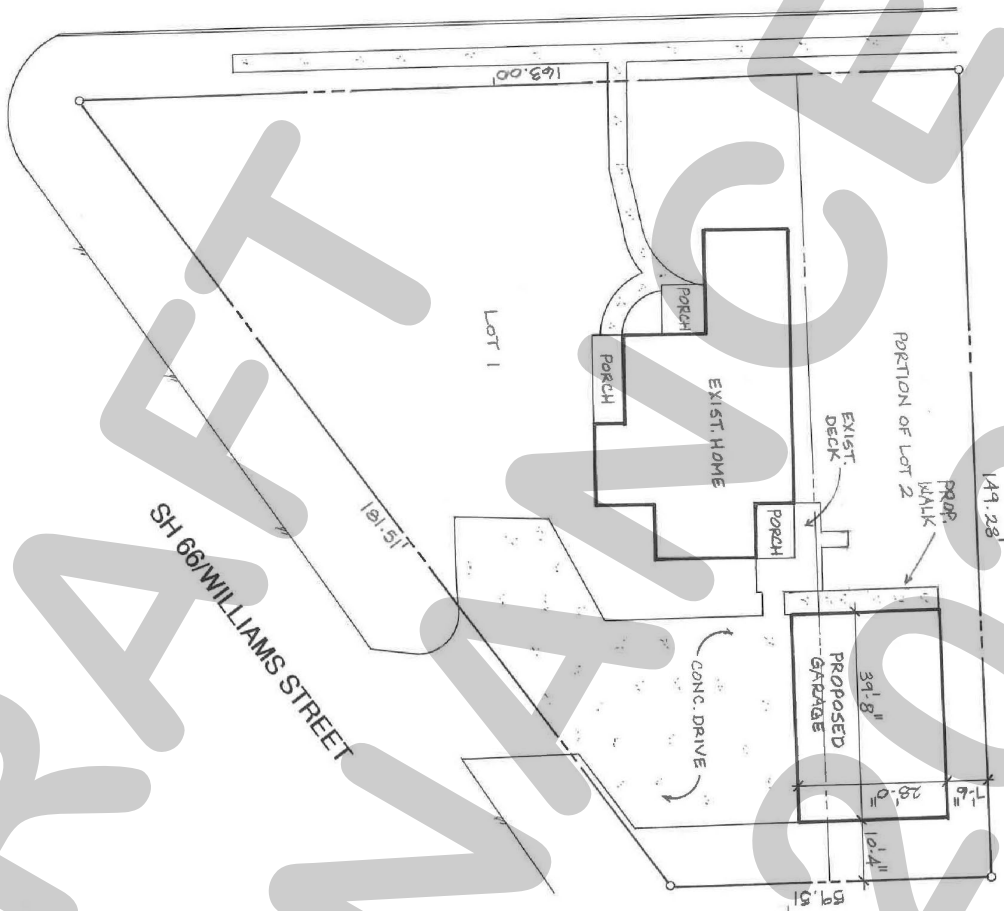
Address: 504 Nash Street

Legal Description: All of Lot 1 and a Portion of Lot 2, Block 2, Leonard and Adams Addition



**Exhibit 'B':  
Residential Plot Plan**

504 NASH STREET



DRAFT 03.14.23

**PLOT PLAN**

LOT 1&2 - BLK 2

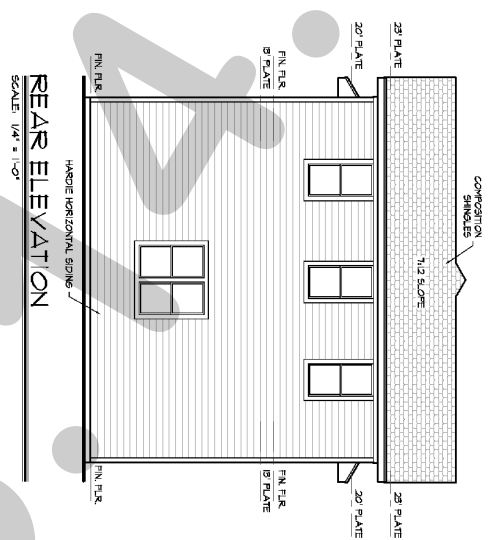
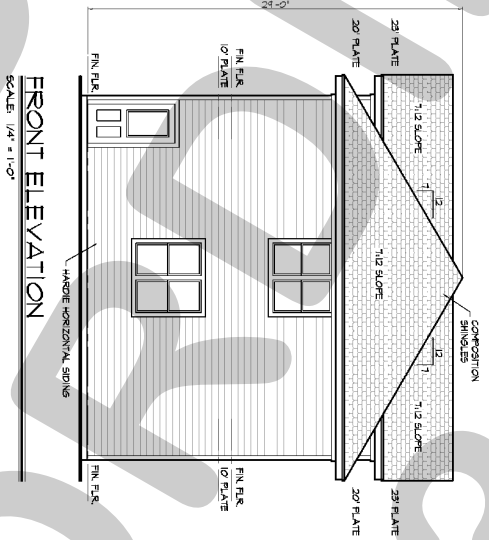
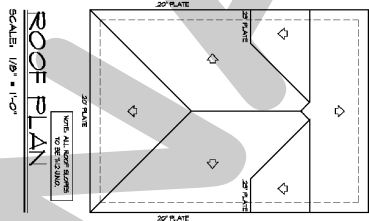
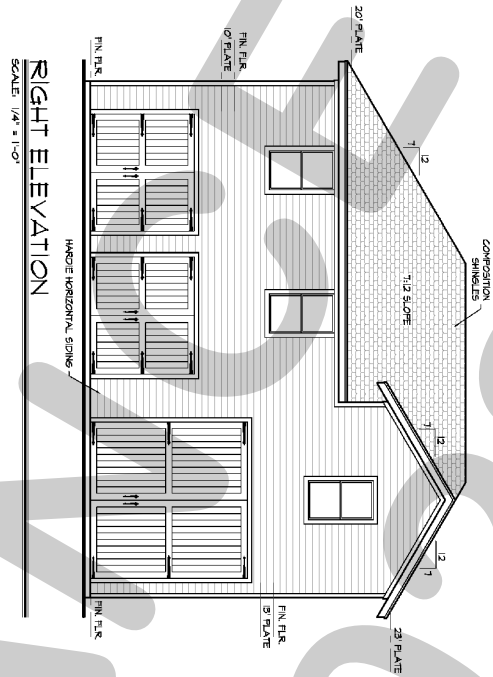
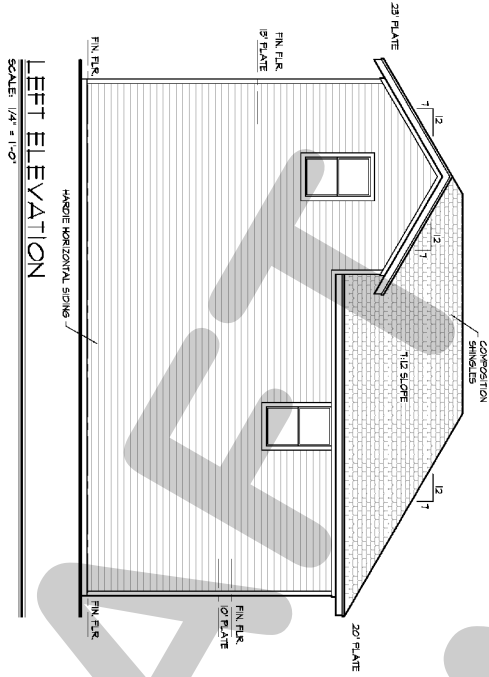
LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TX

1" = 20'-0"

**Exhibit 'C':  
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

---

**TO:** Mayor and City Council  
**DATE:** March 20, 2023  
**APPLICANT:** Jeff and Ginger Brock-Jones  
**CASE NUMBER:** Z2023-009; *Specific Use Permit for a Detached Garage/Guest Quarters at 504 Nash Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

### BACKGROUND

Based on the City's annexation ordinances the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed after August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District, currently situated on the subject property is a 1,705 SF single-family home and a 360 SF detached garage. Both structures were constructed in 1990.

