



**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>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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  - 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>

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 512 Dickey St., Rockwall, Tx. 75087

SUBDIVISION Canup LOT 22 BLOCK \_\_\_\_\_

GENERAL LOCATION An Addition to the town of Rockwall

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

CURRENT ZONING Residential CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.0620 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Julius Waffer  APPLICANT \_\_\_\_\_

CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

ADDRESS 609 S. Goliad unit 2275 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

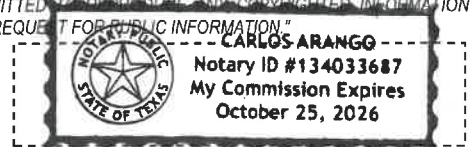
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 13 DAY OF March 2023

OWNER'S SIGNATURE

Julius Waffer  
Carlos Arango

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10-25-2026

sales

owner

owner

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### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

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4011

HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

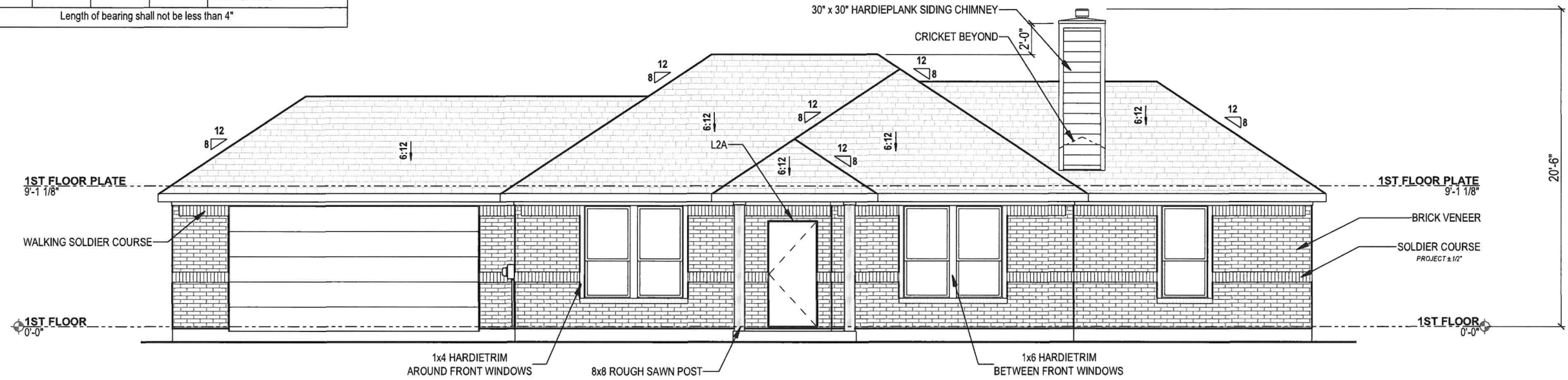
sales

owner  
owner

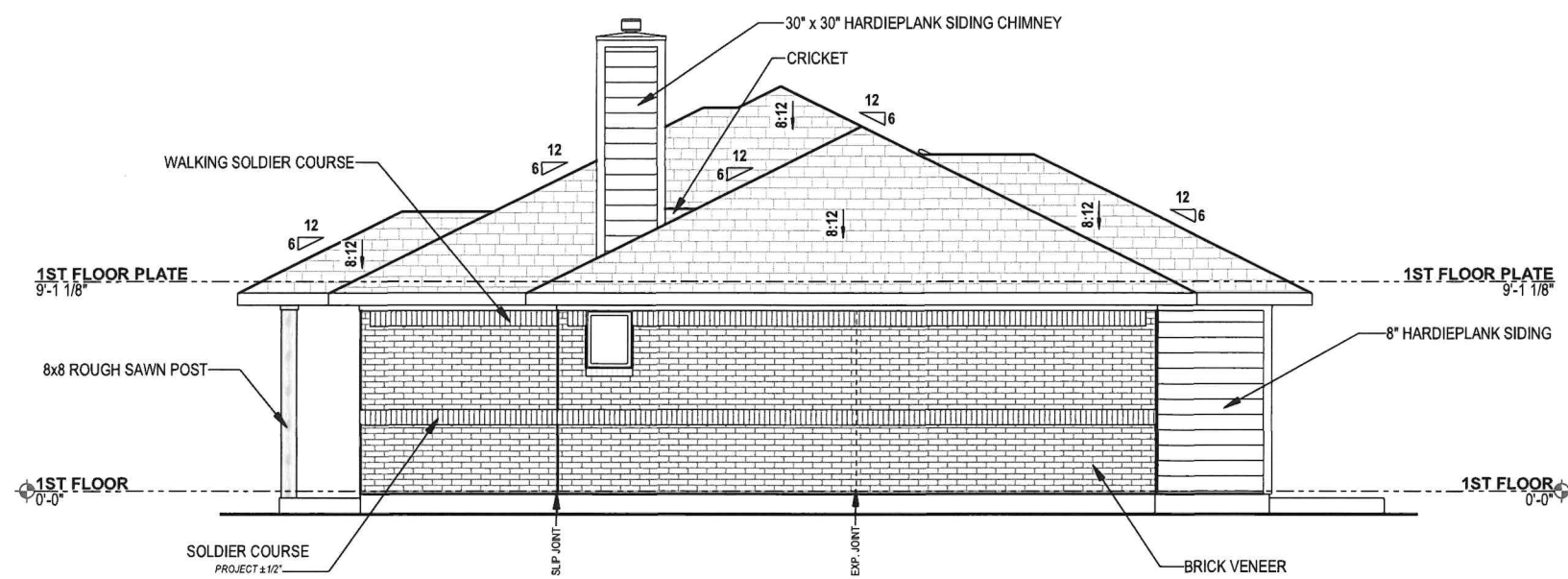
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <small>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</small>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

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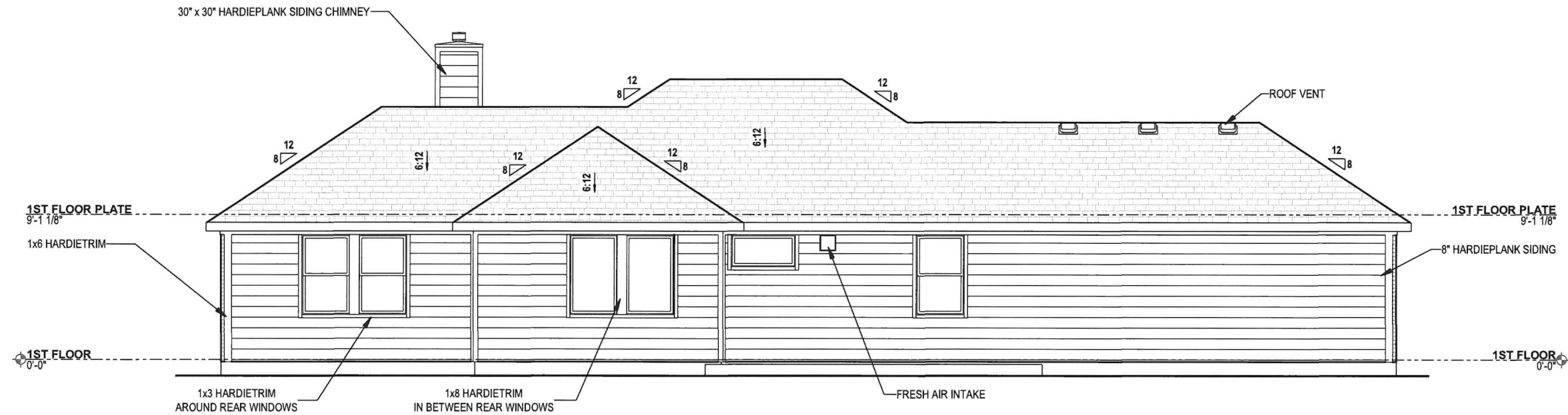
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sales

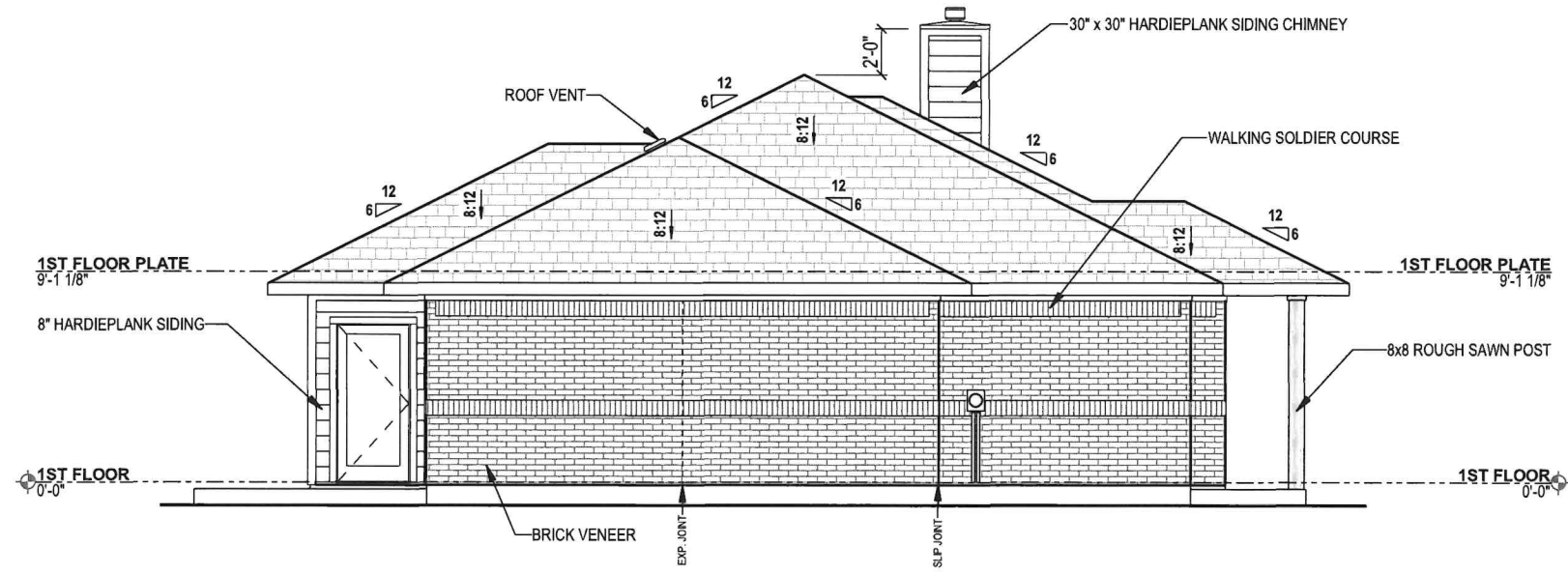
owner

owner

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**1 REAR ELEVATION**  
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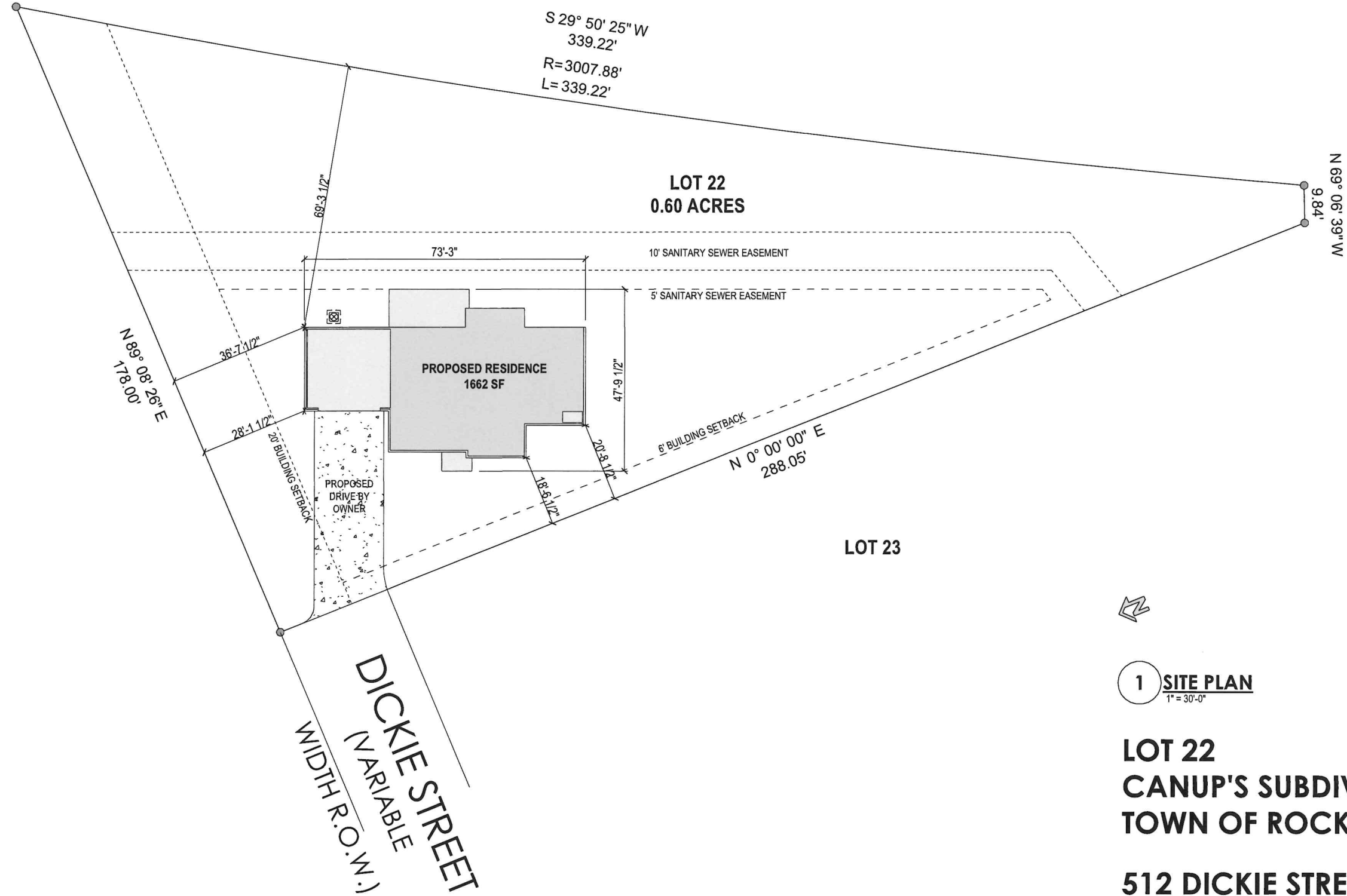
**A2.1**

sales

owner

owner

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**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**  
  
**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

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HARRISBURG A

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**A-SITE**



# DEVELOPMENT APPLICATION

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STAFF USE ONLY

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CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

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CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

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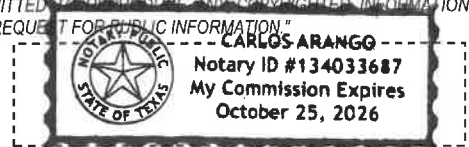
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OWNER'S SIGNATURE