### PURPOSE

The applicants -- *Jeff and Ginger Brock-Jones* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* and *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 504 Nash Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) residential lots that make up the Leonard and Adams Addition, which consists of seven (7) residential properties, zoned Single Family 7 (SF-7) District. This subdivision was established on May 6, 1925. North of this are six (6) residential properties that make up the Fondren Addition, which consists of 16 properties that were established on January 1, 1945. North of that is two (2) residential properties that make up the B.F. Boydston Addition, which consists of 137 residential properties on 1.62-acres. Beyond this is Heath Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 0.296-acre parcel of land (*i.e. Lot 1, Block 1, Epperson Addition*), zoned Single Family 7 (SF-7) District and addressed as 804 Williams Street. South of this is Nash Street which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.21-acre parcel of land (*i.e. Lot 1, Block A, Lakes Assembly Addition*), zoned Single Family 7 (SF-7) District that is developed with a 6,420 SF *Church/House of Worship* (*i.e. The Lakes*

Assembly). Beyond this is Solar Village Addition, which consists of six (6) residential lots that were established on October 2, 2014. Beyond this is SH-66 (i.e. Williams Street), which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**West:** Directly west of the subject property is Nash Street, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 0.365-acre parcel of land (i.e. Lot 1 & 2, Block 1, Leonard and Adams Addition), zoned Single Family 7 (SF-7) District, and addressed as 501 Nash Street. Beyond this is N. Clark Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, residential plot plan, floor plan, electrical plan, and building elevations proposing to construct a 28' by 39'-8" (or 1,020 SF building footprint) Detached Garage and Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on the subject property. The proposed structure will be situated on a 28-foot by 40-foot concrete pad. The concrete pad is set ~7.5-feet from the side yard (i.e. northern) property line, ~10½-feet from the rear yard (i.e. eastern) property line, and ~33-feet from the front yard (i.e. southern) property line. The building elevations submitted by the applicant indicate that the structure will be two (2) stories and have a total square footage of 1,900 SF. The proposed structure will have a pitched roof and stand approximately 29-feet at the peak of the roof. The exterior of the structure will be clad in Hardie Board horizontal lap-siding that will be complementary in color and scale to the white horizontal wood lap-siding of the primary structure. According to the applicant the structure will primarily be used as a detached garage to replace the existing 360 SF detached garage, as well as a guest quarters on the second floor. Based on the floor plan submitted by the applicant, the structure will have a bathroom and kitchenette on the second floor.

**CONFORMANCE WITH THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Unit* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition, to these requirements a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). A summary of these standards compared to the applicant's proposed *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* are as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 7 (SF-7) District.	1; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 30% of the Primary Structure (1,705 SF x 30% = 511.50 SF).	1,900 SF; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM REAR YARD SETBACK	10-Feet	~10' 4"; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~7'6"; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	~14-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT <sup>1</sup>	Accessory structures are permitted a maximum of 15-Feet; however, the SF-7 District allows a total height of 32-Feet.	~29"; <i>DISCRETIONARY APPROVAL NEEDED</i>
MINIMUM ON-SITE PARKING	1.5/Unit	<i>IN CONFORMANCE</i>

NOTES:

<sup>1</sup>: The accessory structure standards limit the height of accessory buildings to a single-story.

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, detached garages are limited to a maximum height of 15-feet and must meet the same minimum setbacks established for the primary structure. Subsection 07.04 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 has stated that the accessory structure is primarily intended to be used as a *Detached Garage* to replace the existing *Detached Garage*, which is in disrepair; however, since this structure will incorporate separate sanitary facilities it is better classified as a *Guest Quarters/Secondary Living Unit* as opposed to a simple *Detached Garage*. Additionally, the *Guest Quarters/Secondary Living Unit* allows the applicant to have a larger building (*i.e.* 30% of the primary square footage) compared to the *Detached Garage* standards, which limit the permitted *by-right* square footage to 625 SF. Regardless of classification of the structure (*i.e.* if it is a *Detached Garage* or *Guest Quarters/Secondary Living Unit*) it would require a Specific Use Permit (SUP).

Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Guest Quarters/Secondary Living Unit* with the exception of the maximum size or square footage and maximum building height. *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 551.50 SF *Guest Quarters/Secondary Living Unit* (*i.e.* 1,705 SF \* 30% = 511.5 SF). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,897 SF *Guest Quarters/Secondary Living Unit*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 1,385.5 SF and represents 111% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 1,272 SF. In regards to the height of the structure, staff is obligated to point out that the Unified Development Code (UDC) is somewhat unclear about the standards for a *Guest Quarters/Secondary Dwelling Unit*. These structures are somewhat unique in that they follow both the standards for an *Accessory Building* and the *Residential District Development Standards*. Using the *Accessory Building* standards, the height would be limited to one (1) story at a maximum of 15-feet; however, the *Residential District Development Standards* for a Single-Family 7 (SF-7) District allow a maximum height of 32-feet. The reason this ambiguity exists in the code is because a *Guest Quarters/Secondary Living Unit* can be appropriately incorporated into a property in several different ways depending on the context of the structure. For example, a *Guest Quarters/Secondary Living Unit* can be a standalone structure or incorporated into another structure like a detached garage. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Since this property is located in a more established part of town, there are several properties with multiple accessory buildings situated on them. In the block bounded by N. Clark Street, Lillian Street, Parks Avenue, and Williams Street staff has counted three (3) accessory buildings on four (4) properties with the average size of these structures being ~125 SF. The largest of these structures was around 160 SF. Staff should also point out that the applicant's lot -- at 0.36-acres -- is almost twice the size of the surrounding lots. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does *not* appear to have a negative effect on the adjacent properties; however, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On February 21, 2023, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Carruth Ridge Estates Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from a property owner *within* the 500-foot notification area indicating they were 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 a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
  - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
  - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On March 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 6-0, with Commissioner Welch absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

BE, RPR, letter

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET

SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2

GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

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

CURRENT ZONING A1 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME PROPOSED USE SAME

ACREAGE 0.4170 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>JEFF &amp; GINGER BROCK-JONES</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JEFF BROCK-JONES</u>
CONTACT PERSON	<u>JEFF BROCK-JONES</u>	CONTACT PERSON	<u>JEFF BROCK-JONES</u>
ADDRESS	<u>504 NASH ST.</u>	ADDRESS	<u>504 NASH ST.</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>(972) 569-7129</u>	PHONE	<u>(972) 569-7129</u>
E-MAIL	<u>jeff_brockjones@yahoo.com</u>	E-MAIL	<u>jeff_brockjones@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Brock-Jones [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 \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>TH</sup> DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







# City of Rockwall

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

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

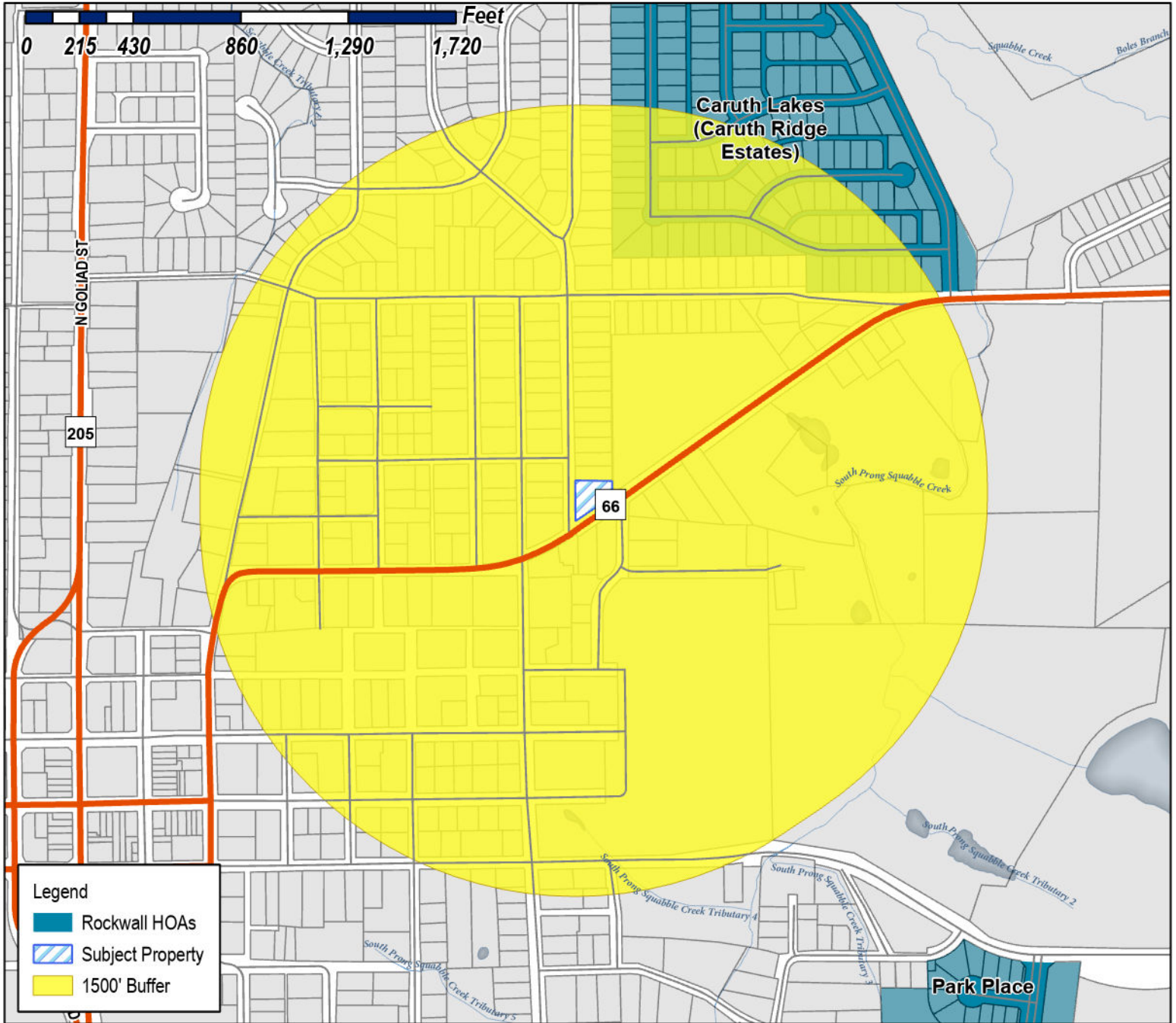




# City of Rockwall

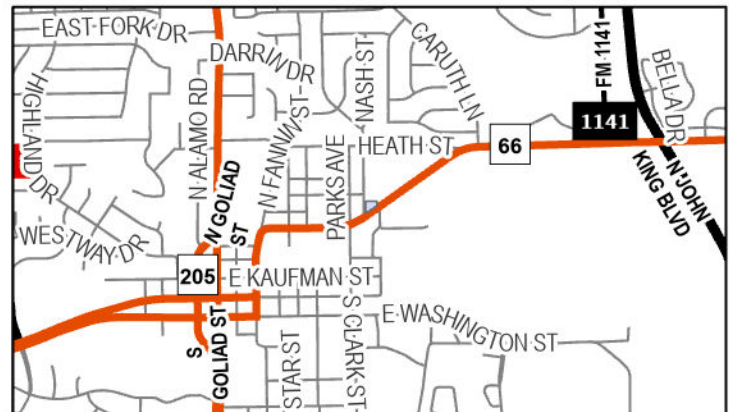
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**Case Number:** Z2023-009  
**Case Name:** SUP for a Guest Quarters and Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Lee, Henry](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2023-009]  
**Date:** Friday, February 17, 2023 4:36:55 PM  
**Attachments:** [HOA Map \(02.13.2023\).pdf](#)  
[Public Notice \(02.17.2023\).pdf](#)

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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 will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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>.

Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Thank you,



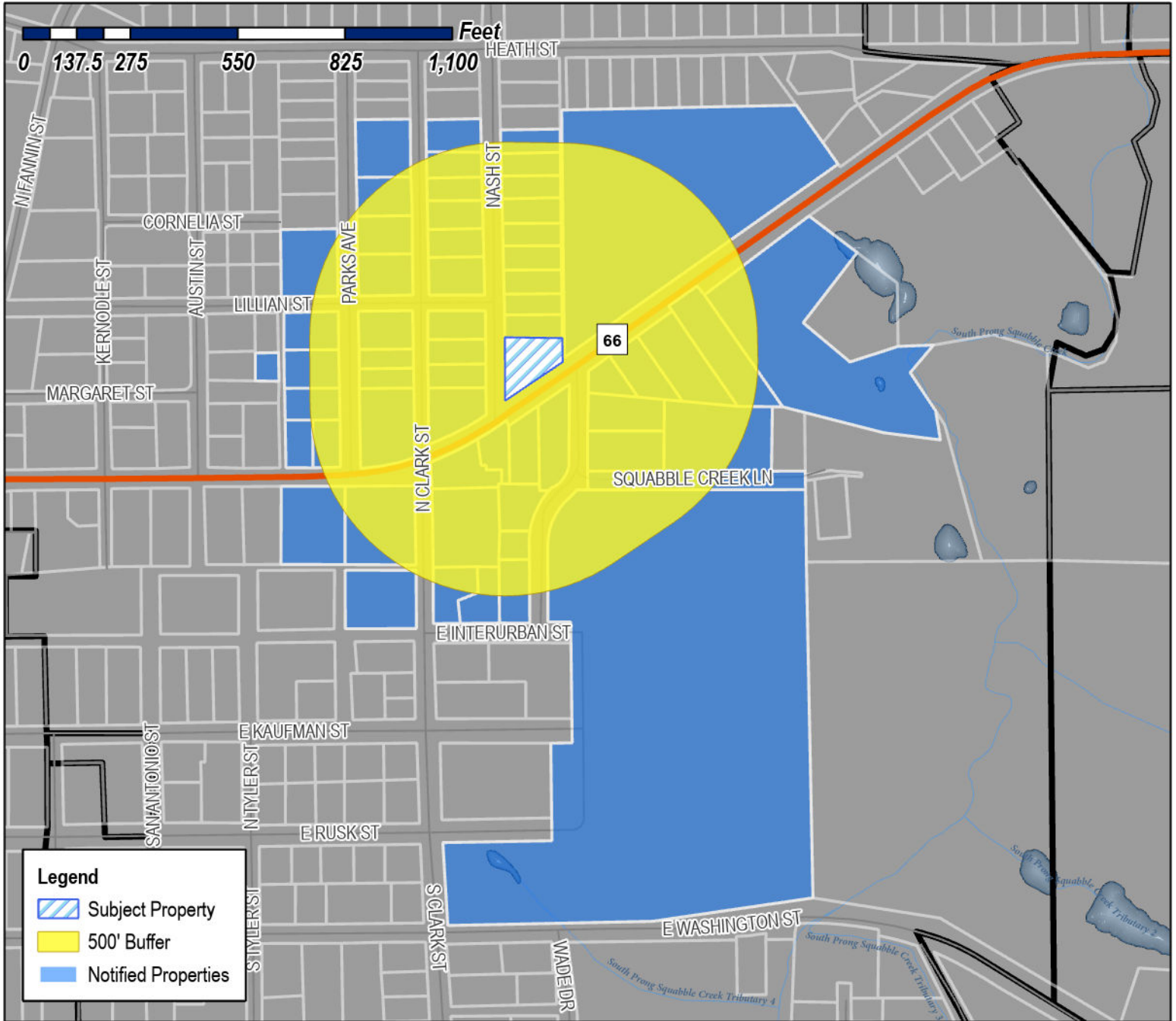
Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