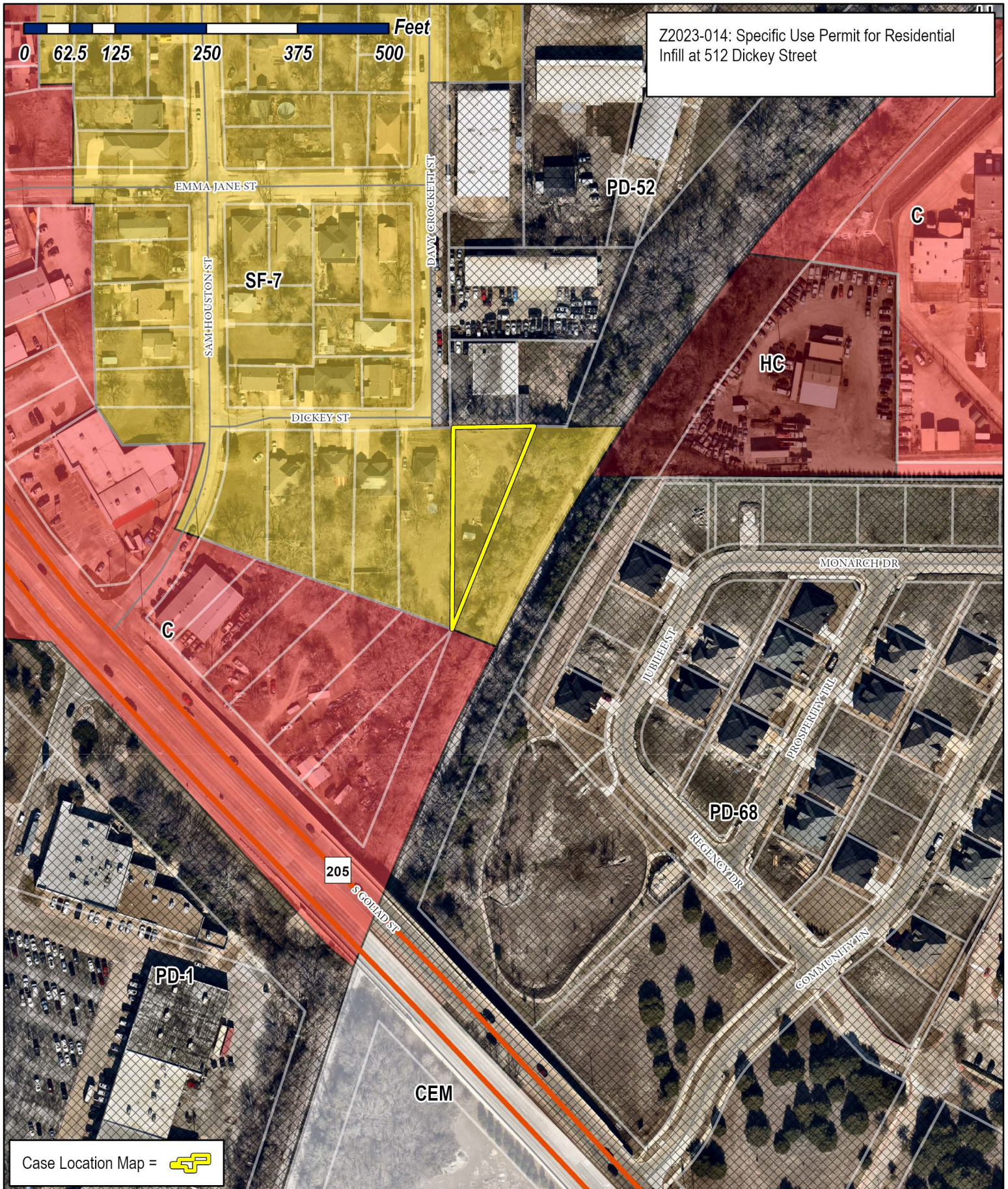
Julius Waffer


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Arango



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Case Location Map = 



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

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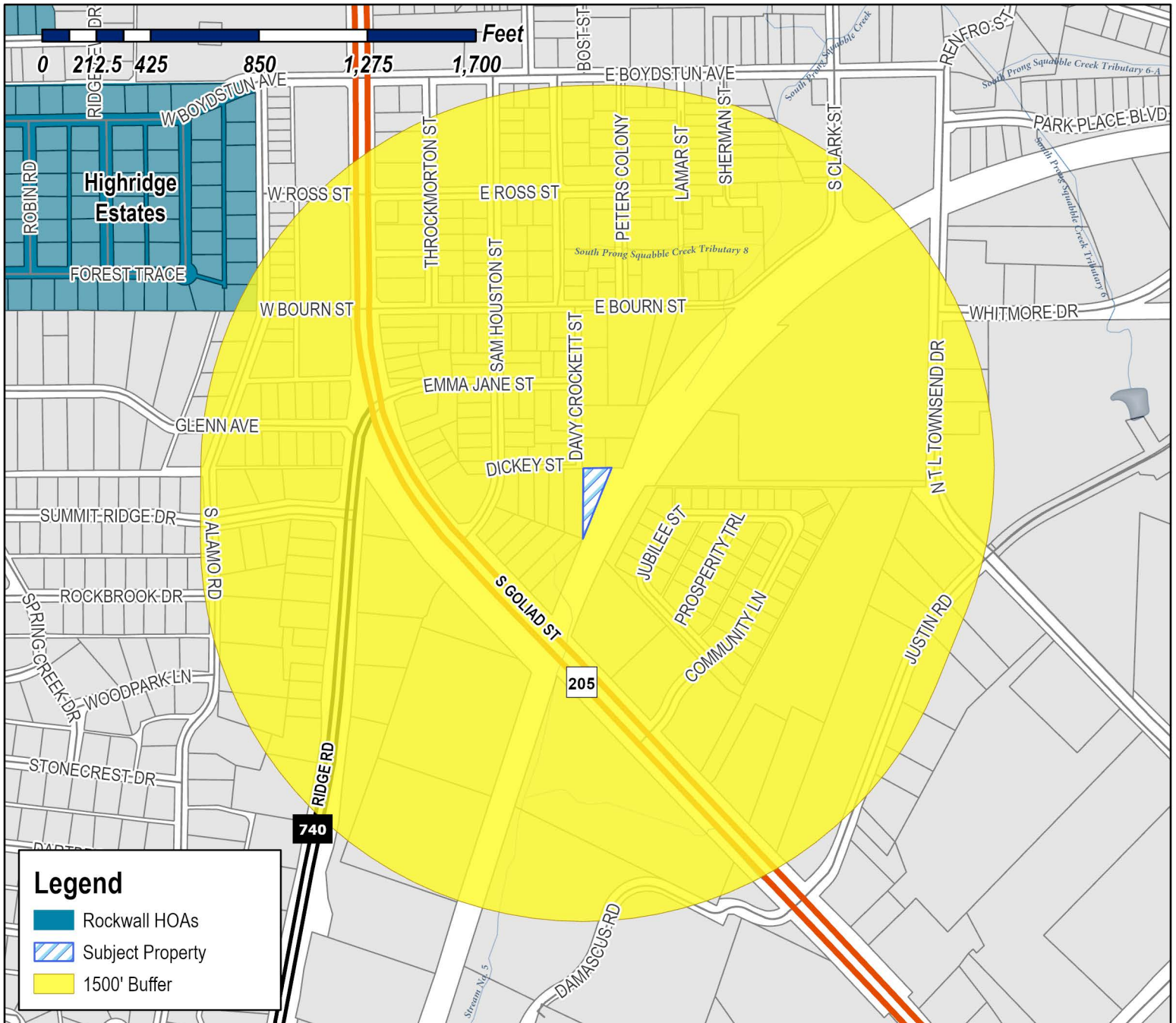




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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745

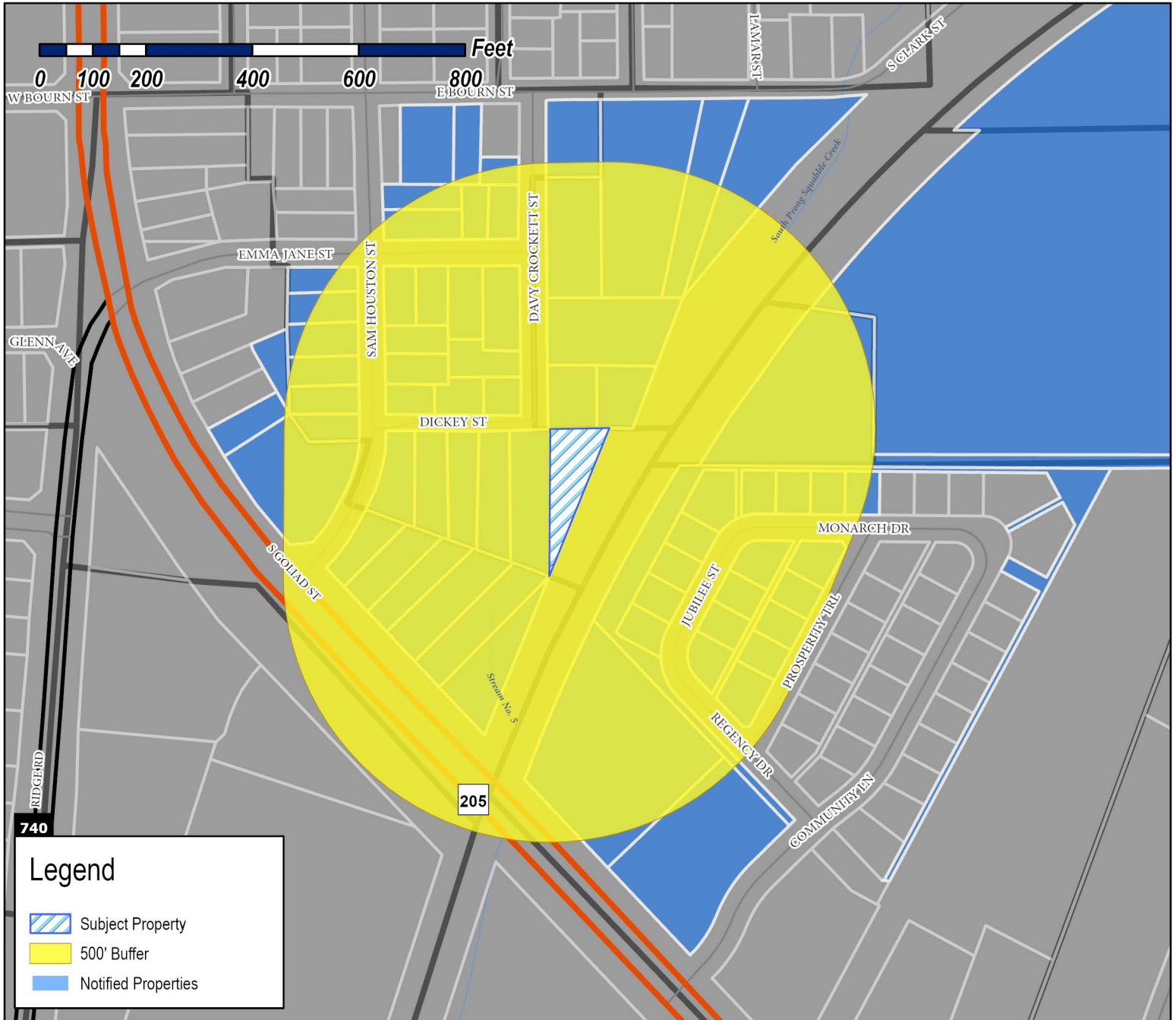
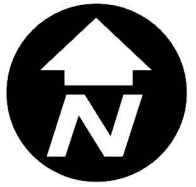




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**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

ANTHONY ARENIA ANN &  
WILMER HUMPHREY & CHARLOTTE M TRUETT &  
JAMES EARL BROWN  
1008 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1109 S GOLIAD ST  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJINGZHANG  
207 GASPAR  
IRVINE, CA 92618

JOBE BRYAN  
2432 BELLVIEW  
TYLER, TX 75709

WAFFER JULIUS  
3002 WELDON LN  
ROYSE CITY, TX 75189

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 DICKEY ST  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

THE STANDARD MCP LTD  
8235 DOUGLAS AVENUE SUITE 1030  
DALLAS, TX 75225

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

sales

owner

owner

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### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

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4011

HARRISBURG A

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

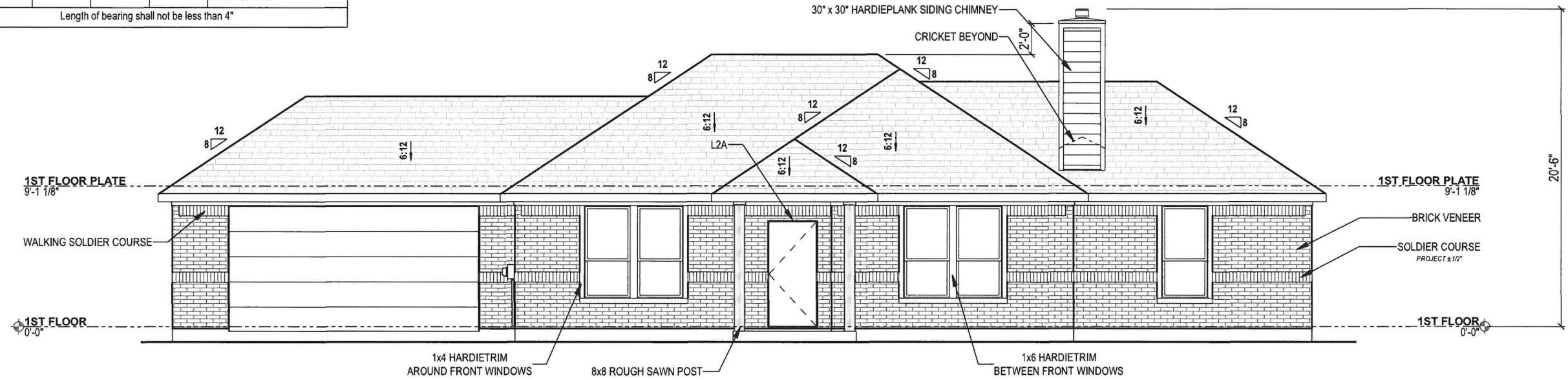
sales

owner  
owner

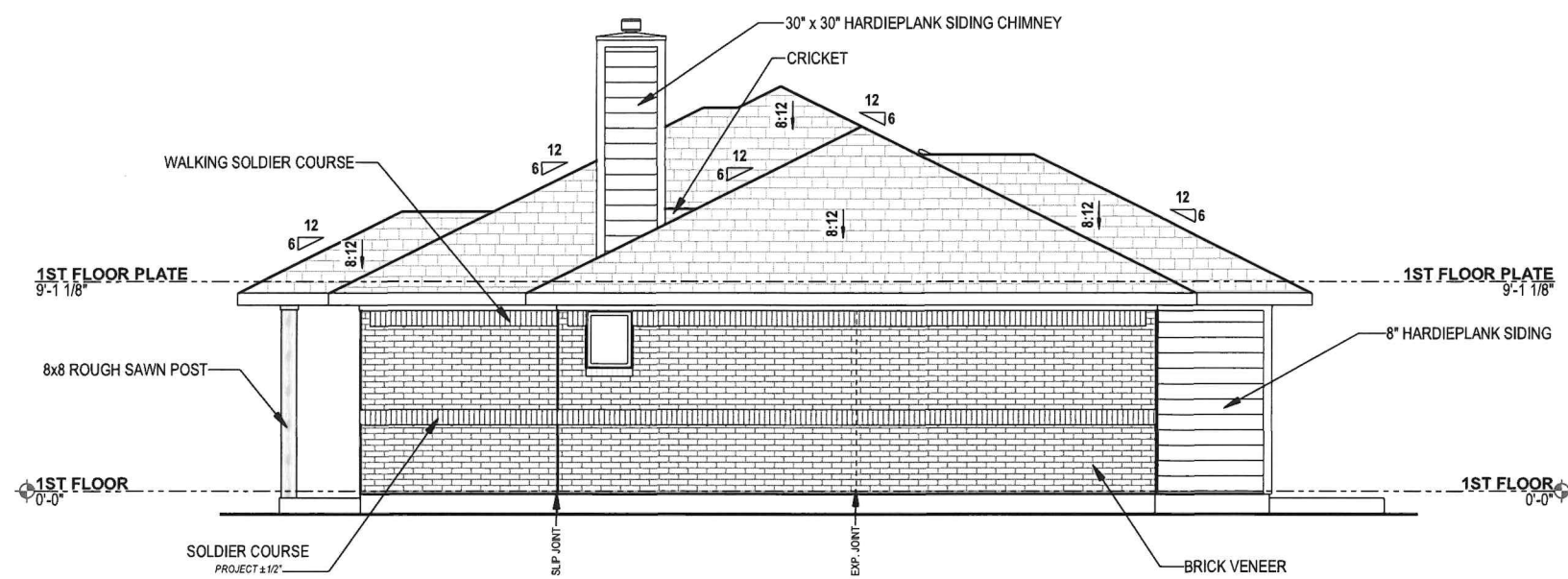
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <i>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</i>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

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CUSTOM HOME BUILDERS

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**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

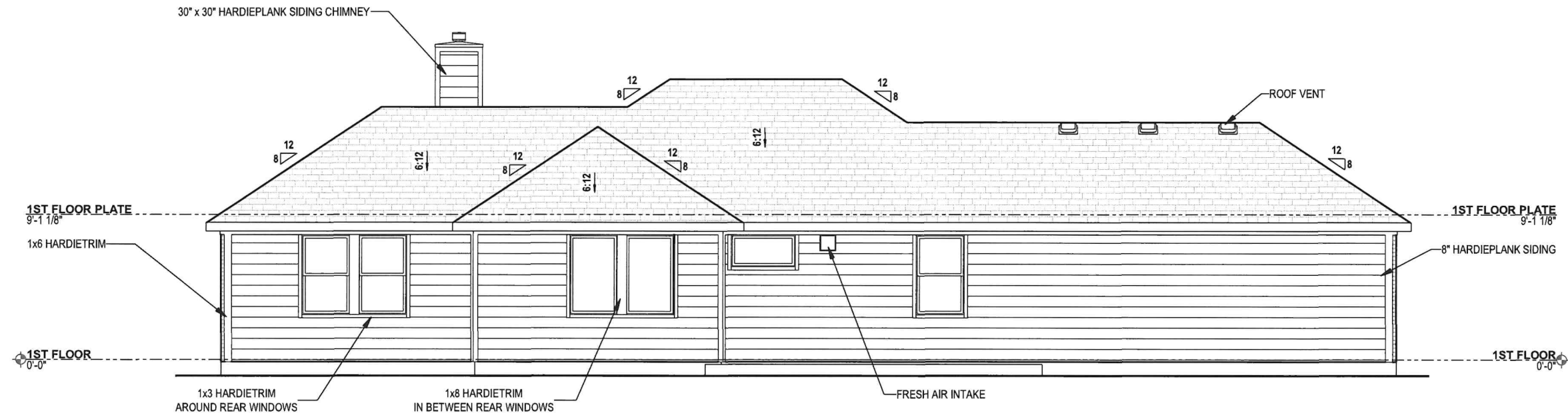
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sales

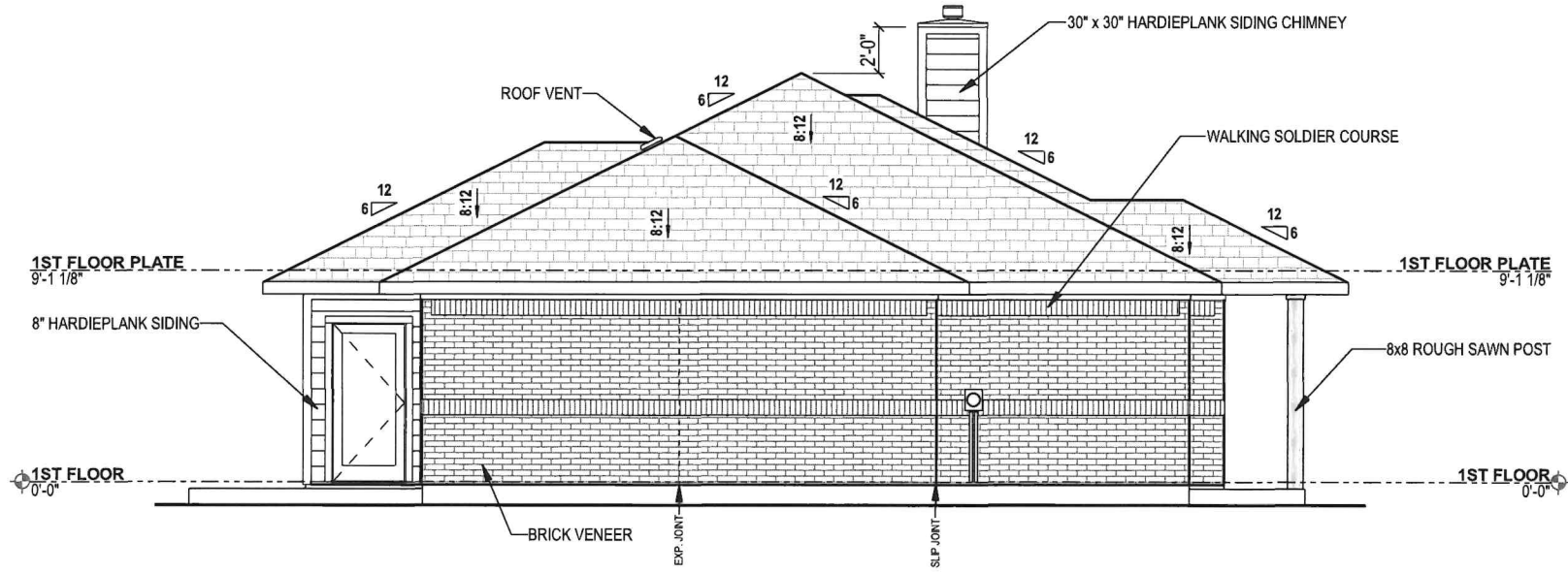
owner

owner

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**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"

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CUSTOM HOME BUILDERS

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**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A2.1**