# City of Rockwall

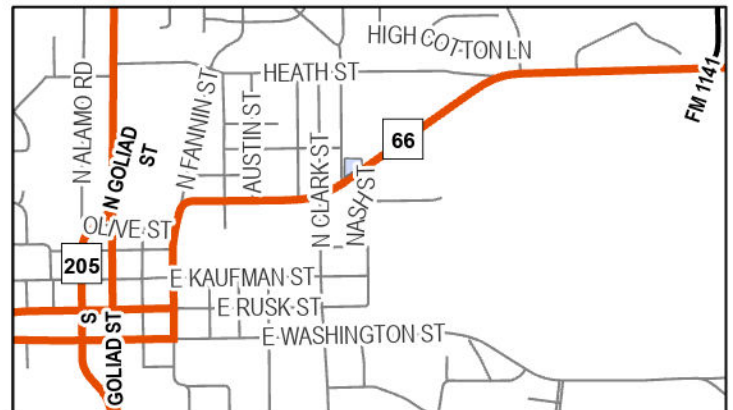
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**Case Number:** Z2023-009  
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**Case Address:** 504 Nash Street

**Date Saved:** 2/16/2023  
 For Questions on this Case Call (972) 771-7745



MURPHY MICHAEL  
602 PARKS AVE  
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY  
601 WILLIAMS ST  
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D  
501 NASH ST  
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK  
503 NASH ST  
ROCKWALL, TX 75087

DOROTIK DAVID W  
509 PARKS AVE  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
701 NASH ST  
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC  
804 WILLIAMS STREET  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH ST  
ROCKWALL, TX 75087

MOSES REX & KERRI  
804 WILLIAMS  
ROCKWALL, TX 75087

OCCUPANT  
606 PARKS AVE  
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND RICHARD M FISKE  
1022 TEXAN TRAIL  
GRAPEVINE, TX 76051

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

DAVIS JUDY  
505 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
506 NASH ST  
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT  
1708 OVID ST  
HOUSTON, TX 77007

BROCK-JONES JEFFERY MIKEL AND GINGER  
504 NASH ST  
ROCKWALL, TX 75087

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

EICH CHRIS AND ELENA  
601 PARKS AVE  
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES  
507 WILLIAMS ST  
ROCKWALL, TX 75087

RIDDELL CONNIE L  
509 WILLIAMS ST  
ROCKWALL, TX 75087

SPILLER OLIVER R & KAREN E  
305 NASH ST  
ROCKWALL, TX 75087

SPILLMAN PATRICIA C  
402 S NASH ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS ST  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

DAVIS SHANN M  
306 N CLARK ST  
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST  
602 WILLIAMS ST  
ROCKWALL, TX 75087

MELTON PAUL C & RICHARD L MELTON  
904 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
906 WILLIAMS ST  
ROCKWALL, TX 75087

KHATER CHARLES & PIERETTE  
2368 E. FM 552  
ROCKWALL, TX 75087

OCCUPANT  
301 NASH ST  
ROCKWALL, TX 75087

HENISEY CHUCK  
PO BOX 250851  
PLANO, TX 75025

OCCUPANT  
303 NASH ST  
ROCKWALL, TX 75087

CULLINS KYM  
210 RAINBOW CIR  
ROCKWALL, TX 75032

WILCOXSON TIMOTHY P & CYNTHIA  
802 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDALE CHRISTOPHER W  
706 WILLIAMS ST  
ROCKWALL, TX 75087

RAGSDILL SCOTT A & PAMELA ANN  
404 NASH ST  
ROCKWALL, TX 75087

LATTIG LAUREN  
902 WILLIAMS ST  
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE  
704 WILLIAMS ST  
ROCKWALL, TX 75087

OCCUPANT  
304 N CLARK ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

OCCUPANT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

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

OCCUPANT  
607 NASH ST  
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H  
2 MANOR CT  
HEATH, TX 75032

FREEMAN WILLIAM B JR  
508 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
506 PARKS AVE  
ROCKWALL, TX 75087

CONAWAY SUE ANN  
7123 OCONNELL ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

OCCUPANT  
505 PARKS AVE  
ROCKWALL, TX 75087

MICHAEL LEE WANAMAKER AND DESTINY  
HAYES WANAMAKER- TRUSTEES  
708 AVALON DR  
HEATH, TX 75032

STOKES WILLIAM M & REBECCA A  
908 WILLIAMS ST  
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE  
507 PARKS AVE  
ROCKWALL, TX 75087

SPILLMAN JAMES T JR  
940 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

OCCUPANT  
901 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID  
SPIEGEL  
PO BOX 33  
ROCKWALL, TX 75087

GALASSI TORI D  
606 NASH ST  
ROCKWALL, TX 75087

HOWARD DEBORAH K  
604 NASH ST  
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES  
704 NASH ST  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

OCCUPANT  
610 NASH ST  
ROCKWALL, TX 75087

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

OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

THARP JAMES DAVIS AND CHELSEA CARAGON  
SCHMIDT  
602 NASH ST  
ROCKWALL, TX 75087

JANSSEN STEVEN D AND CYNTHIA C  
508 NASH ST  
ROCKWALL, TX 75087

# 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:

**Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

*Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street**

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.

Name:

Address:

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

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



# 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:

## Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

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: Lydia Ogden  
Address: 608 Nash St. Rockwall Tx 75087

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

---

February 10, 2023

Jeff & Ginger Brock-Jones  
504 Nash St.  
Rockwall, TX 75087

Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

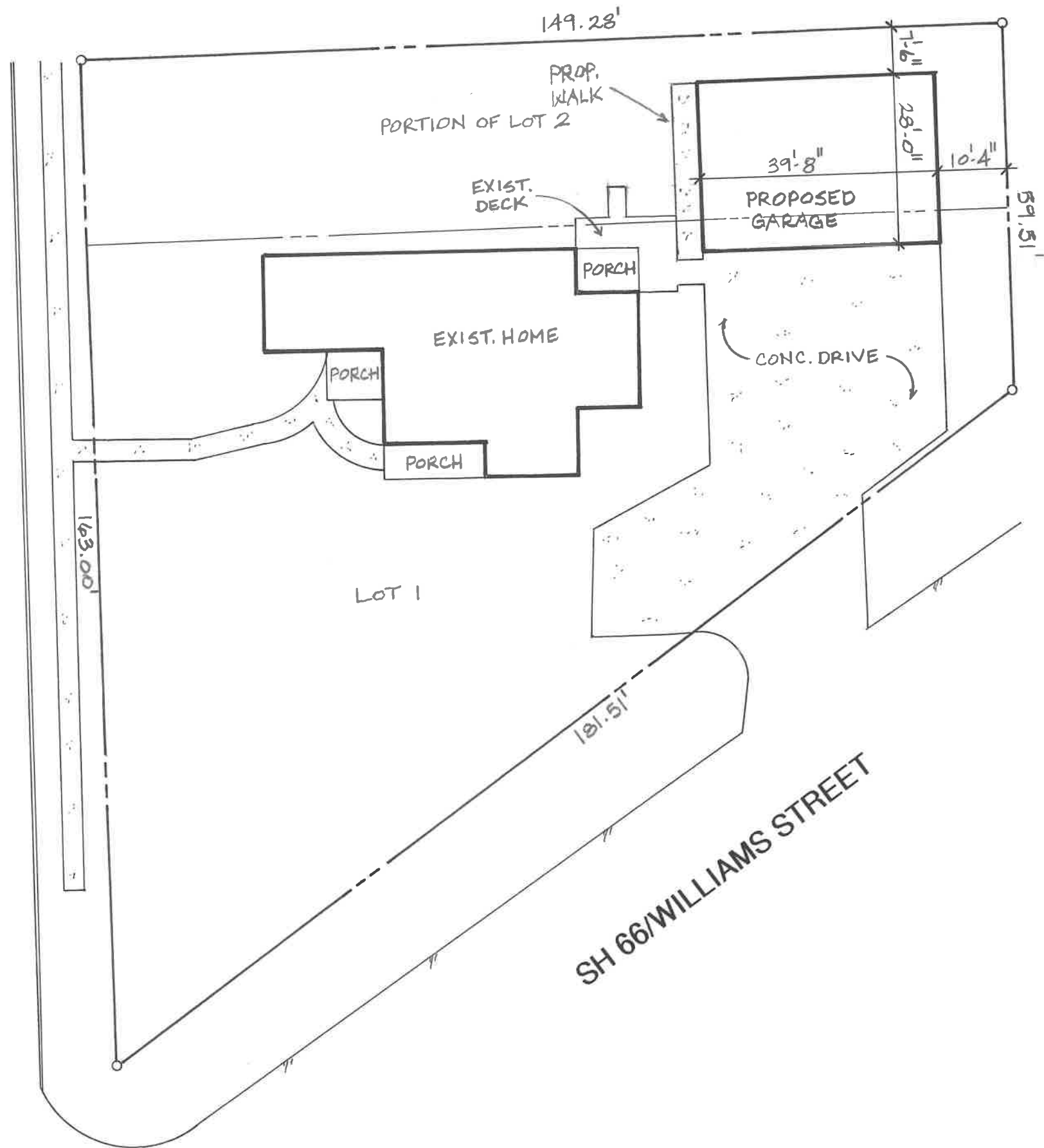
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

Sincerely,



Jeff Brock-Jones

504 NASH STREET



## PLOT PLAN

1"=20'-0"

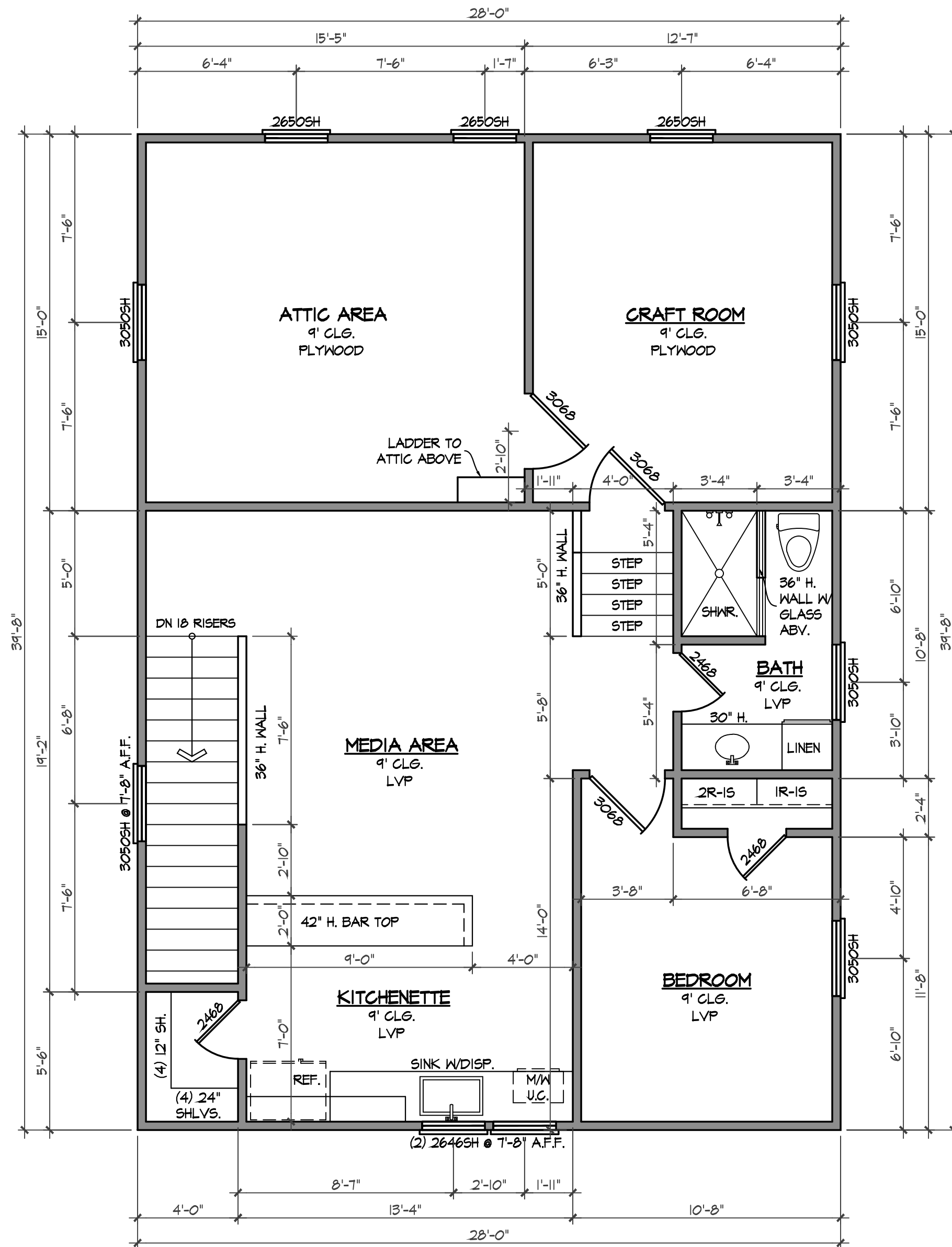
LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