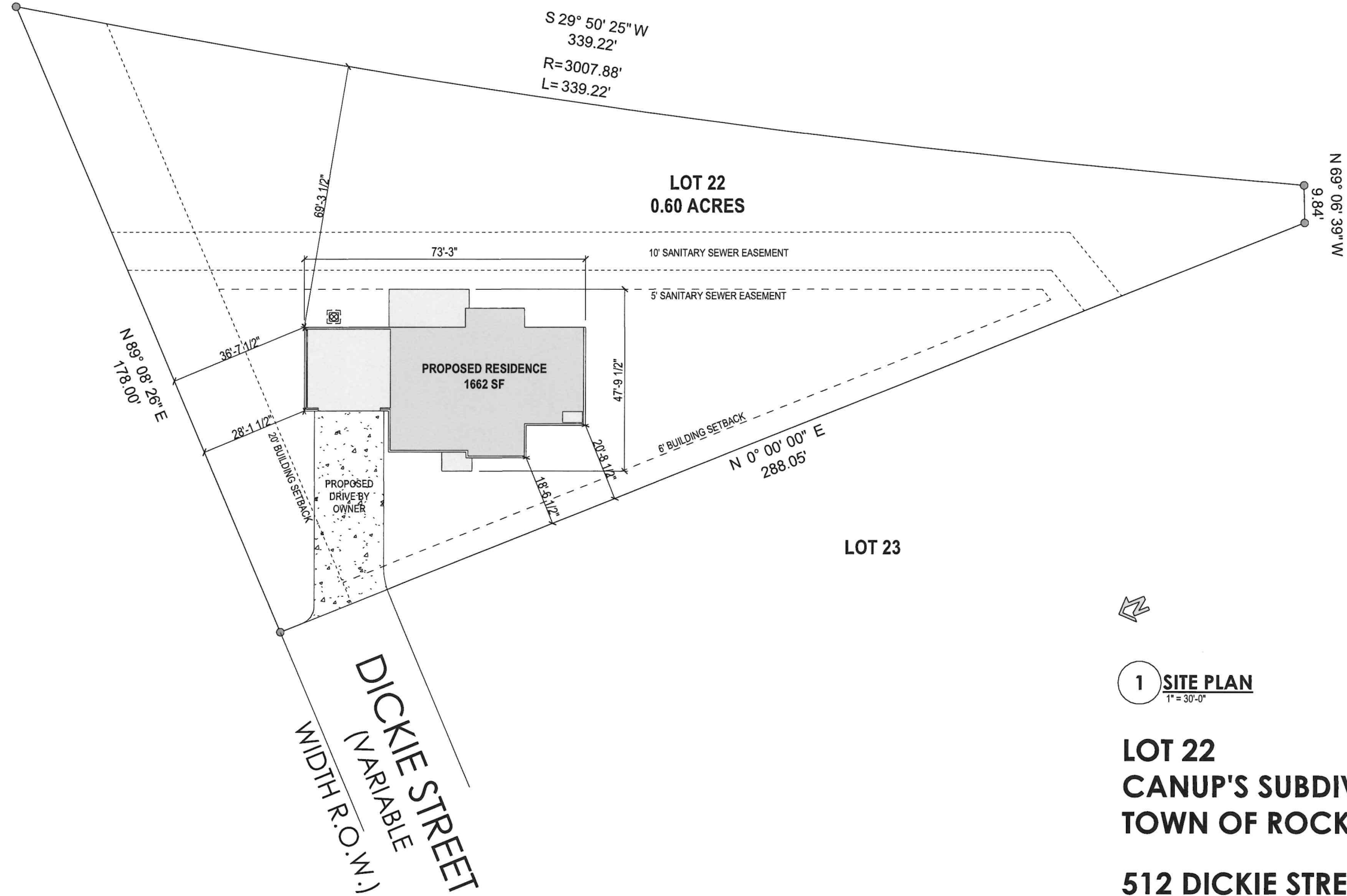


sales

owner

owner

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**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**

**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

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CUSTOM HOME BUILDERS

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**MR. JULIUS WAFFER**  
**Job #1231019**  
**Rockwall County, City of Rockwall**

**A-SITE**

# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-014  
PROJECT NAME: SUP for Residential Infill at 512 Dickey Street  
SITE ADDRESS/LOCATIONS: 512 DICKEY ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/24/2023	Approved w/ Comments

03/24/2023: Z2023-014; Specific Use Permit (SUP) for Residential Infill for 512 Dickey 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) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2023-014) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Canup Subdivision, which is more than 90% developed, consists of fifty-seven (57) lots, and has been in existence since December 6, 1944.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately two (2) feet 2 (2) inches behind the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 5, 2023.

I.8 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 April 5, 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 April 11, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 28, 2023.

I.9 The projected City Council meeting dates for this case will be April 17, 2023 [1st Reading] and May 1, 2023 [2nd Reading].

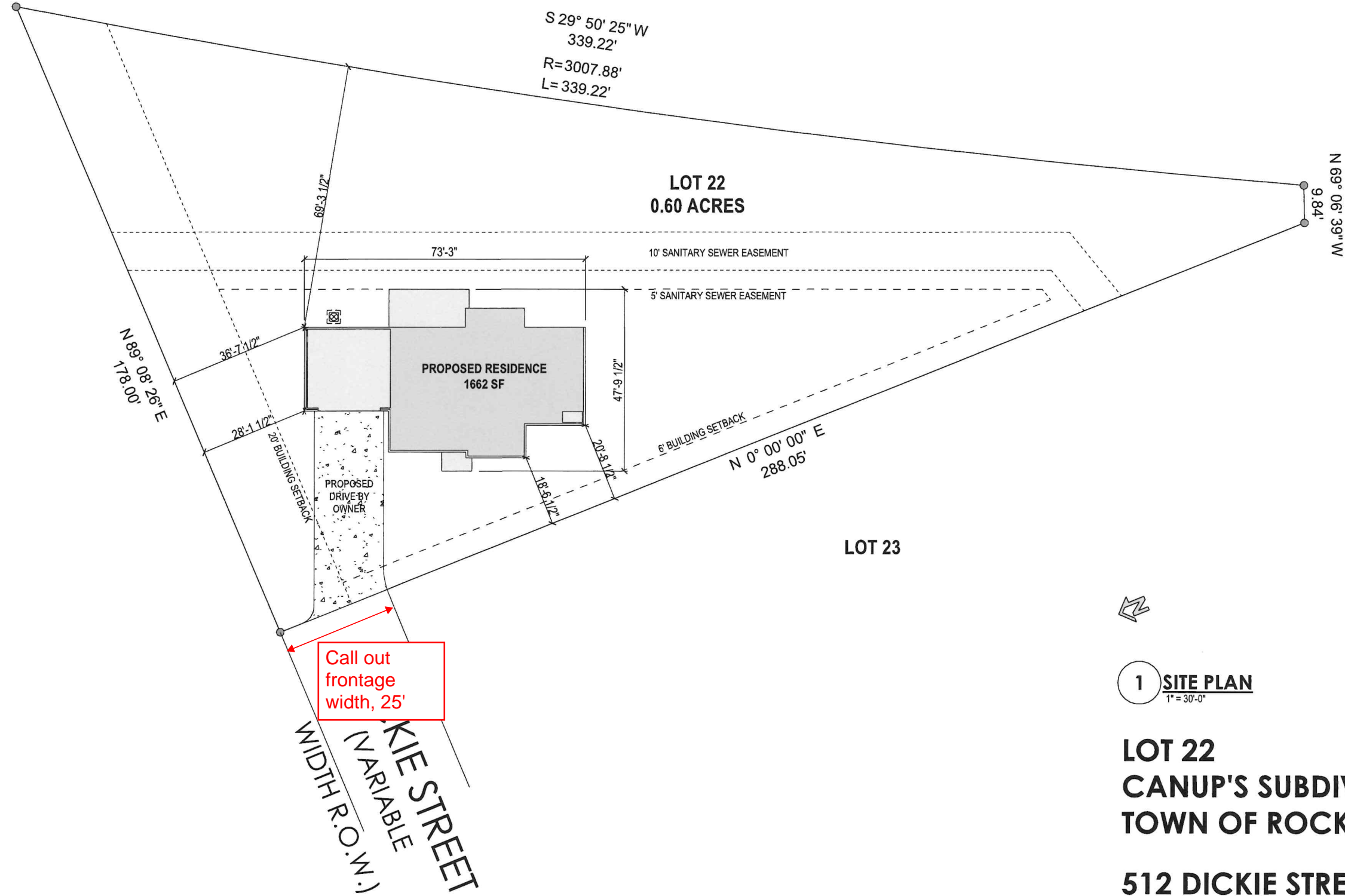
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments
03/21/2023: - Call out frontage width, 25'			
- Must get the sewer line located and all structures (house, patio covers, retaining walls, etc.) will need to stay 10' away from the sewer. May need to replat			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	03/24/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved
No Comments			

sales

owner

owner

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Approved.  
Must get the sewer line located and all structures (house, patio covers, retaining walls, etc.) will need to stay 10' away from the sewer. May need to replat



**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**  
  
**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

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**TILSON**  
CUSTOM HOME BUILDERS

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**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall  
**A-SITE**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 512 Dickey St., Rockwall, Tx. 75087

SUBDIVISION Canup LOT 22 BLOCK \_\_\_\_\_

GENERAL LOCATION An Addition to the town of Rockwall

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

CURRENT ZONING Residential CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.0620 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Julius Waffer  APPLICANT \_\_\_\_\_

CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

ADDRESS 609 S. Goliad unit 2275 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 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."

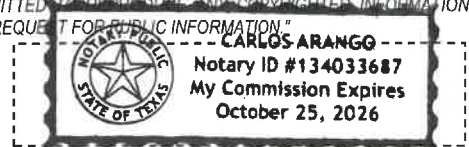
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF March, 2023

OWNER'S SIGNATURE

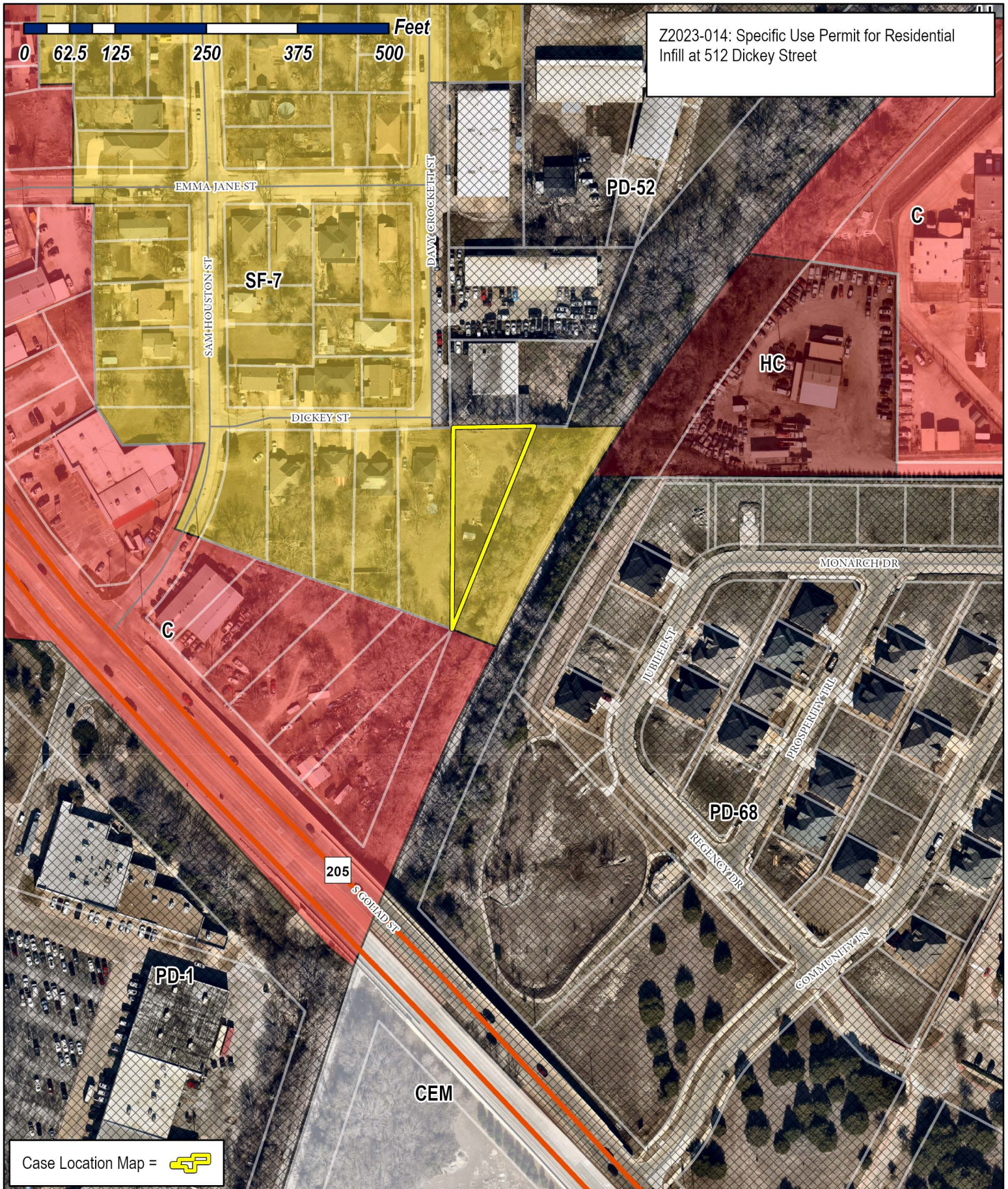
Julius Waffer


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Arango



MY COMMISSION EXPIRES 10-25-2026



Case Location Map = 



# City of Rockwall

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

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

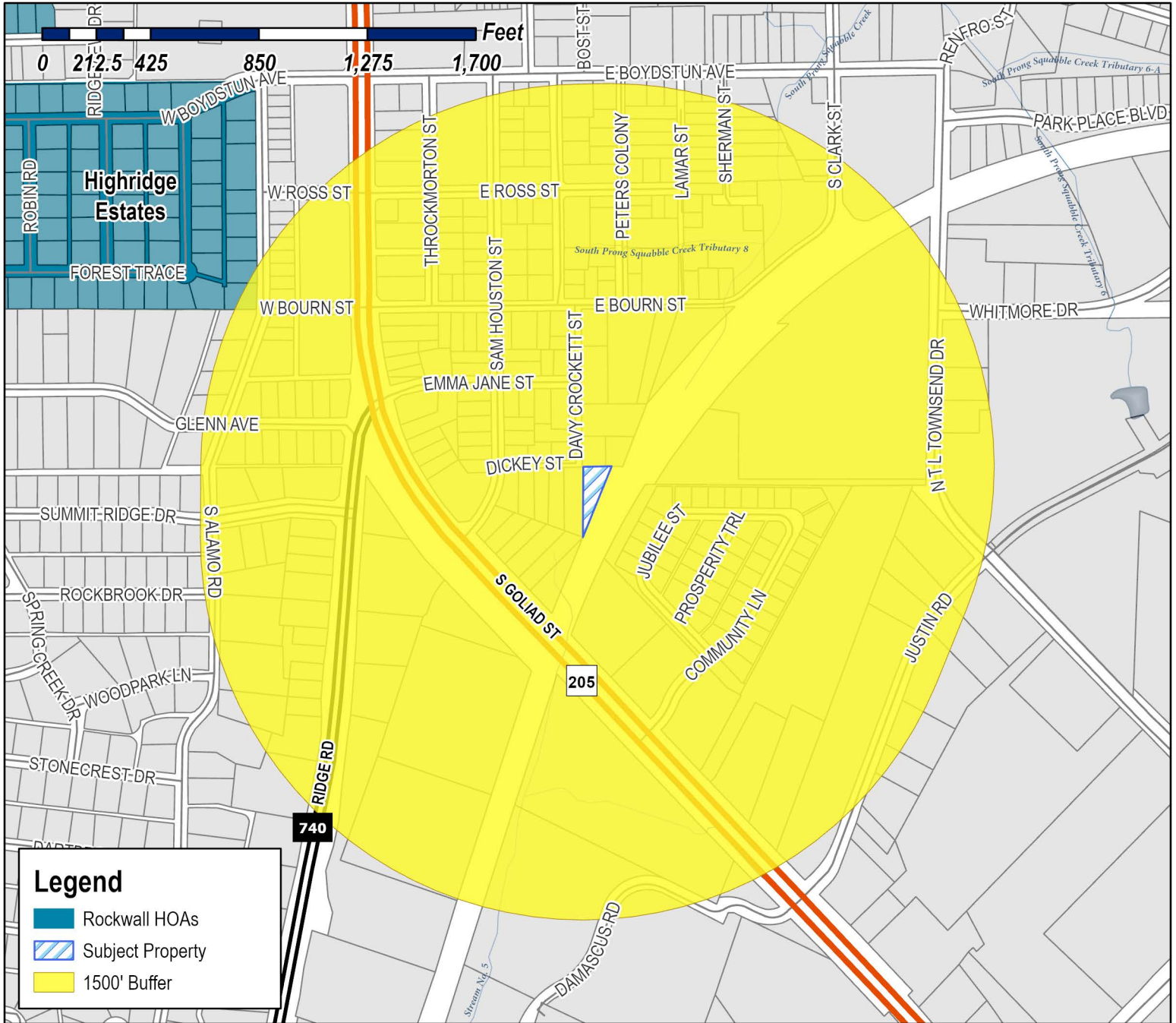




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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Guevara, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Bcc:** [REDACTED]  
**Subject:** Neighborhood Notification Program [Z2023-014]  
**Date:** Tuesday, March 21, 2023 2:37:43 PM  
**Attachments:** [Public Notice Z2023-014.pdf](#)  
[HOA Map Z2023-014.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 March 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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>.