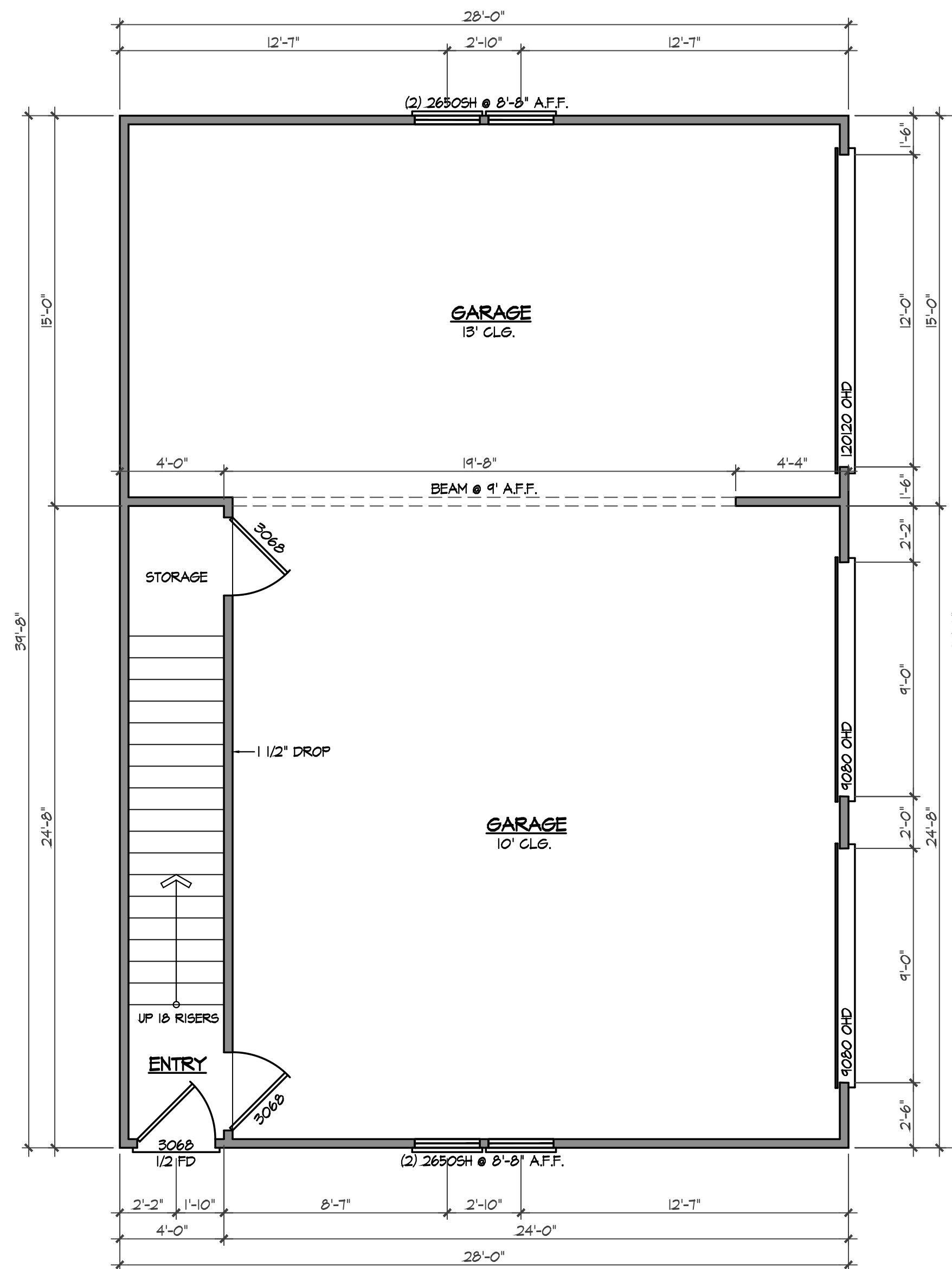
ROCKWALL COUNTY, TX





## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

### AREA CALCULATIONS

FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.

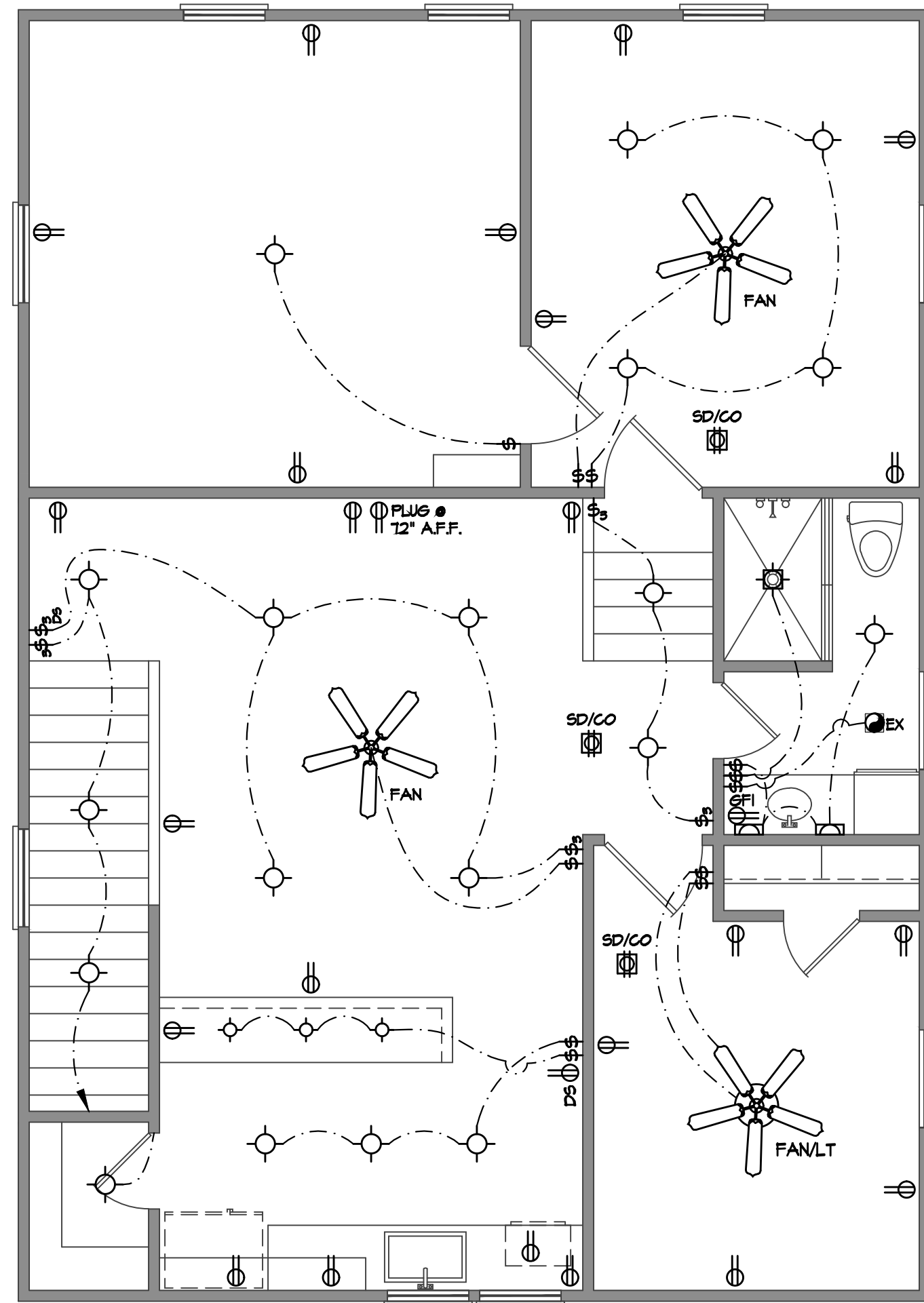
The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all documents. All work performed on this project shall meet or exceed the current edition of the International Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

**BROCK-JONES ADDITION**  
504 Nash Street  
Rockwall, TX.

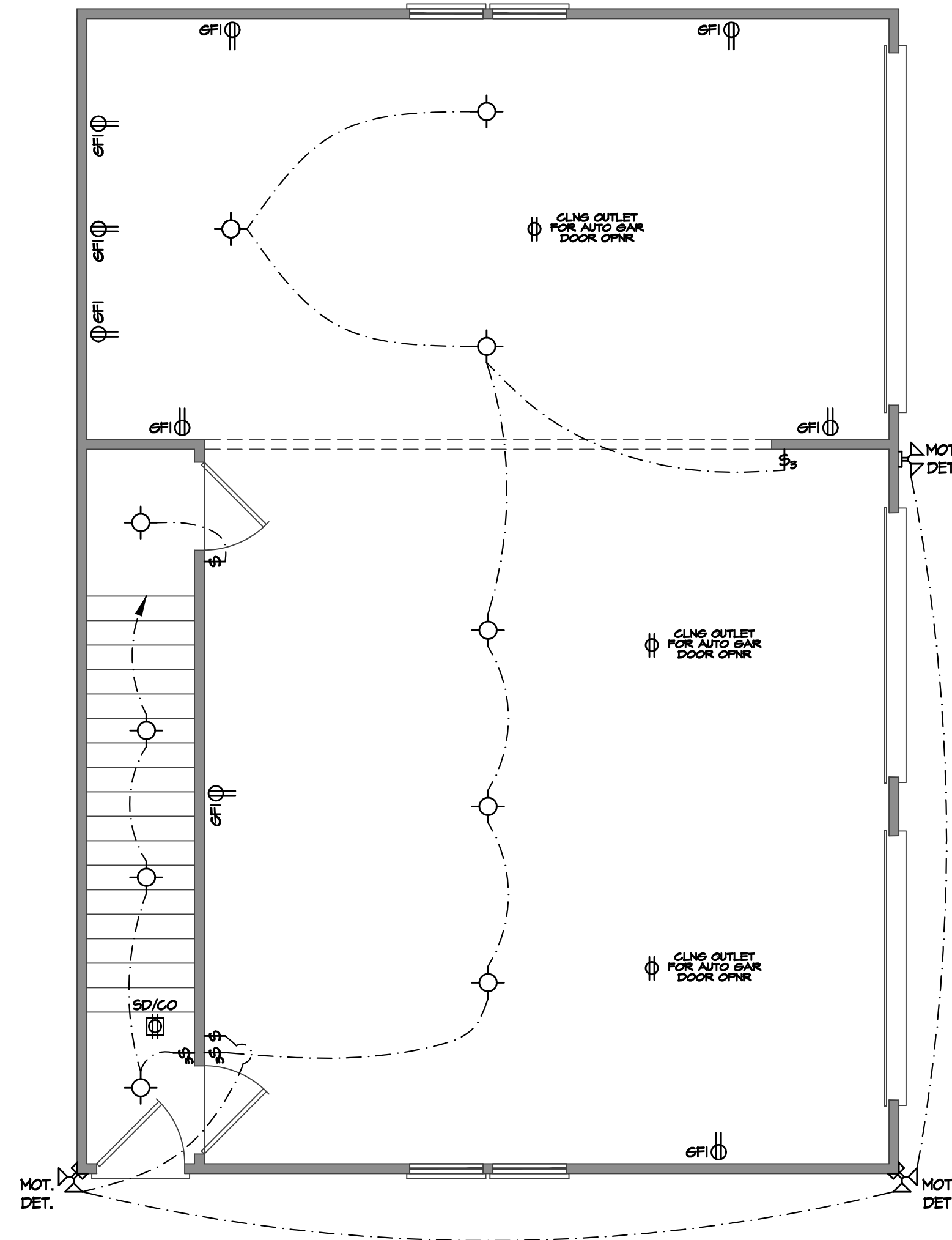


MOORE  
RESIDENTIAL DESIGN  
102 N. Shiloh Rd.  
Suite 302  
Garland, TX 75042  
Ph. (972) 494-1893  
Mbl. (214) 533-1009

DRAWN BY: SRC  
DATE: 1/25/23  
REV.:  
DRAWING NO: 1897  
DRAWING ID: H408  
FLOOR PLANS  
SCALE: 1/4" = 1'



**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design will be responsible only for the revision/correction of these documents. Moore Residential Design is not responsible for the construction of the project. These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully coordinated with other documents. Moore Residential Design shall be responsible for the coordination of all documents. All work performed on this project shall meet or exceed the current editions of the International Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Design shall be notified immediately of any discrepancy within these documents pertaining to said codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

**BROCK-JONES ADDITION**  
 504 Nash Street  
 Rockwall, TX.



DRAWN BY:	
SRC	
DATE:	REV.
1/25/23	
DRAWING NO:	1897
DRAWING ID:	
H408	
FLOOR PLANS	
SCALE: 1/4" = 1'	

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

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) FOR *GUEST QUARTERS/DETACHED GARAGE* ON A 0.4170-ACRE PARCEL OF LAND IDENTIFIED AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, LEONARD AND ADAMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Detached Garage* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the *Guest Quarters/Detached Garage* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the



ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

**Exhibit 'A'**  
*Location Map and Legal Description*

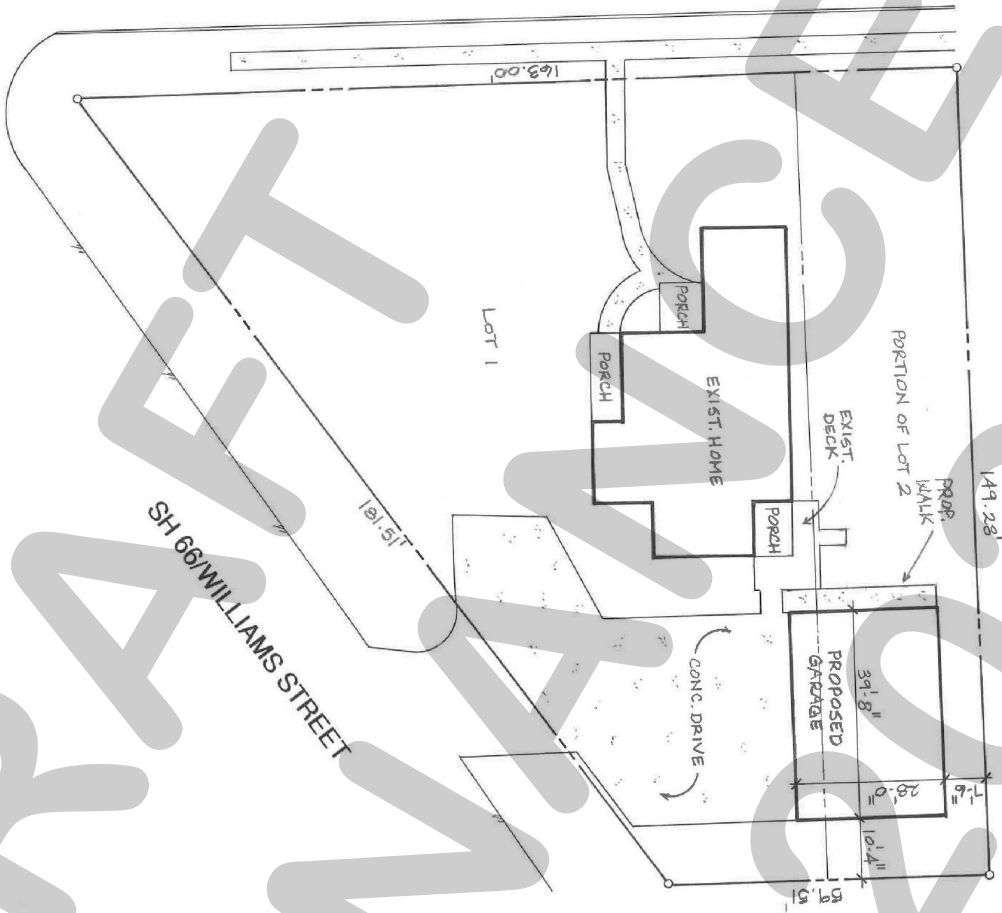
Address: 504 Nash Street

Legal Description: All of Lot 1 and a Portion of Lot 2, Block 2, Leonard and Adams Addition