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Thank you,

*Angelica Guevara*  
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438

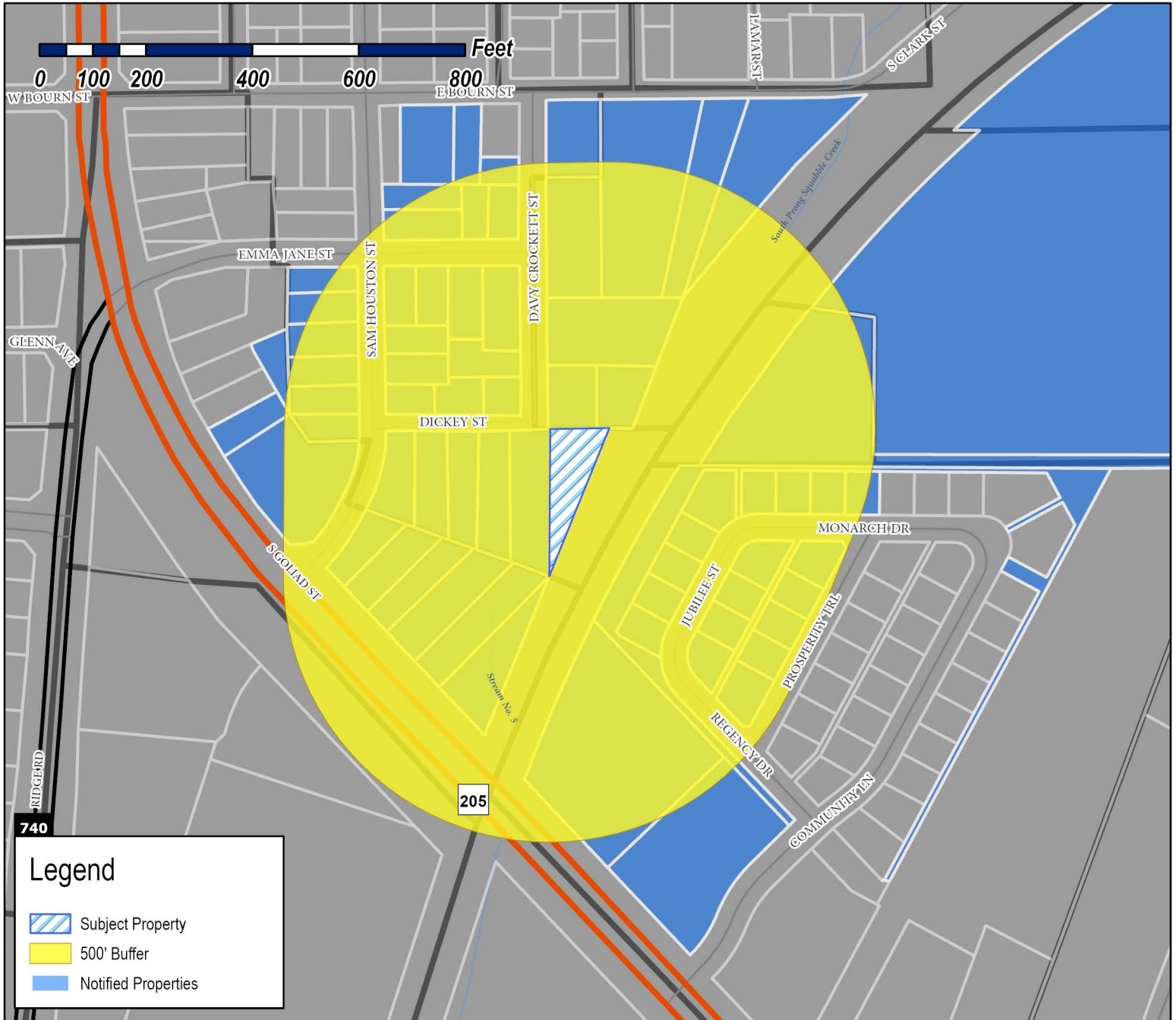




# City of Rockwall

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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

ANTHONY ARENIA ANN &  
WILMER HUMPHREY & CHARLOTTE M TRUETT &  
JAMES EARL BROWN  
1008 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1109 S GOLIAD ST  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJINGZHANG  
207 GASPAR  
IRVINE, CA 92618

JOBE BRYAN  
2432 BELLVIEW  
TYLER, TX 75709

WAFFER JULIUS  
3002 WELDON LN  
ROYSE CITY, TX 75189

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 DICKEY ST  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

THE STANDARD MCP LTD  
8235 DOUGLAS AVENUE SUITE 1030  
DALLAS, TX 75225

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

# 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:

**Z2023-014: SUP for Residential Infill at 512 Dickey Street**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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:

**Angelica Guevara**  
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, April 17, 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. Z2023-014: SUP for Residential Infill at 512 Dickey 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey bar for name input]

Address: [Grey bar for address input]

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

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

FILE COPY

4011

HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

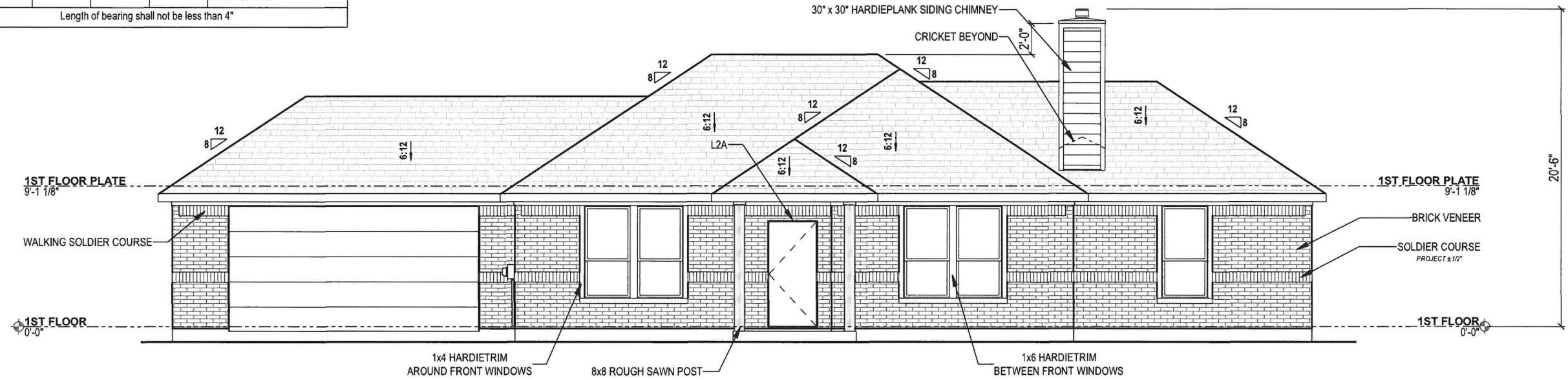
sales

owner  
owner

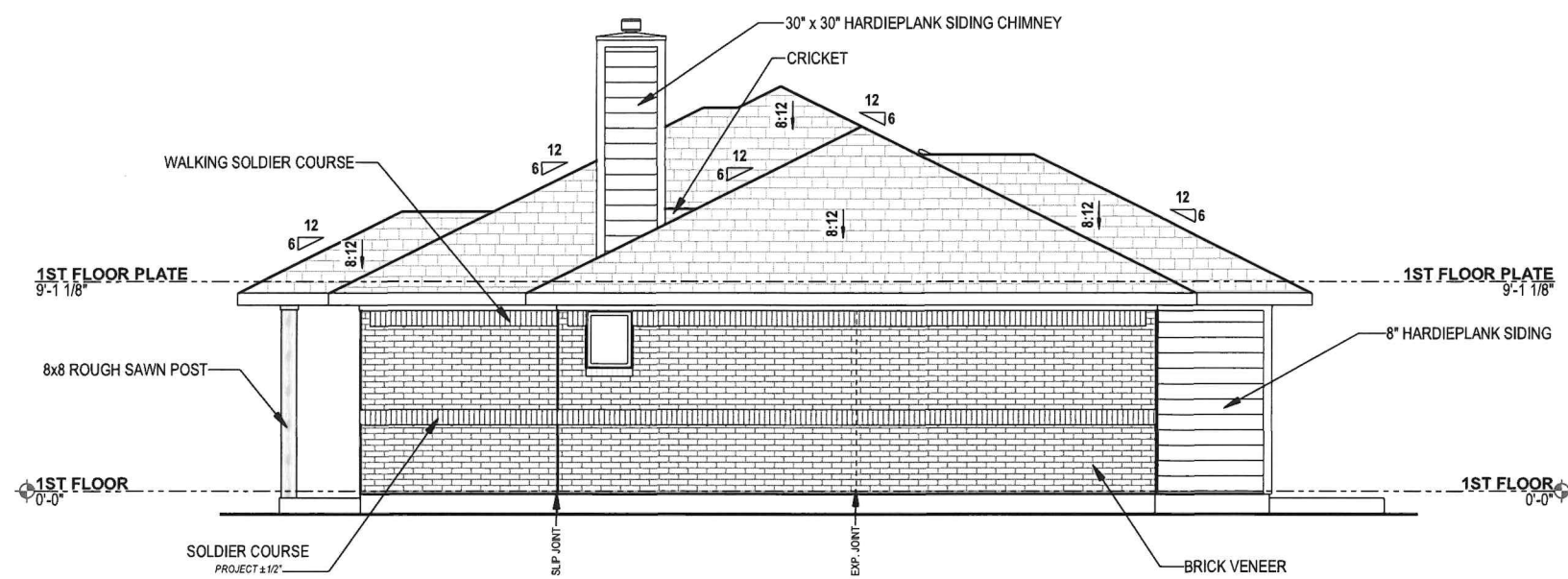
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <small>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</small>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

FILE COPY

4011  
HARRISBURGA

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023 ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

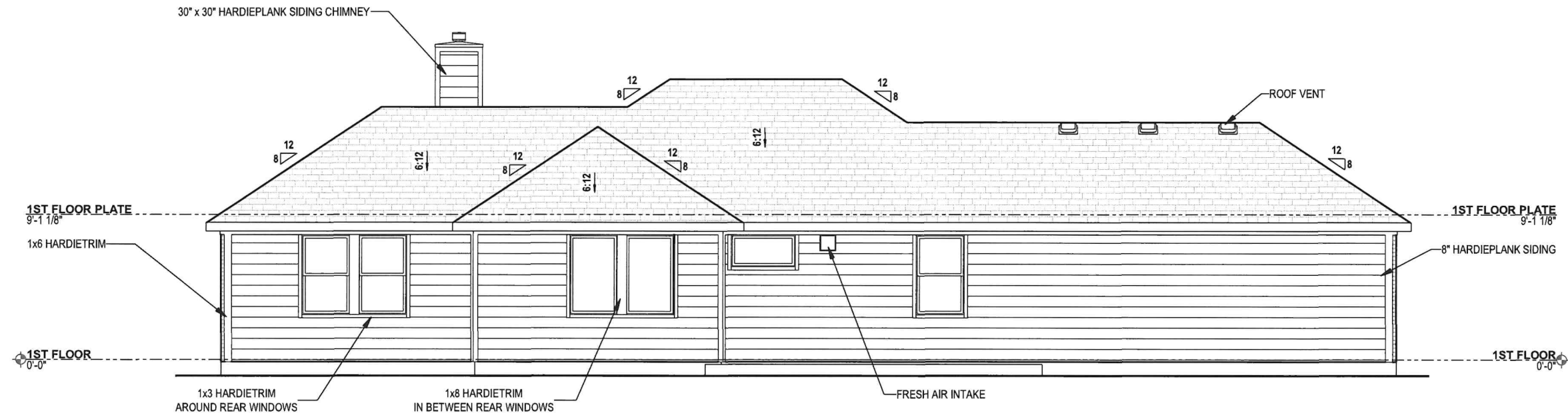
A2.0

sales

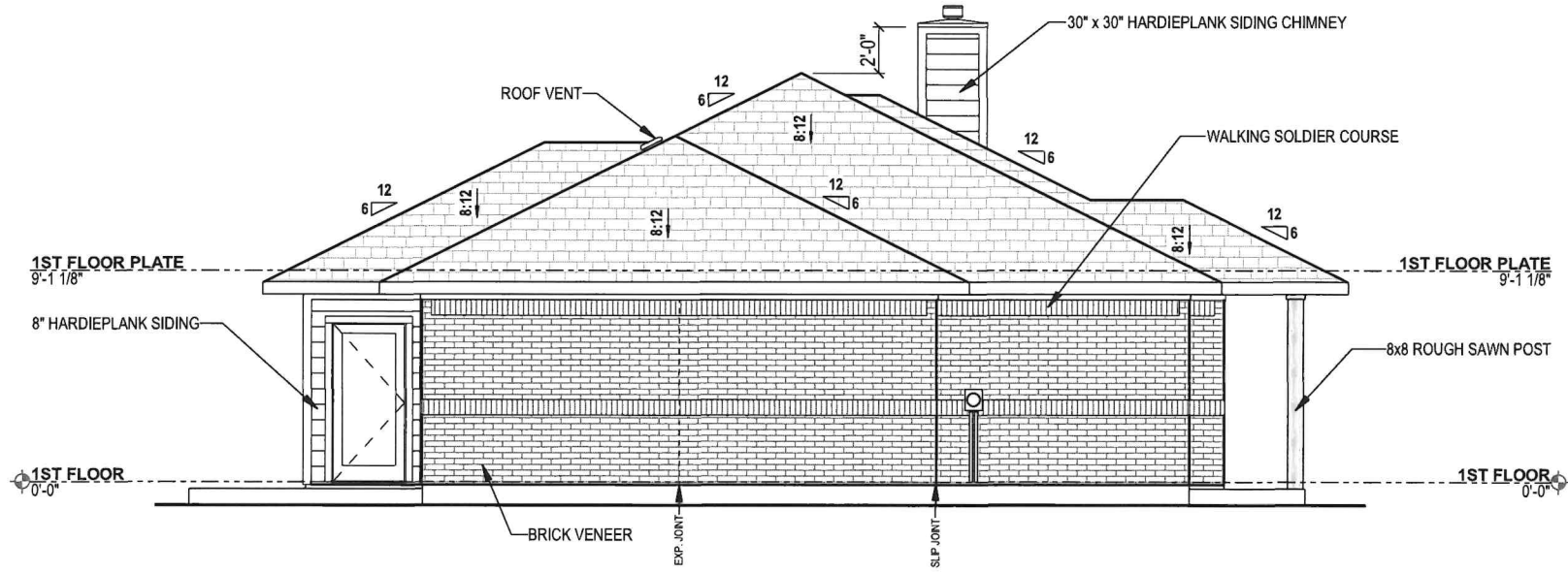
owner

owner

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**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"

**FILE COPY**

4011  
HARRISBURGA

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2023, ©.

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A2.1**

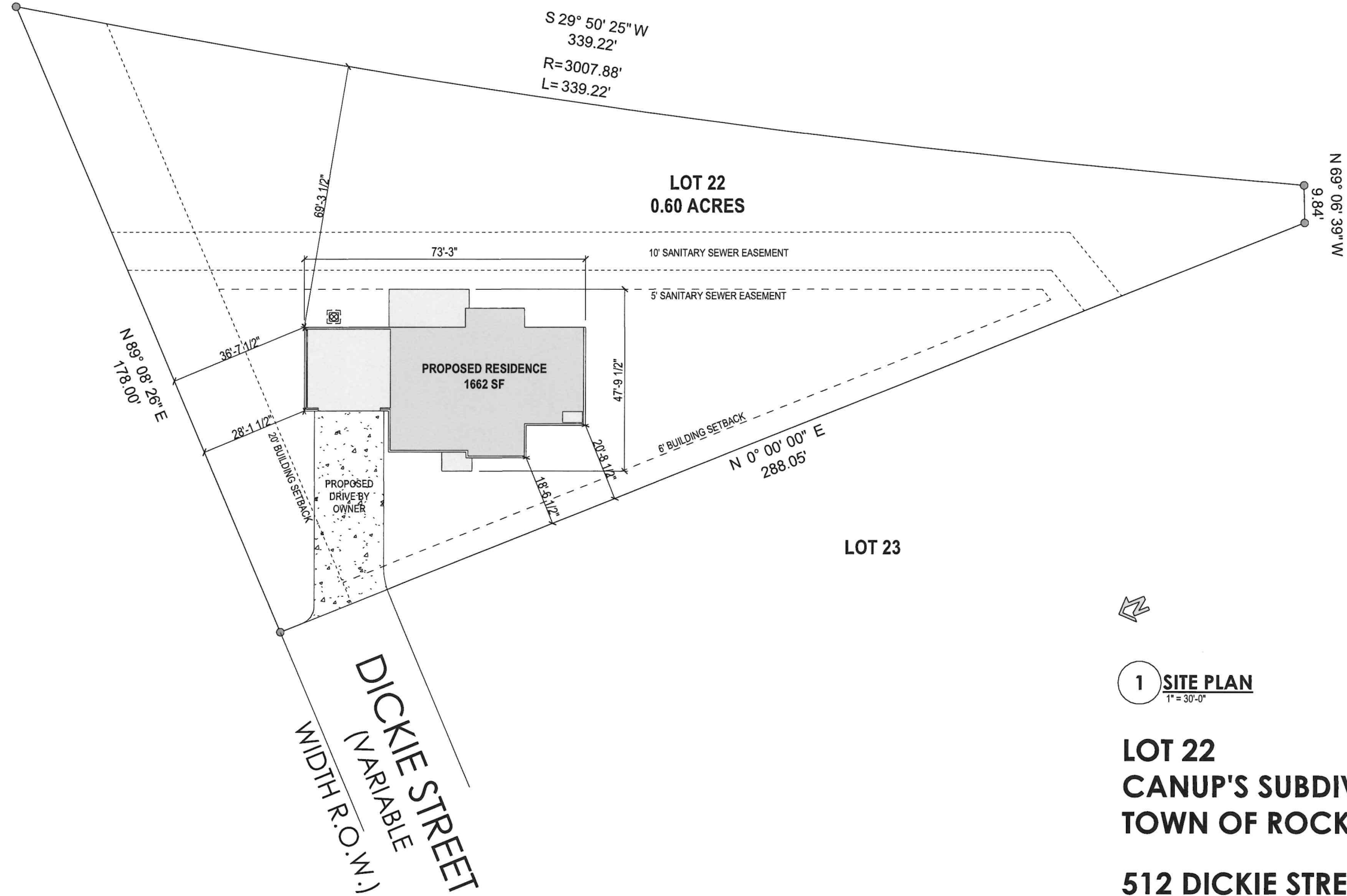


sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**  
  
**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

**FILE COPY**  
4011  
HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2022, c/o

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A-SITE**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
504 Dickey Street	Single-Family Home	2000	2,016	N/A	Brick
506 Dickey Street	Single-Family Home	2008	1,318	110	Siding
508 Dickey Street	Single-Family Home	2007	1,691	N/A	Brick
510 Dickey Street	Single-Family Home	1947	962	N/A	Siding
512 Dickey Street	Vacant	N/A	N/A	N/A	N/A
903 Davy Crockett Street	Commercial	1980	8,824	N/A	Stucco
901 Davy Crockett Street	Commercial	1983	9,050	N/A	Stucco
310 Emma Jane Street	Single-Family Home	1975	1,128	72	Siding
1006 Davy Crockett Street	Single-Family Home	1940	1,542	420	Siding
1008 Davy Crockett	Single-Family Home	1968	1,245	96	Siding
507 Dickey Street	Single-Family Home	2004	1,460	480	Brick
1009 Sam Houston	Single-Family Home	2004	1,500	80	Brick and Siding
	AVERAGES:	1983	2,794	210	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

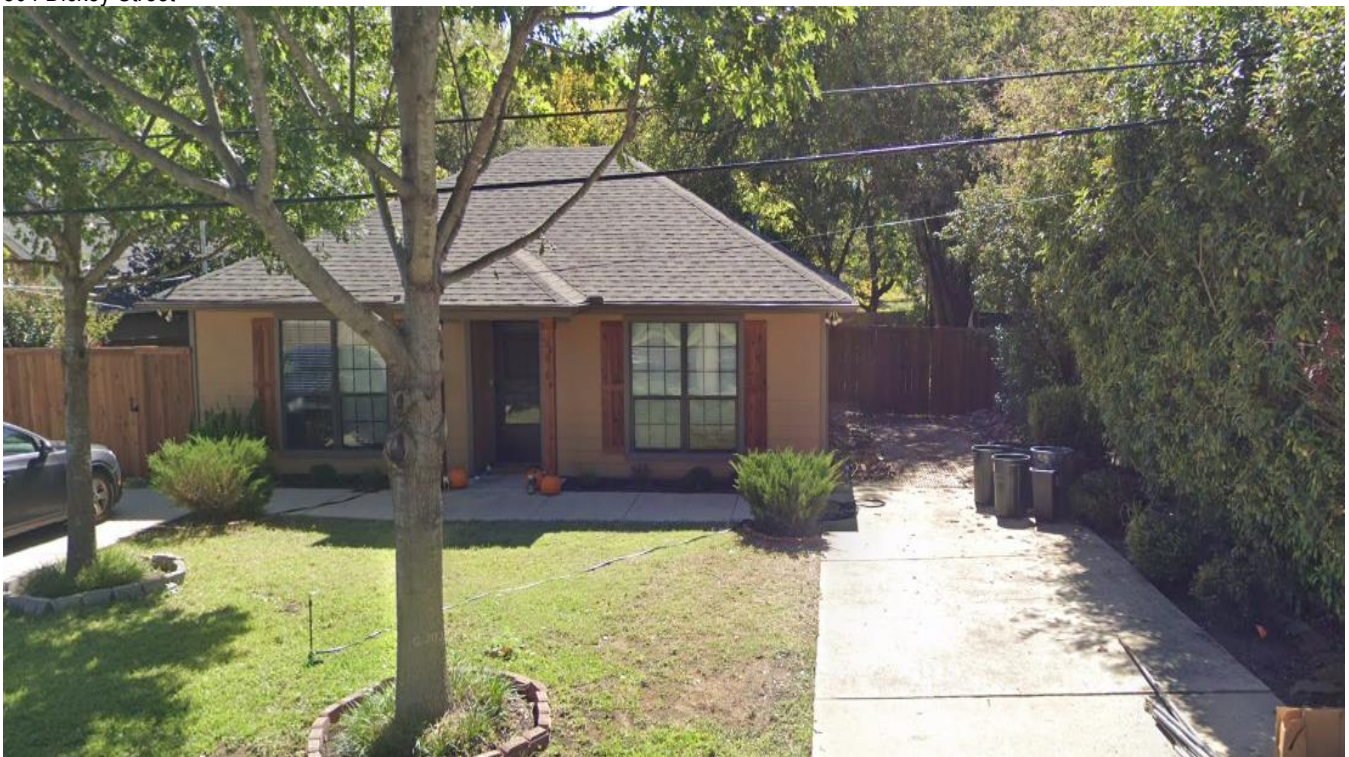
**PLANNING AND ZONING DEPARTMENT**

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504 Dickey Street



506 Dickey Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

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508 Dickey Street



510 Dickey Street



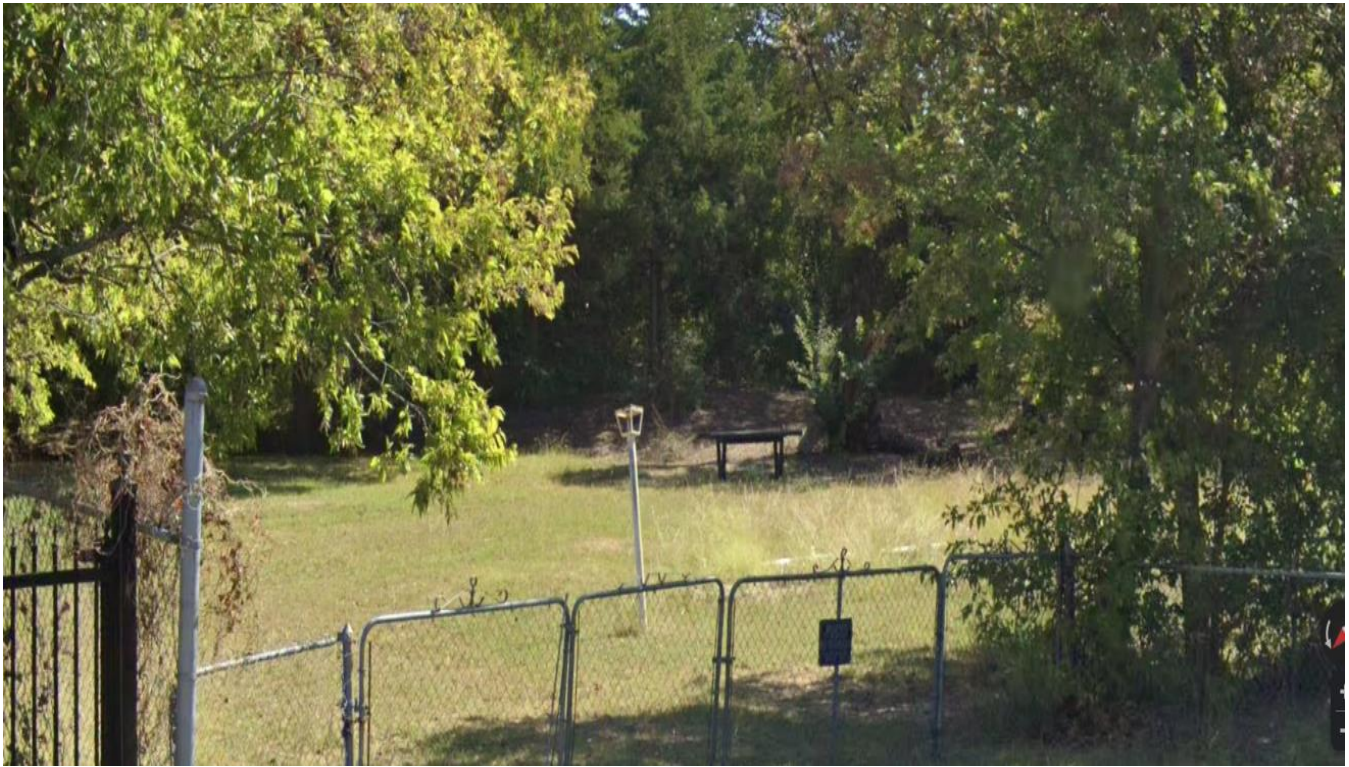
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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



512 Dickey Street



903 Davy Crockett



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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



901 Davy Crockett



310 Emma Jane



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

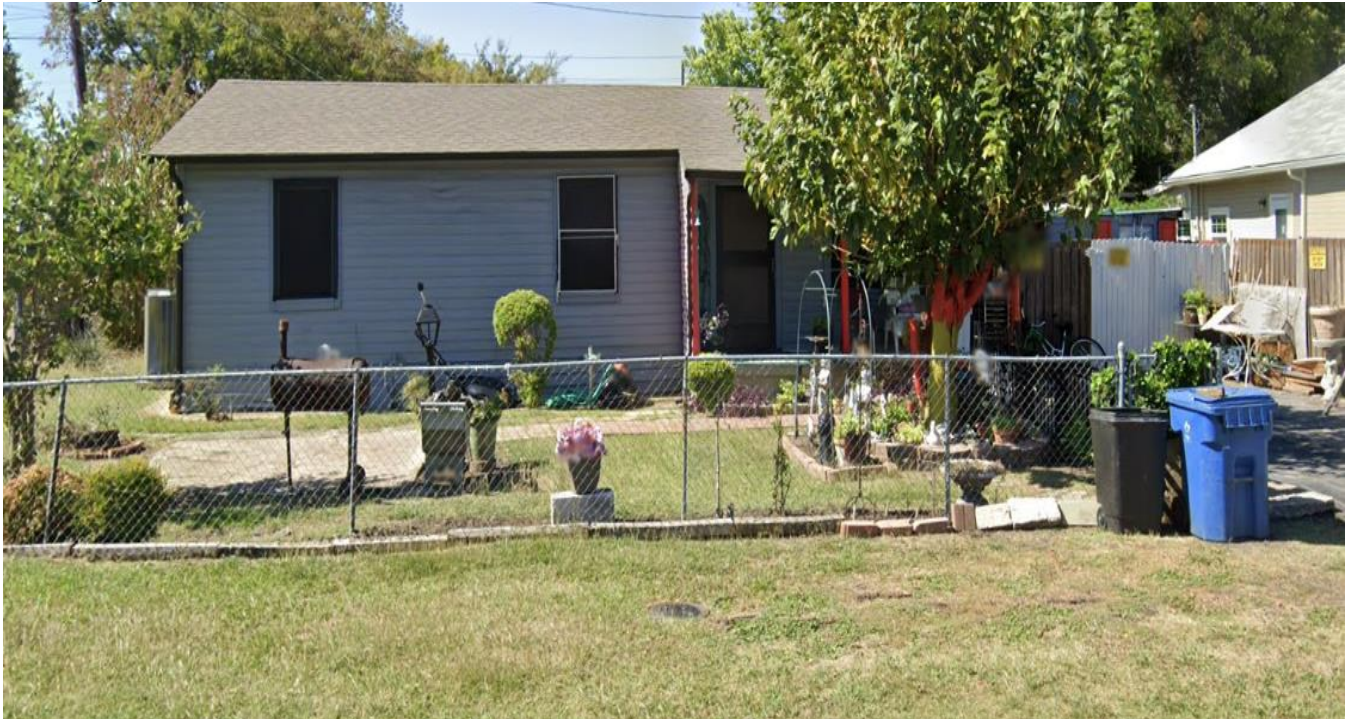
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PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



1006 Davy Crockett



1008 Davy Crockett



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 Dickey Street



1009 Sam Houston



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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP 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 Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 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 single-family home 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 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 1<sup>ST</sup> DAY OF MAY, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

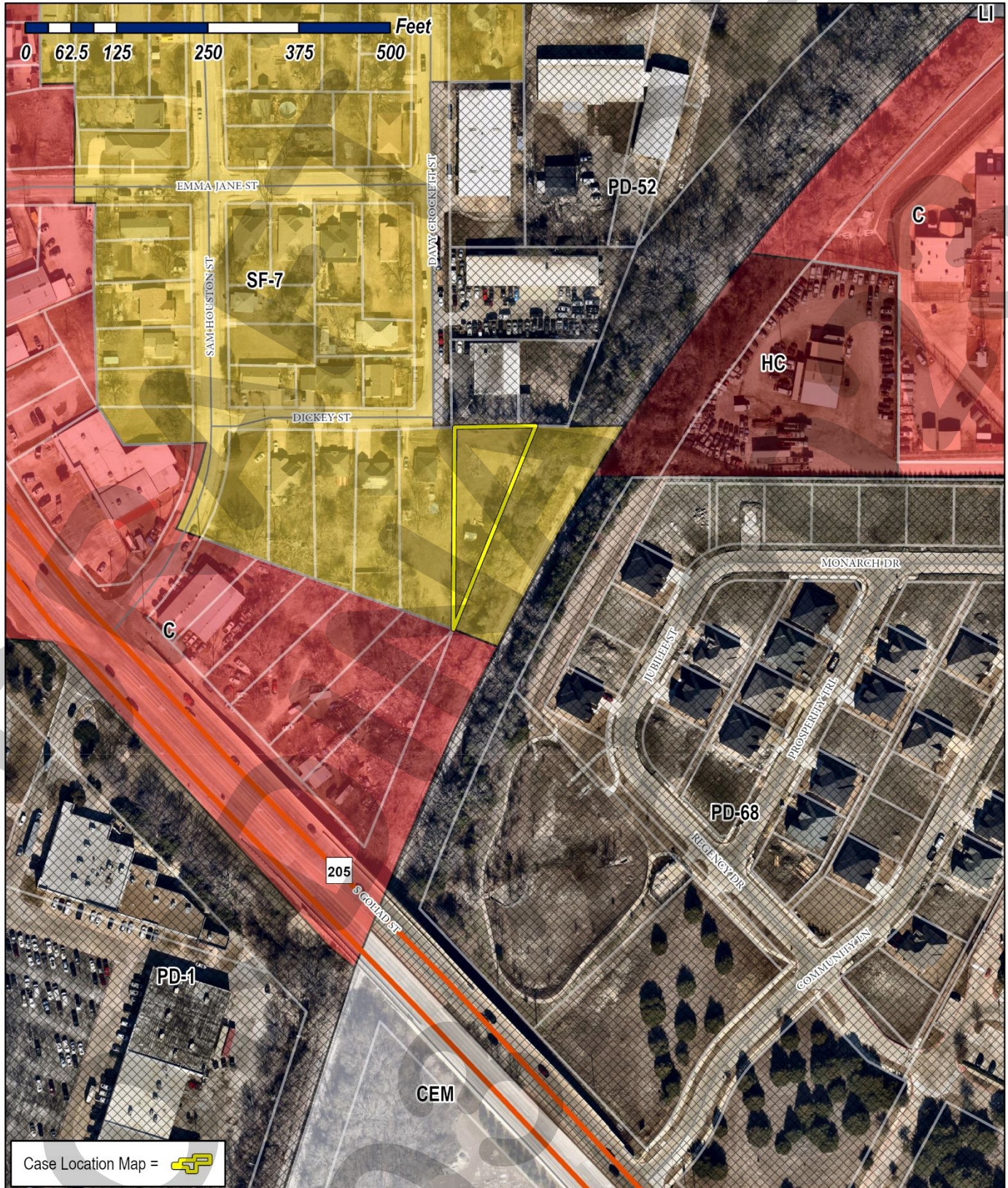
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

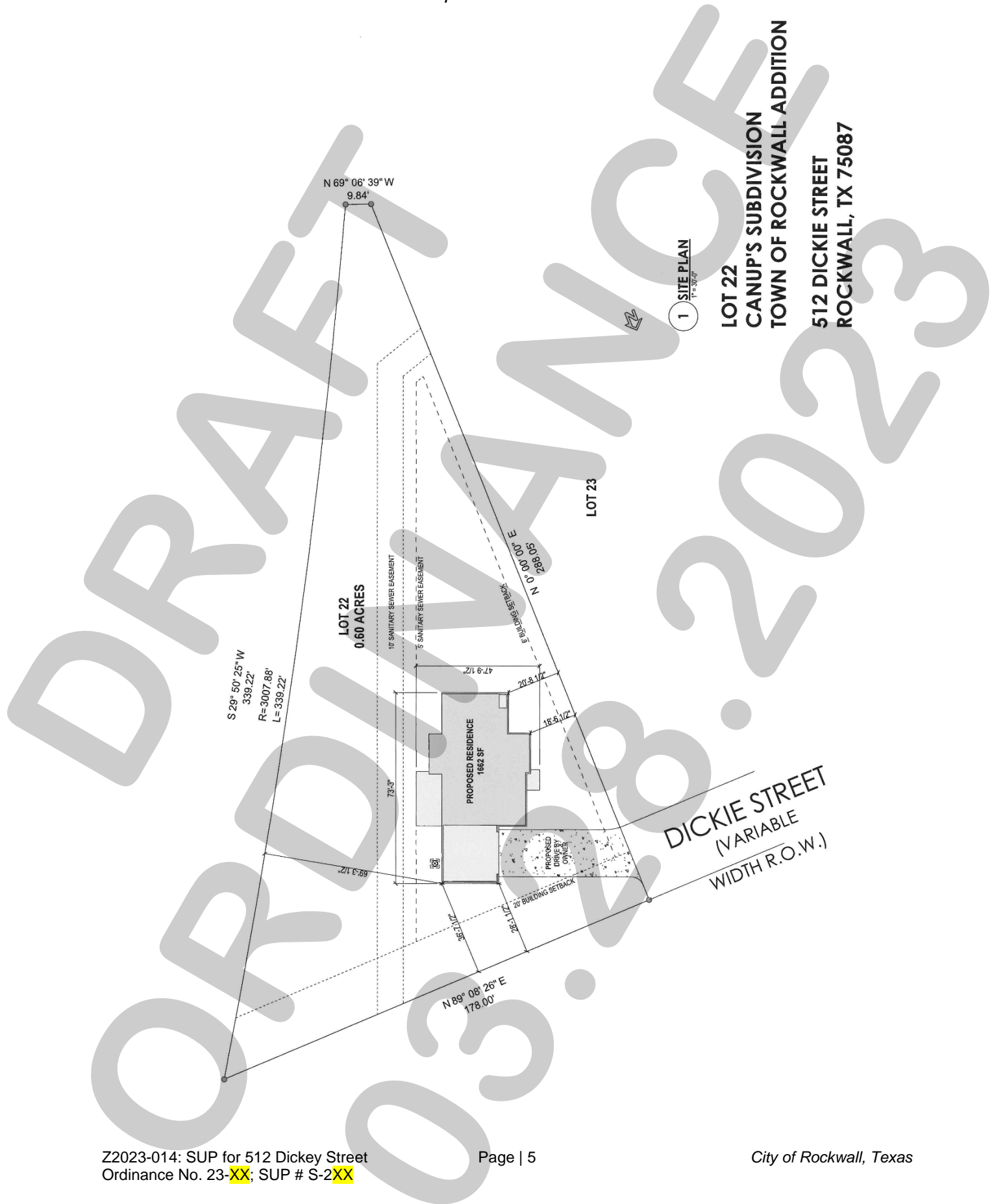
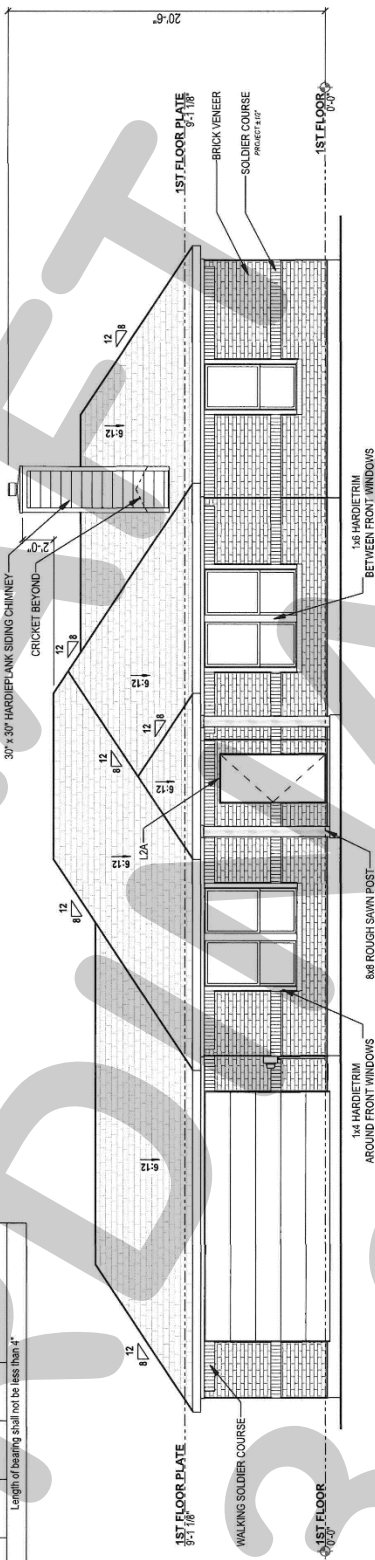


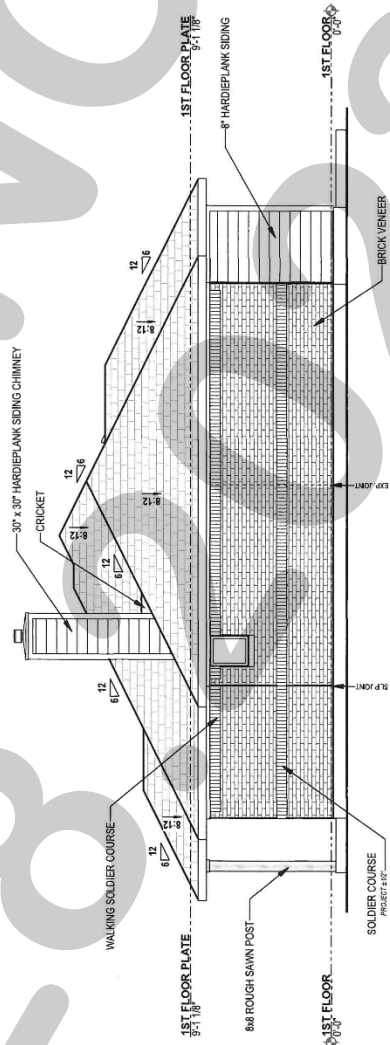
Exhibit 'B':  
Building Elevations

STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL MAXIMUM CLEAR SPAN OF LINTELS	NOTES
L1	3x6x1/4"	5'-0" to 4'-0"	3'-0"
L2	4x6x1/4"	6'-0" to 5'-0"	4'-0"
L2A	3x6x1/4"	6'-0" to 4'-0"	3'-0"
L3	6x6x5/16"	14'-0" to 9'-0"	7'-0"
L4	6x6x5/16"	18'-0" to 16'-0"	18'-0" (for slopes less than 7:12) 18'-2" (for slopes less than 7:12) 18'-2" (for slopes less than 7:12)
L5	6x6x5/16"	14'-0" to 9'-0"	7'-0"