**Exhibit 'B':  
Residential Plot Plan**

504 NASH STREET



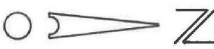
SH 66 WILLIAMS STREET

LOT 1

EXIST. HOME

PROPOSED GARAGE

PORTION OF LOT 2



**PLOT PLAN**

LOT 1&2 - BLK 2

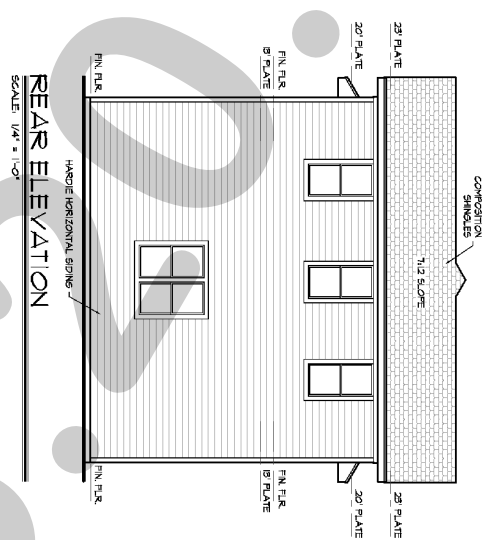
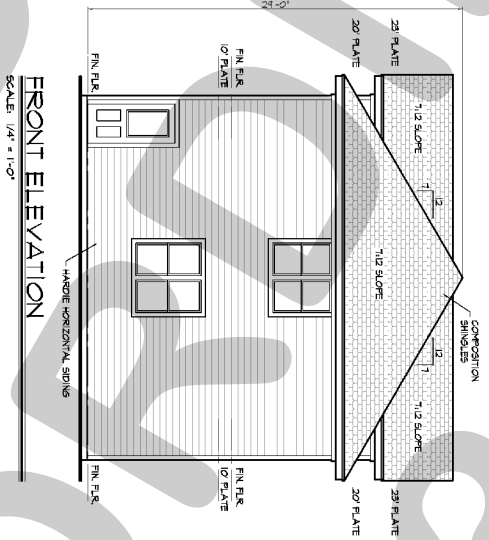
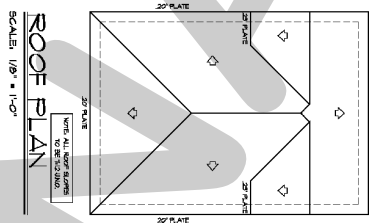
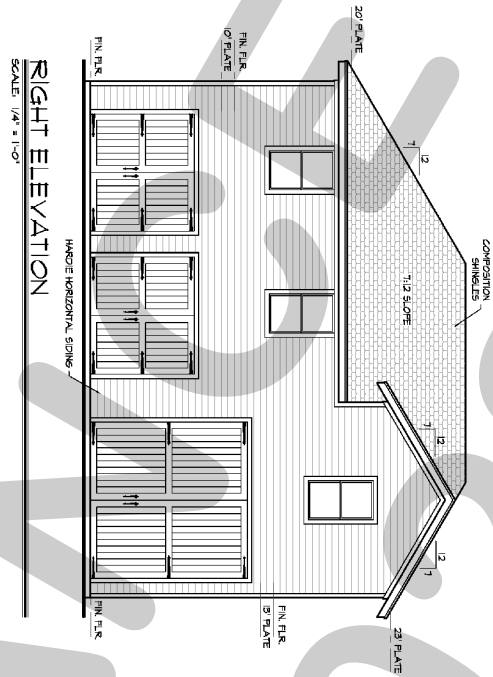
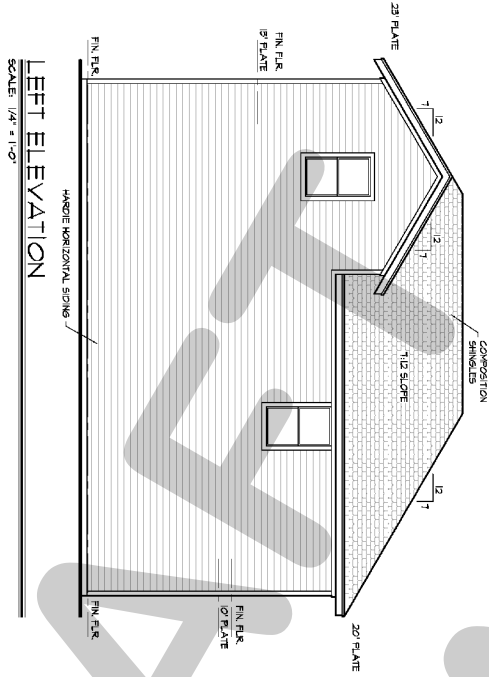
LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TX

1" = 20'-0"

**Exhibit 'C':  
Building Elevations**





April 4, 2023

TO: Jeff and Ginger Brock-Jones  
504 Nash Street  
Rockwall, TX 75087

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

SUBJECT: Z2023-009; SUP for Guest Quarters/Detached Garage at 504 Nash

Jeff and Ginger:

This letter serves to notify you that the above referenced case (*i.e. Zoning*) that you submitted for consideration by the City of Rockwall was approved by the City Council on April 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
  - (d) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
  - (e) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 14, 2023, The Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 6-0, with Commissioner Welch absent.

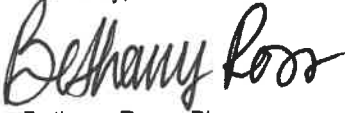
City Council

On March 20, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 7-0.

On April 3, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 6-0, with Council Member Johannesen absent.

Included with this letter is a copy of *Ordinance No. 23-15, S-297*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-16

SPECIFIC USE PERMIT NO. S-298

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) FOR *GUEST QUARTERS/DETACHED GARAGE* ON A 0.4170-ACRE PARCEL OF LAND IDENTIFIED AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, LEONARD AND ADAMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Detached Garage* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the *Guest Quarters/Detached Garage* shall not exceed a total height of 29-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the



ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**



Kevin Fowler, Mayor

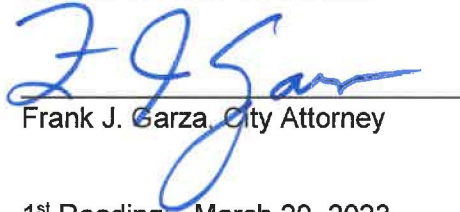
**ATTEST:**



Kristy Teague, City Secretary



**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

**Exhibit 'A'**  
*Location Map and Legal Description*

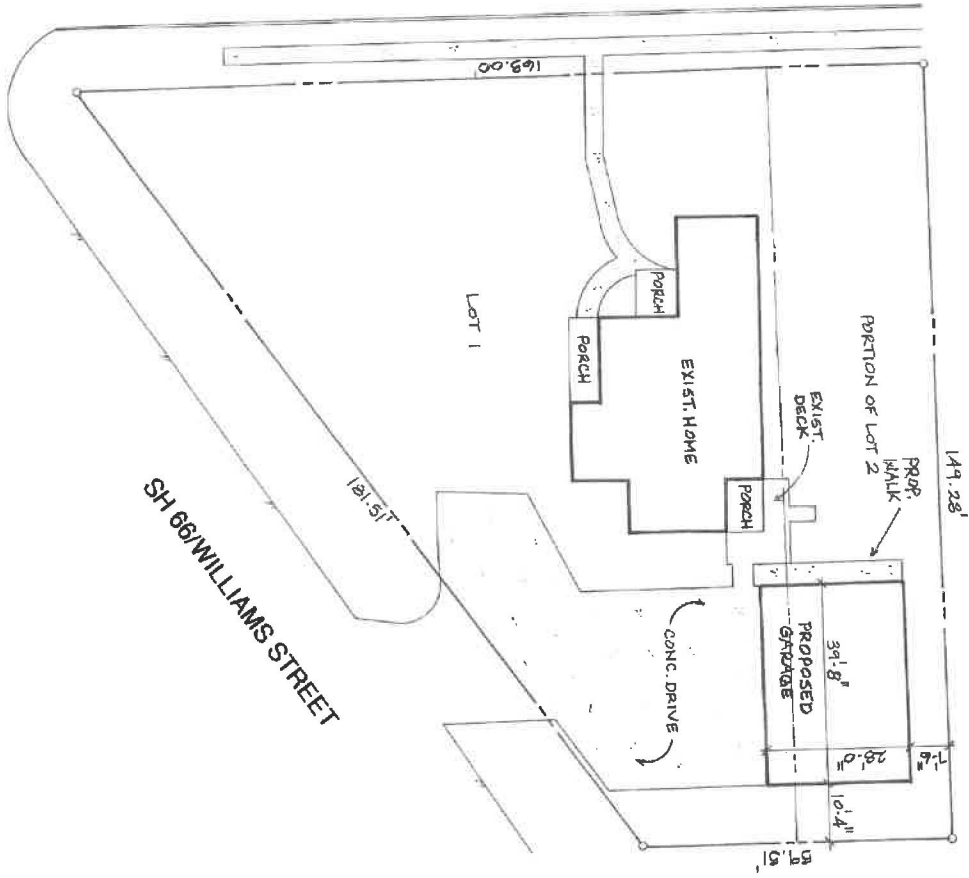
Address: 504 Nash Street

Legal Description: All of Lot 1 and a Portion of Lot 2, Block 2, Leonard and Adams Addition



**Exhibit 'B':  
Residential Plot Plan**

504 NASH STREET



**PLOT PLAN**

1" = 20'-0"

LOT 1&2 - BLK 2  
LEONARD AND ADAMS ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TX

**Exhibit 'C':  
Building Elevations**