Length of bearing shall not be less than 4"

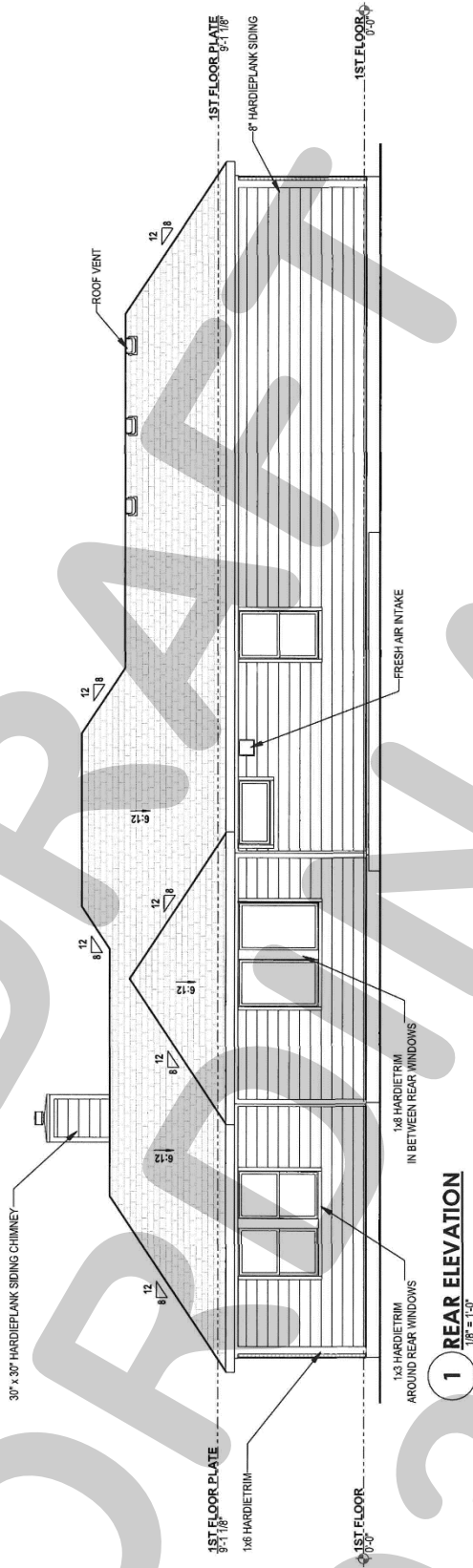


1 FRONT ELEVATION  
1/8" = 1'-0"

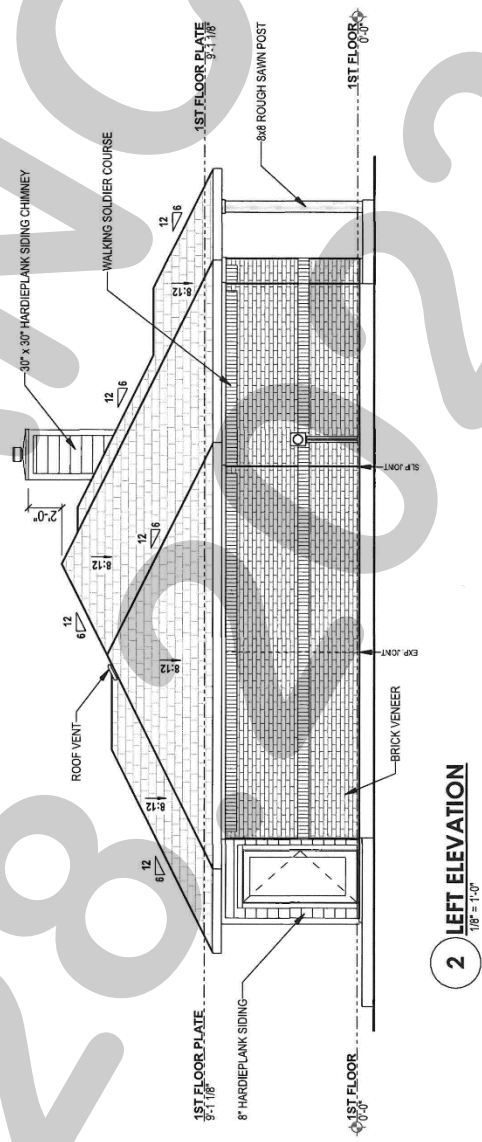


2 RIGHT ELEVATION  
1/8" = 1'-0"

Exhibit 'B':  
Building Elevations



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"



# 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:** April 11, 2023  
**APPLICANT:** Julius Waffer  
**CASE NUMBER:** Z2023-014; *Specific Use Permit (SUP) for a Residential Infill for 512 Dickey Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

### BACKGROUND

According to *Ordinance No. 59-02*, the subject property was annexed on June 20, 1959. The subject property was originally platted as Lot 22 of the Canup Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. Based on previous aerial imagery there was a single-family home situated on the subject property that was recently removed from the property; however, there is no record of a demolition permit. The subject property is currently vacant.

### PURPOSE

The applicant -- *Julius Waffer* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 512 Dickey Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) lots (*i.e.* 900, 901, & 903 *Davy Crockett Street*) that are zoned Planned Development District 52 (PD-52). Beyond this is E. Bourn Street, which is classified as a R2 (*i.e.* *residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this is S. Goliad Street, which is classified as a P6D (*i.e.* *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this are 47 single-family residential homes that make up The Standard Rockwall Subdivision, which was established on November 28, 2018. This subdivision is zoned Planned Development District 68 (PD-68) for Single-Family 7 (SF-7) District land uses. Beyond this is the Evergreen Apartments, which are zoned Planned Development District 68 (PD-68).



West: Directly west of the subject property are four (4) residential lots (*i.e.* 504, 506, 508, & 510 Dickey Street) and one (1) vacant lot identified as Lot 27 of the Canup Addition. All of these properties zoned Single-Family 7 (SF-7) District and are situated within the Southside Neighborhood Residential Overlay (SRO) District. Beyond this is Sam Houston Street, which is classified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Canup’s Subdivision, which has been in existence since December 1, 1944, consists of 51 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e.* *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Dickey Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Dickey Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Dickey Street.
Year Built	1947-2008	N/A
Building SF on Property	962 SF – 2,016 SF	1,662 SF
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks are estimated to be between zero (0) and greater than ten (10) feet.	6- Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	69-Feet
Building Materials	Brick and Siding	Brick and Siding
Paint and Color	Red, Blue, White, Gray, Brown	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing, carports, or no garages.	The garage will be attached and located approximately 2'-3' behind of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this subdivision or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the

exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Dickey Street, Davy Crockett, Emma Jane, and Sam Houston and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On March 21, 2023, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA 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) notice within the 500-foot buffer 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 *Residential Infill in an Established Subdivision*, 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) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 512 Dickey St., Rockwall, Tx. 75087

SUBDIVISION Canup LOT 22 BLOCK \_\_\_\_\_

GENERAL LOCATION An Addition to the town of Rockwall

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

CURRENT ZONING Residential CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.0620 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Julius Waffer  APPLICANT \_\_\_\_\_

CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

ADDRESS 609 S. Goliad unit 2275 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 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."

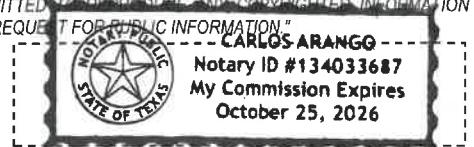
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF March, 2023

OWNER'S SIGNATURE

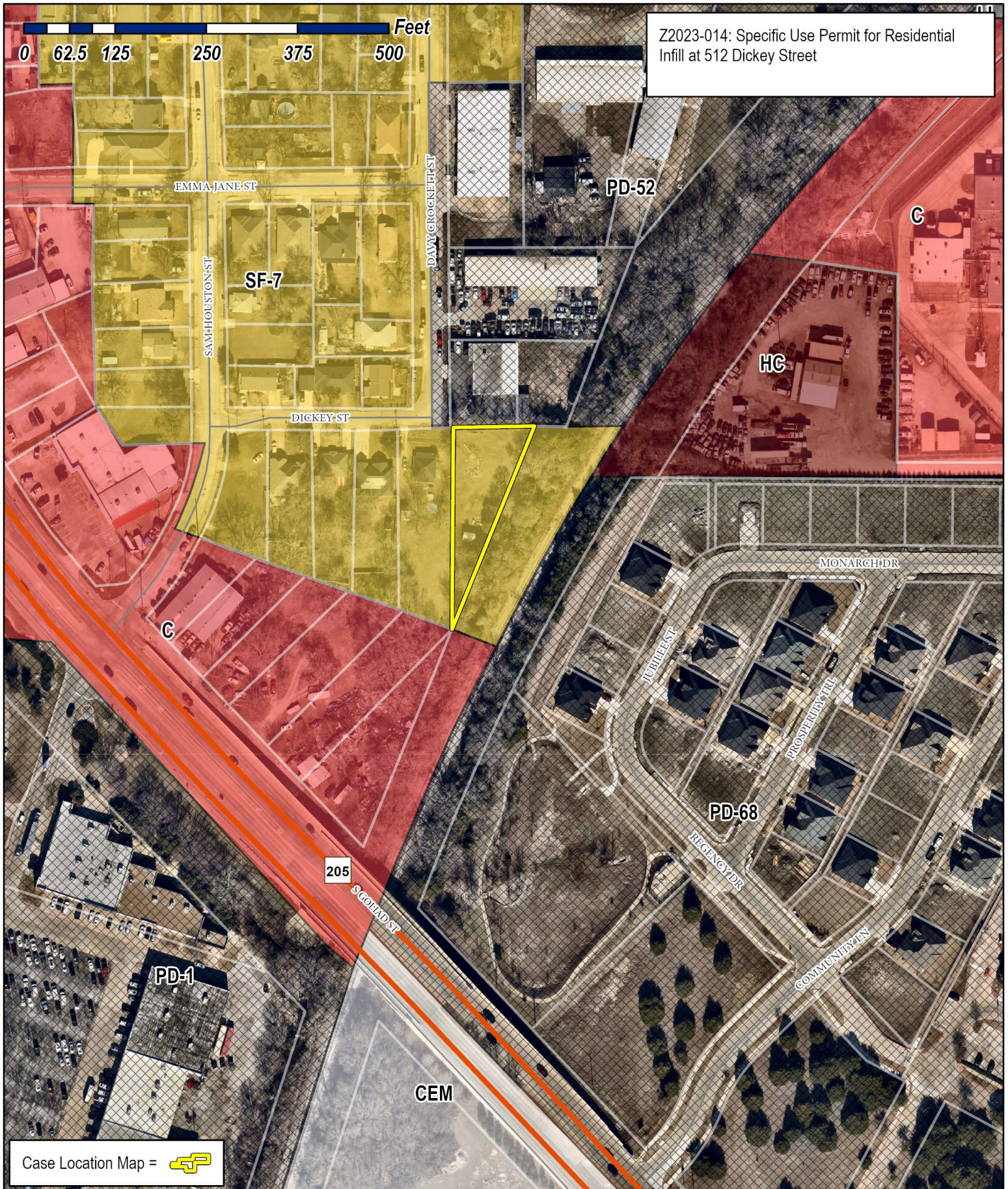
Julius Waffer


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Arango



MY COMMISSION EXPIRES 10-25-2026



Case Location Map = 



# City of Rockwall

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

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

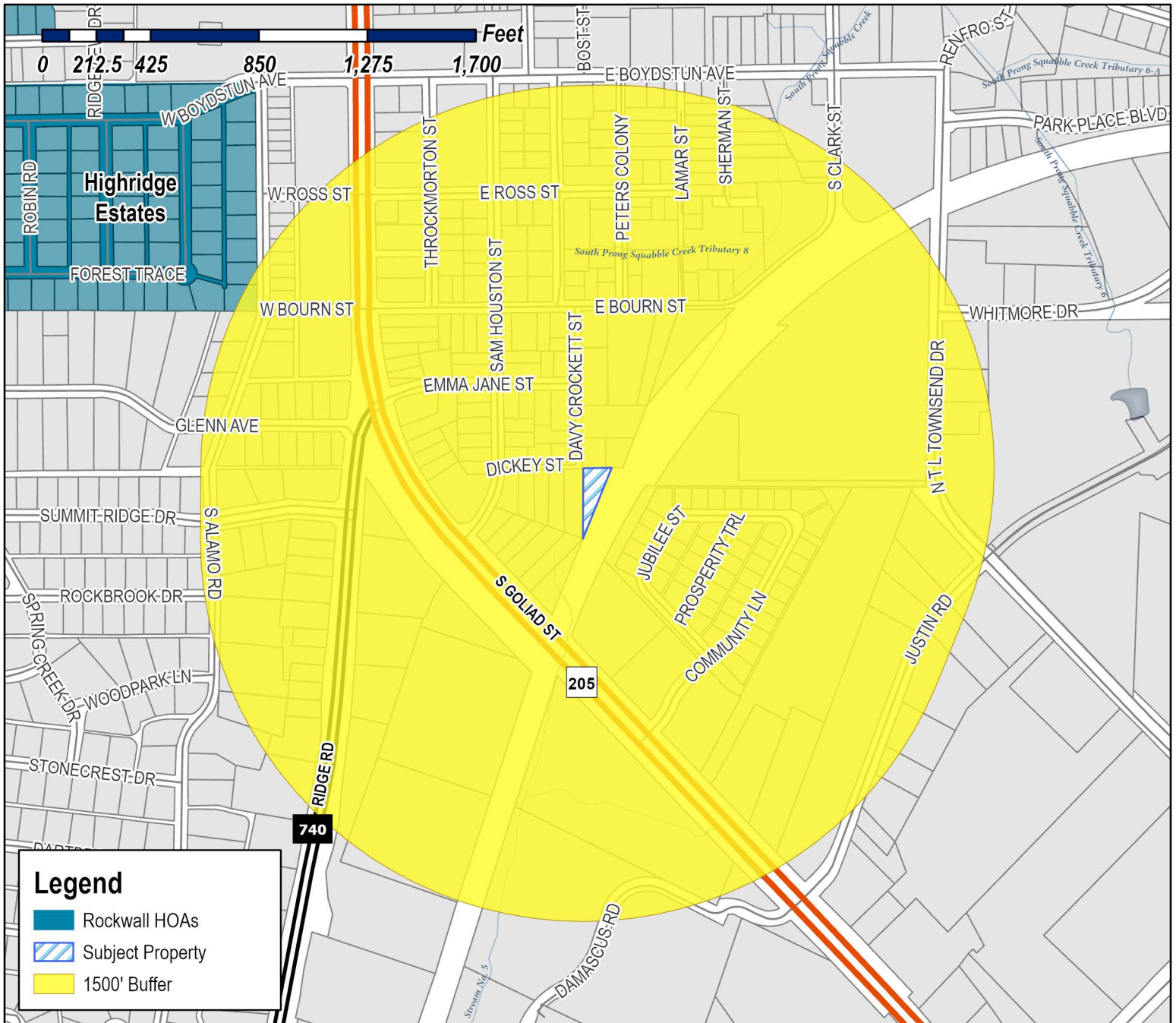




# City of Rockwall

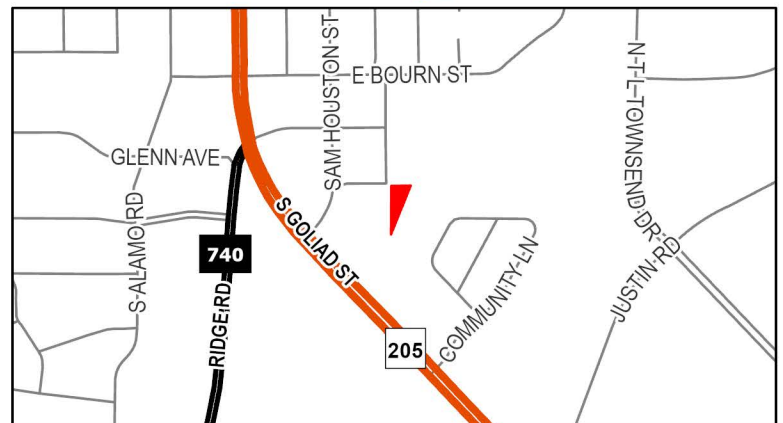
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Guevara, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Bcc:** [REDACTED]  
**Subject:** Neighborhood Notification Program [Z2023-014]  
**Date:** Tuesday, March 21, 2023 2:37:43 PM  
**Attachments:** [Public Notice Z2023-014.pdf](#)  
[HOA Map Z2023-014.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 March 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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>.

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Thank you,

*Angelica Guevara*

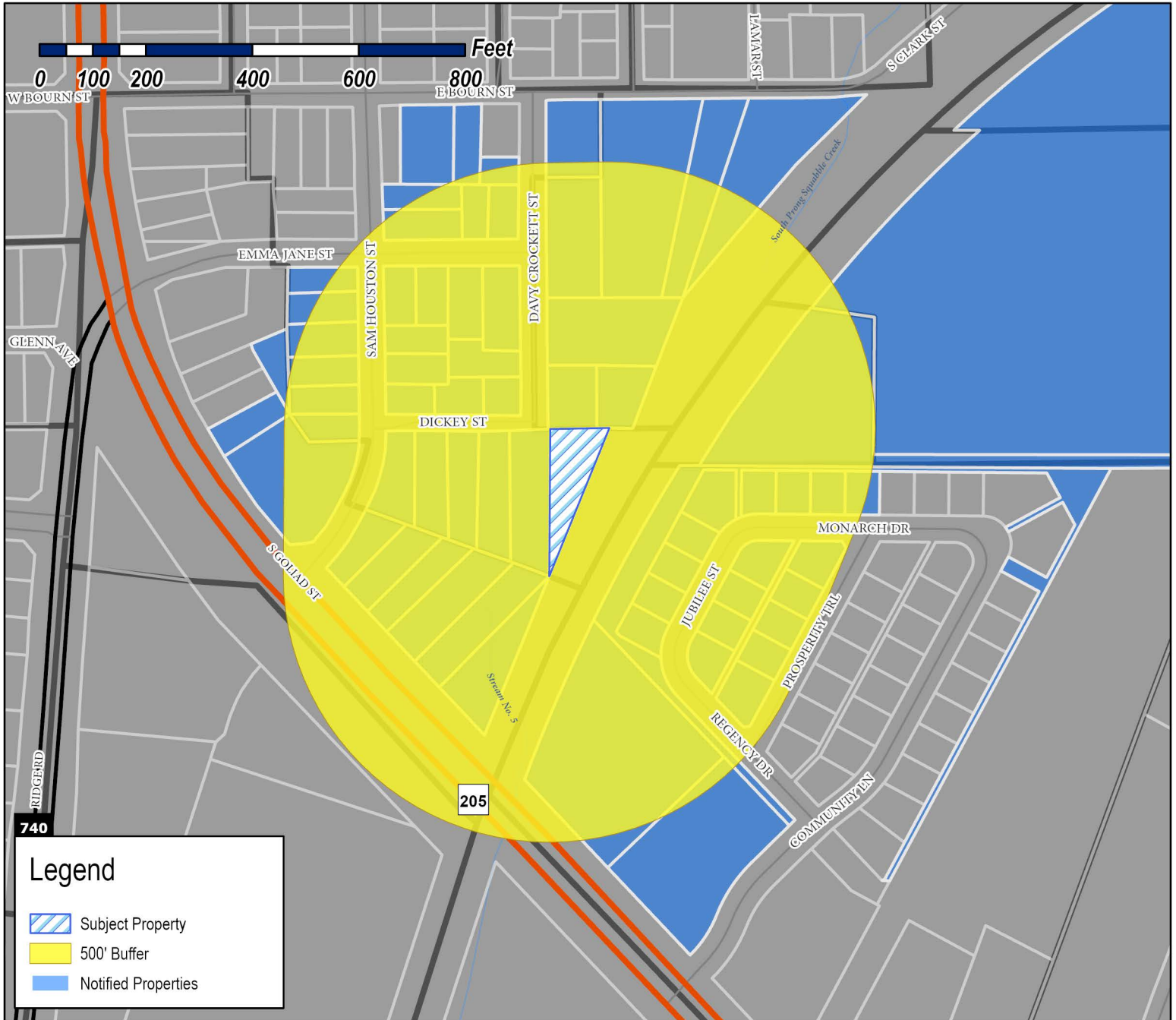
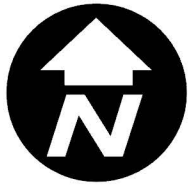
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



# City of Rockwall

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

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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

ANTHONY ARENIA ANN &  
WILMER HUMPHREY & CHARLOTTE M TRUETT &  
JAMES EARL BROWN  
1008 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1109 S GOLIAD ST  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJINGZHANG  
207 GASPAR  
IRVINE, CA 92618

JOBE BRYAN  
2432 BELLVIEW  
TYLER, TX 75709

WAFFER JULIUS  
3002 WELDON LN  
ROYSE CITY, TX 75189

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087



RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 DICKEY ST  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

THE STANDARD MCP LTD  
8235 DOUGLAS AVENUE SUITE 1030  
DALLAS, TX 75225

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

# PUBLIC NOTICE



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

**Z2023-014: SUP for Residential Infill at 512 Dickey Street**

*Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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:

**Angelica Guevara**  
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, April 17, 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. Z2023-014: SUP for Residential Infill at 512 Dickey 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

Case No. Z2023-014: SUP for Residential Infill at 512 Dickey 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.

I saw picture of the house to be built it would be an  
enhancement for the community.  
Jean Smith

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.

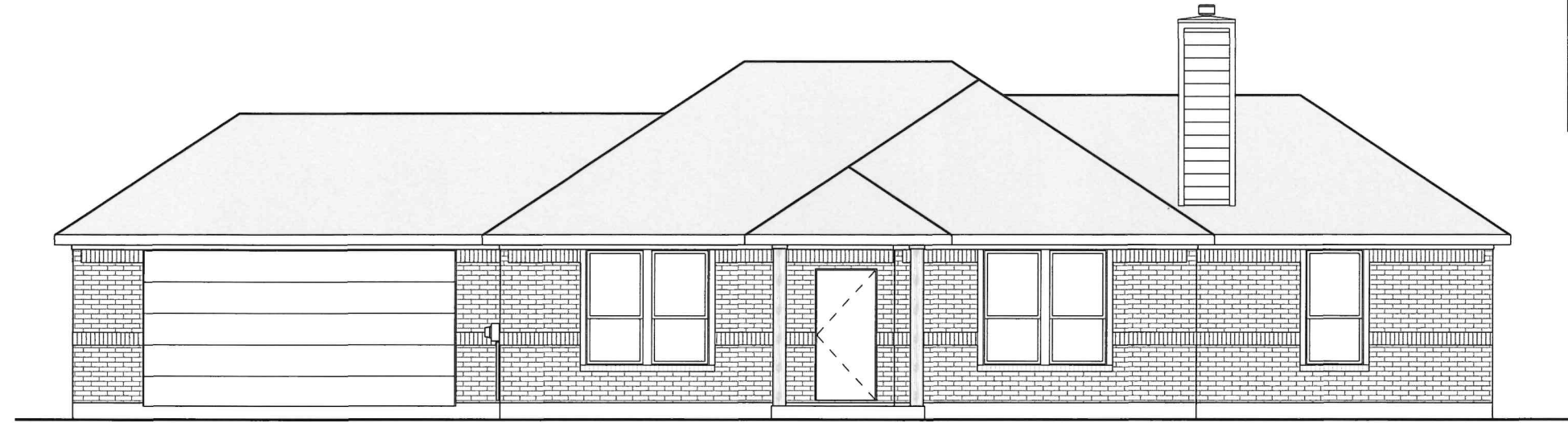
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

FILE COPY

4011

HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

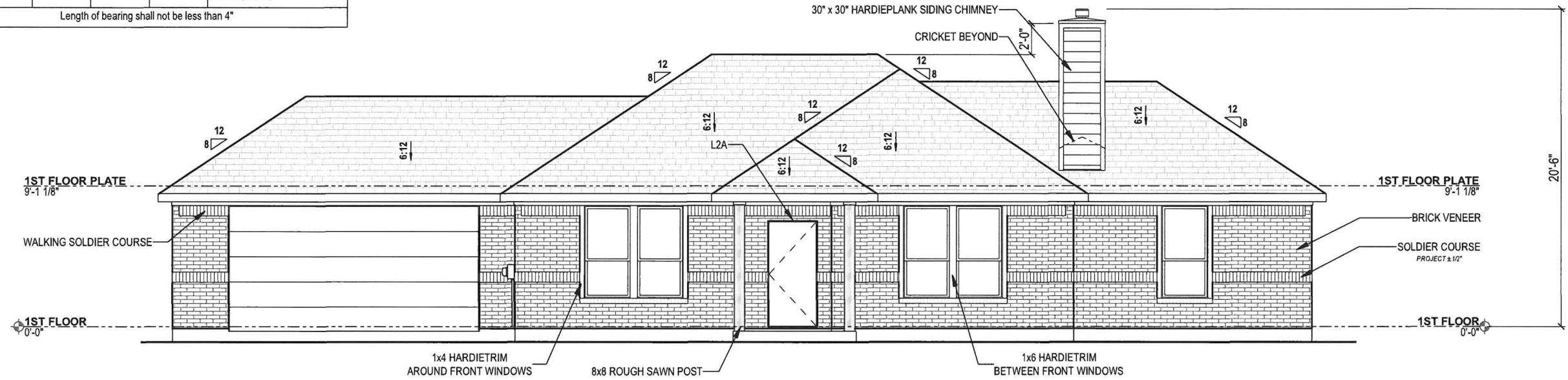
sales

owner  
owner

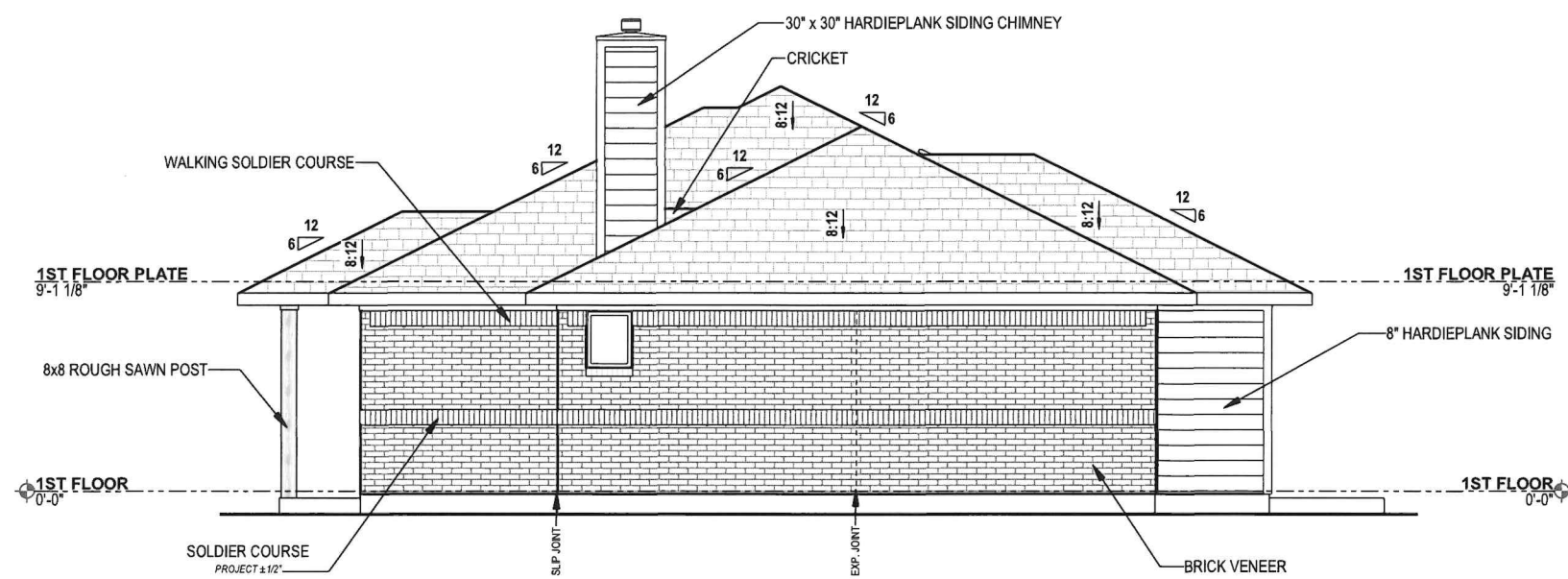
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <small>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</small>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

**FILE COPY**

4011  
HARRISBURGA

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023 ©

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

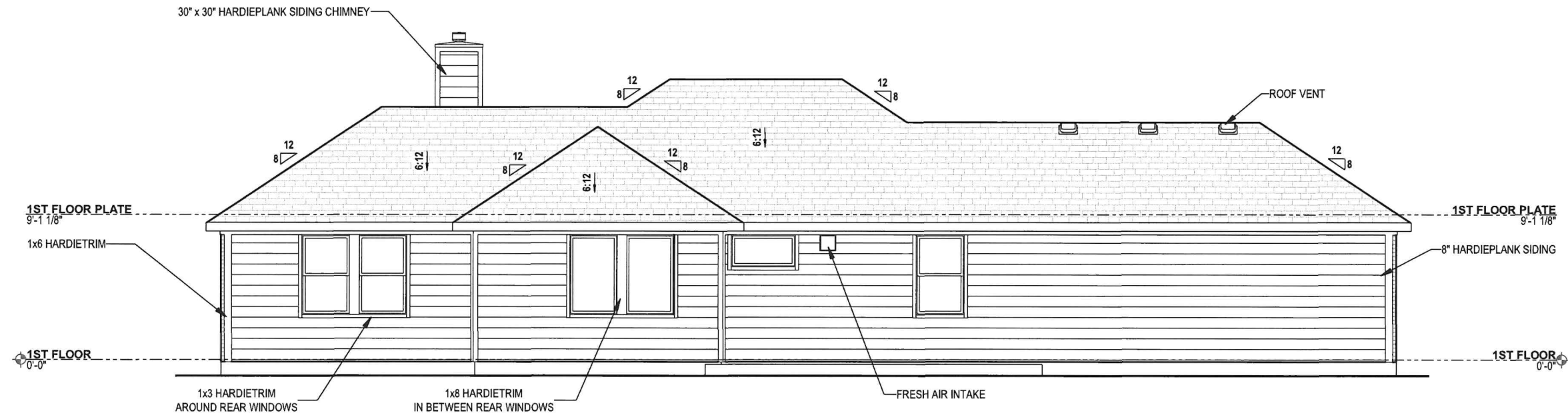
**A2.0**

sales

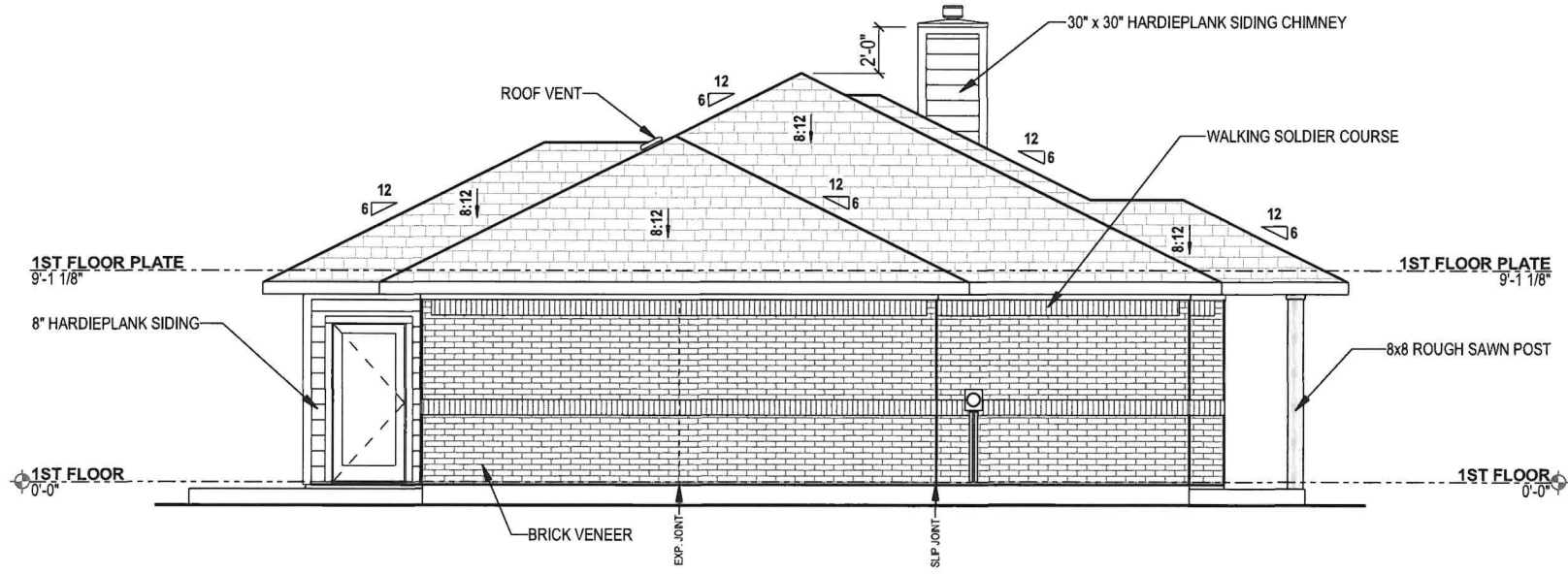
owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"

**FILE COPY**

4011  
HARRISBURGA

FC-03/01/2023 RH

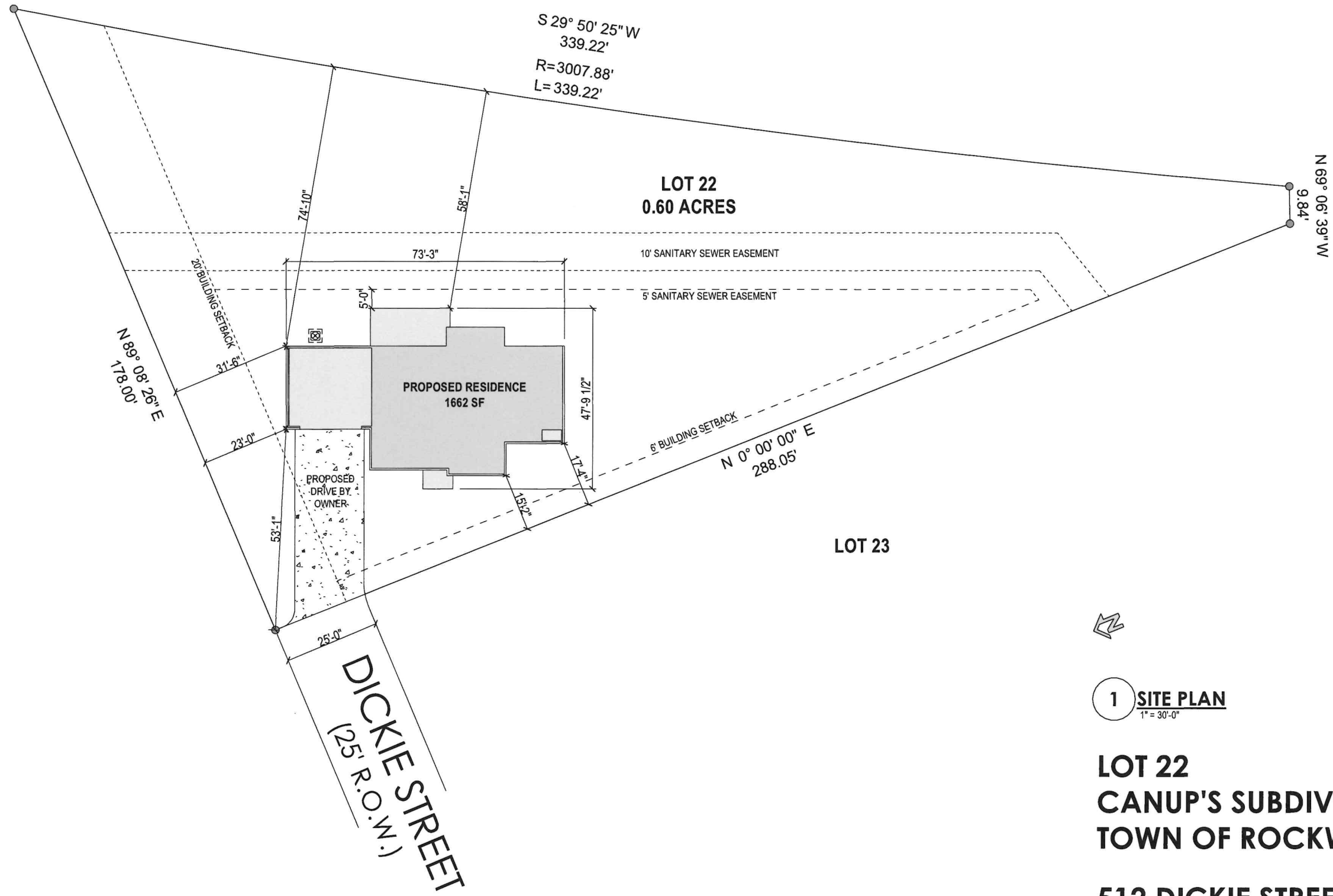
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2023, ©.

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A2.1**



**LOT 22**  
0.60 ACRES

**PROPOSED RESIDENCE**  
1662 SF

**DICKIE STREET**  
(25' R.O. N.W.)

**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**

**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

**FINAL PLANS**  
4011  
HARRISBURG A

FC-03/01/2023.RH  
CHKOUT-03/24/2023-DJ

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2022, D.

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A-SITE**





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
504 Dickey Street	Single-Family Home	2000	2,016	N/A	Brick
506 Dickey Street	Single-Family Home	2008	1,318	110	Siding
508 Dickey Street	Single-Family Home	2007	1,691	N/A	Brick
510 Dickey Street	Single-Family Home	1947	962	N/A	Siding
512 Dickey Street	Vacant	N/A	N/A	N/A	N/A
903 Davy Crockett Street	Commercial	1980	8,824	N/A	Stucco
901 Davy Crockett Street	Commercial	1983	9,050	N/A	Stucco
310 Emma Jane Street	Single-Family Home	1975	1,128	72	Siding
1006 Davy Crockett Street	Single-Family Home	1940	1,542	420	Siding
1008 Davy Crockett	Single-Family Home	1968	1,245	96	Siding
507 Dickey Street	Single-Family Home	2004	1,460	480	Brick
1009 Sam Houston	Single-Family Home	2004	1,500	80	Brick and Siding
	AVERAGES:	1983	2,794	210	



# CITY OF ROCKWALL

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504 Dickey Street



506 Dickey Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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508 Dickey Street



510 Dickey Street



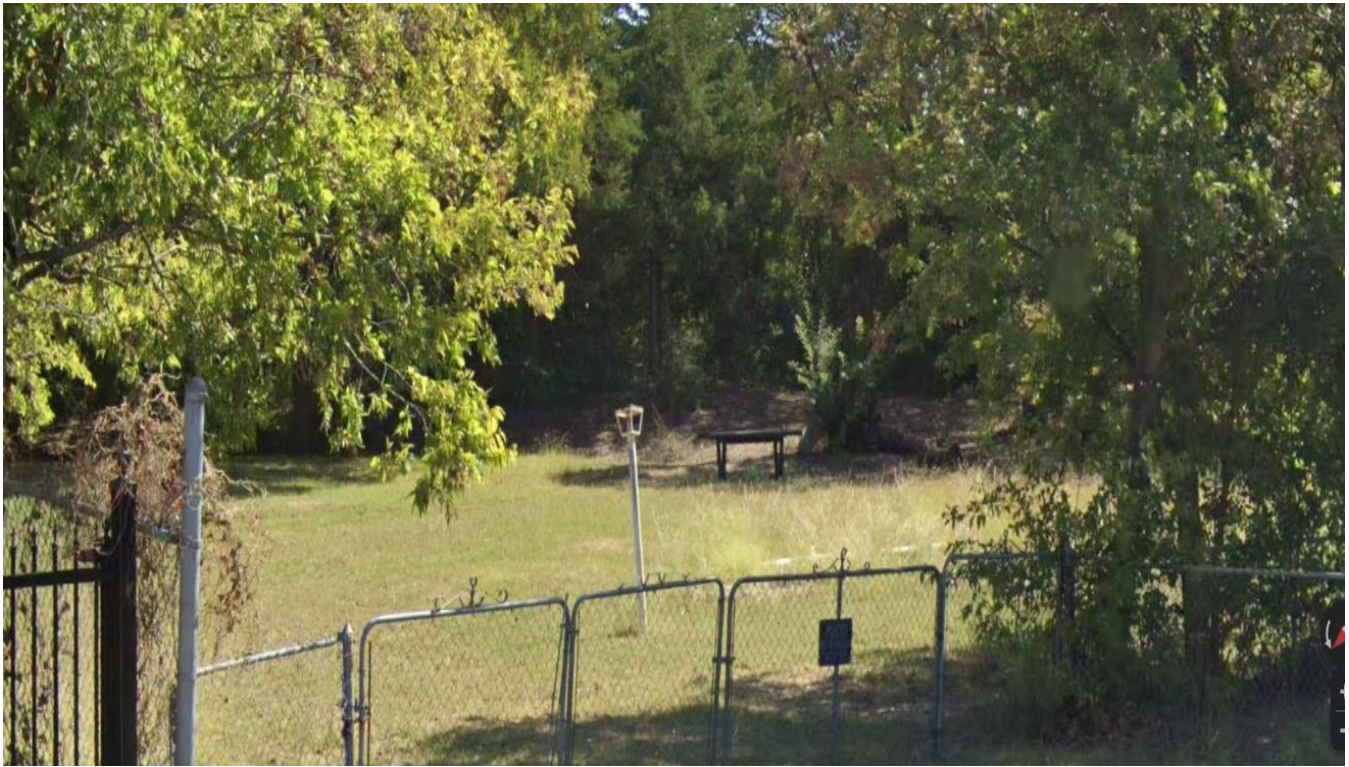
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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



512 Dickey Street



903 Davy Crockett



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



901 Davy Crockett



310 Emma Jane



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



1006 Davy Crockett



1008 Davy Crockett



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 Dickey Street



1009 Sam Houston

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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP 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 Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 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 single-family home 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 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 1<sup>ST</sup> DAY OF MAY, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

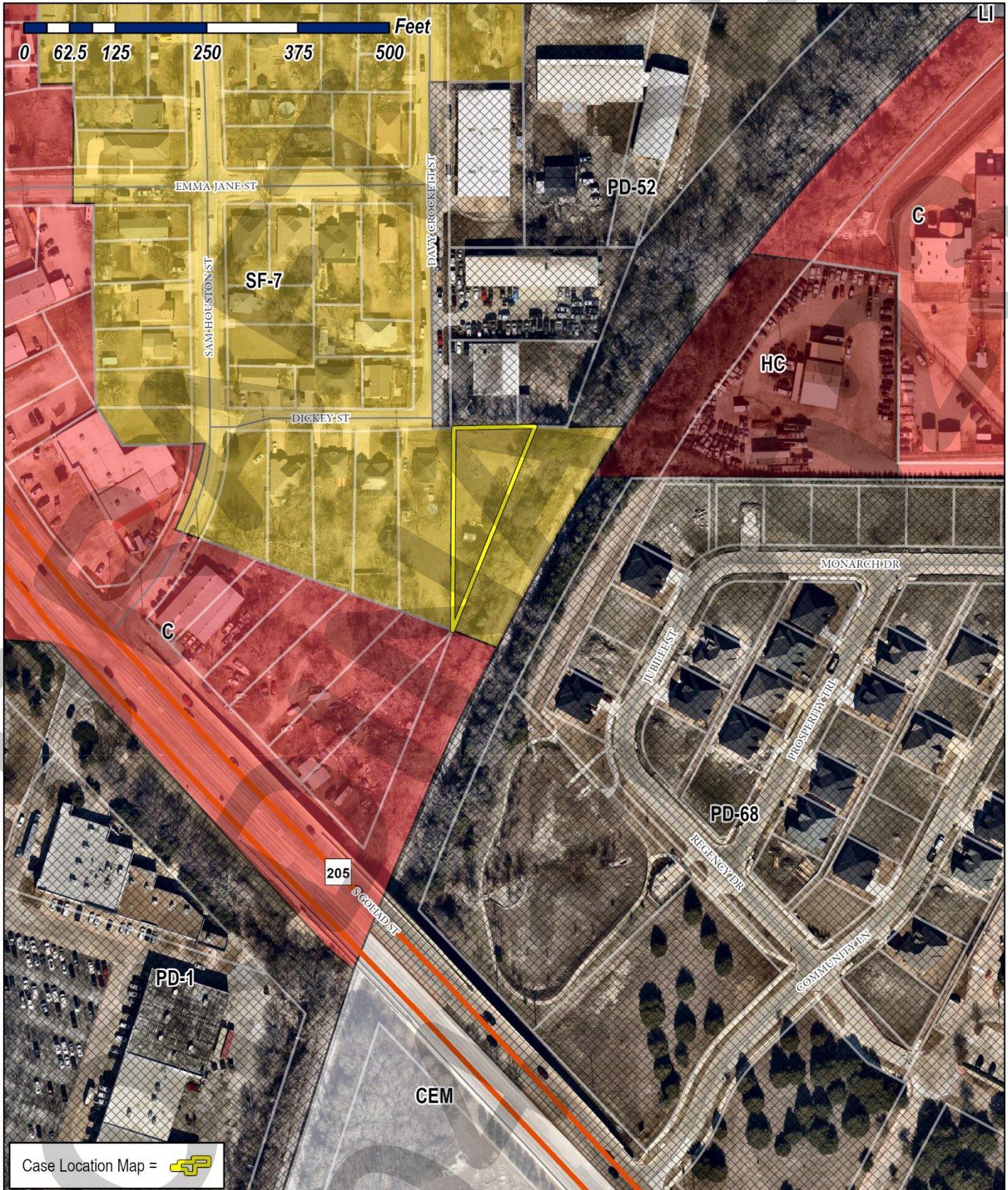
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

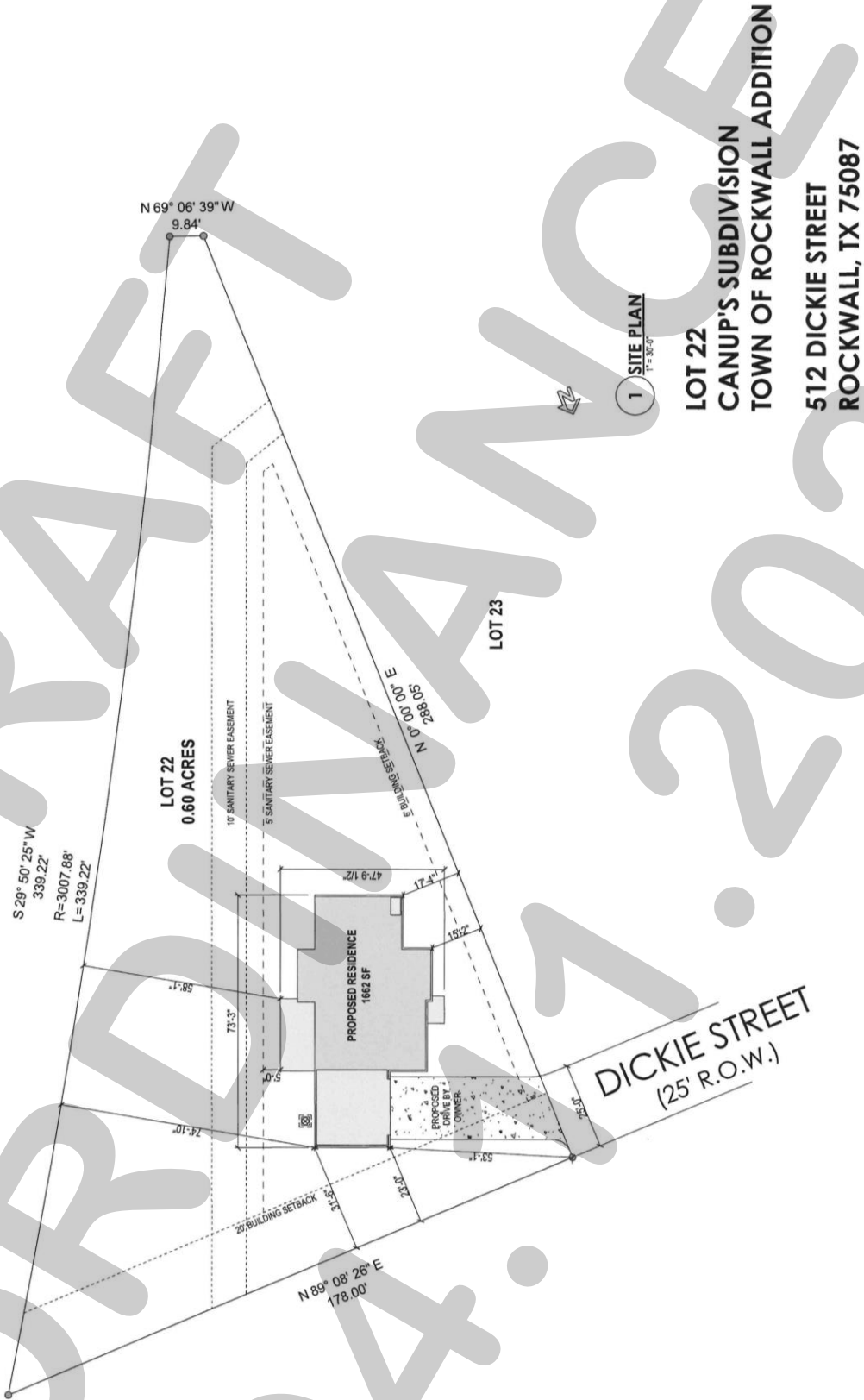
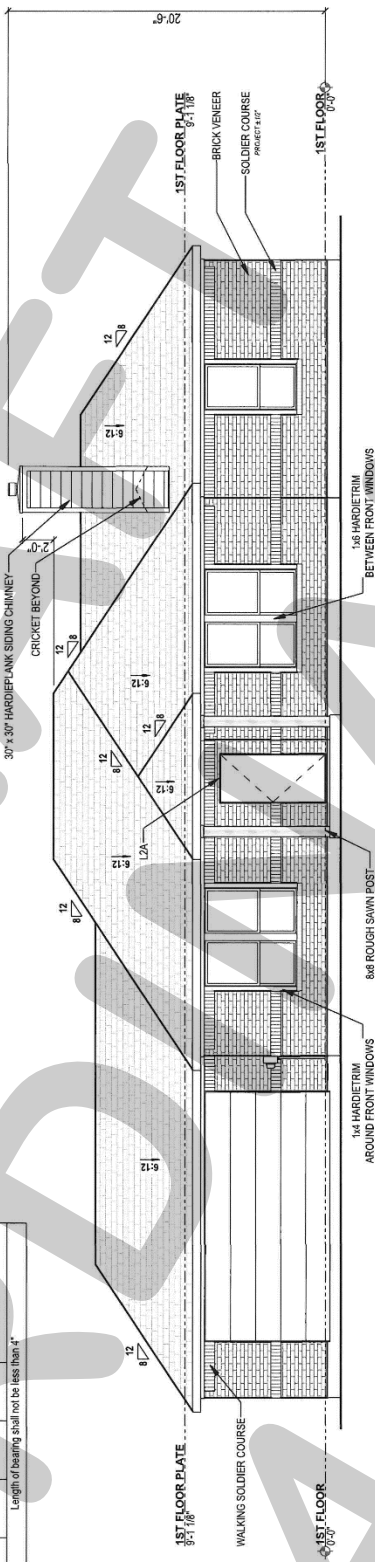


Exhibit 'B':  
Building Elevations

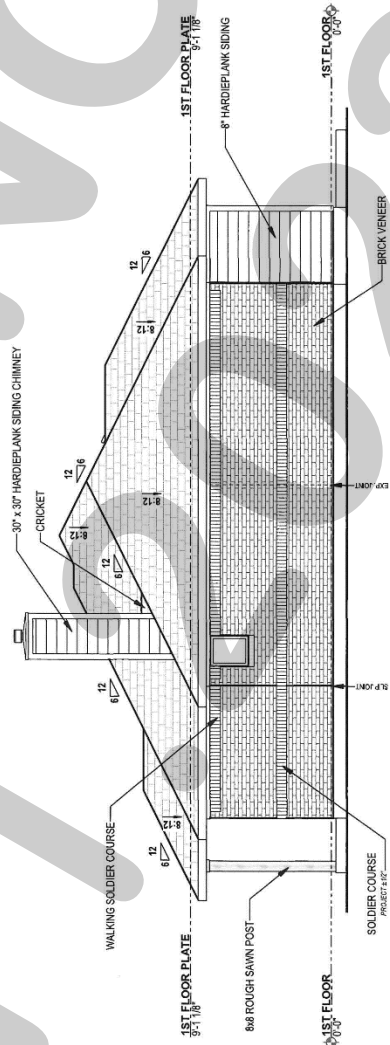
STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL MAXIMUM CLEAR SPAN OF LINTELS	NOTES
L1	3x6x1/4"	5'-0"	3'-0"
L2	4x6x1/4"	6'-0"	4'-6"
L2A	3x6x1/4"	6'-0"	4'-6"
L3	6x6x5/16"	14'-0"	9'-6"
L4	6x6x5/16"	18'-2"	16'-2"
L5	6x6x5/16"	14'-0"	9'-6"

Length of bearing shall not be less than 4"

Wide flange installed horizontally  
18'-0" slopes required on slopes  
7:12 or greater

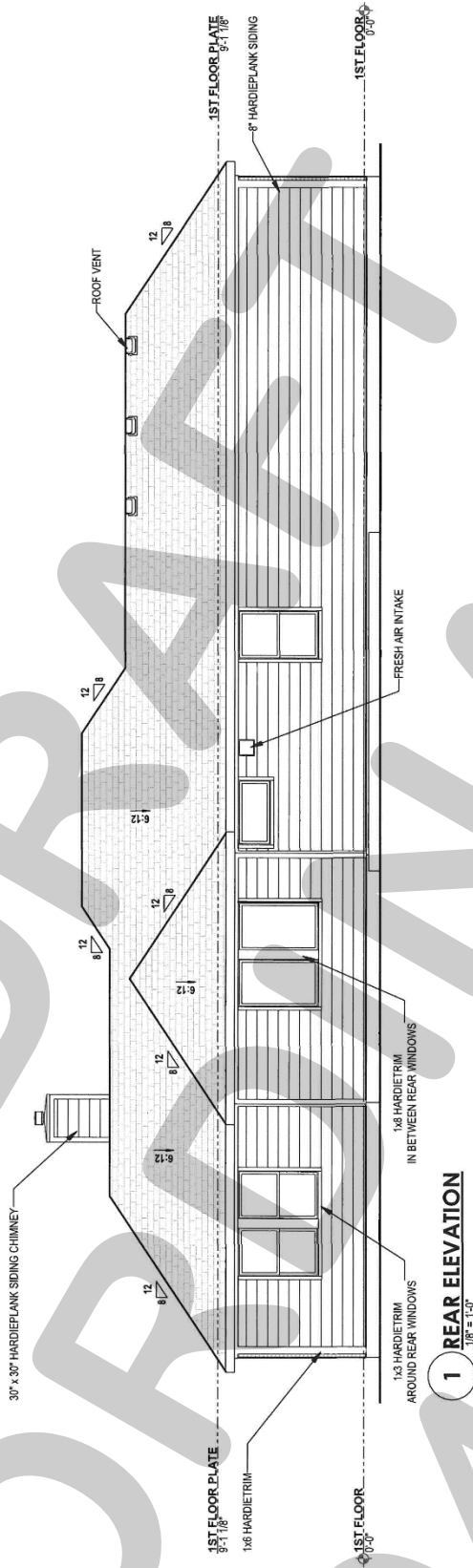


1 FRONT ELEVATION  
1/8" = 1'-0"

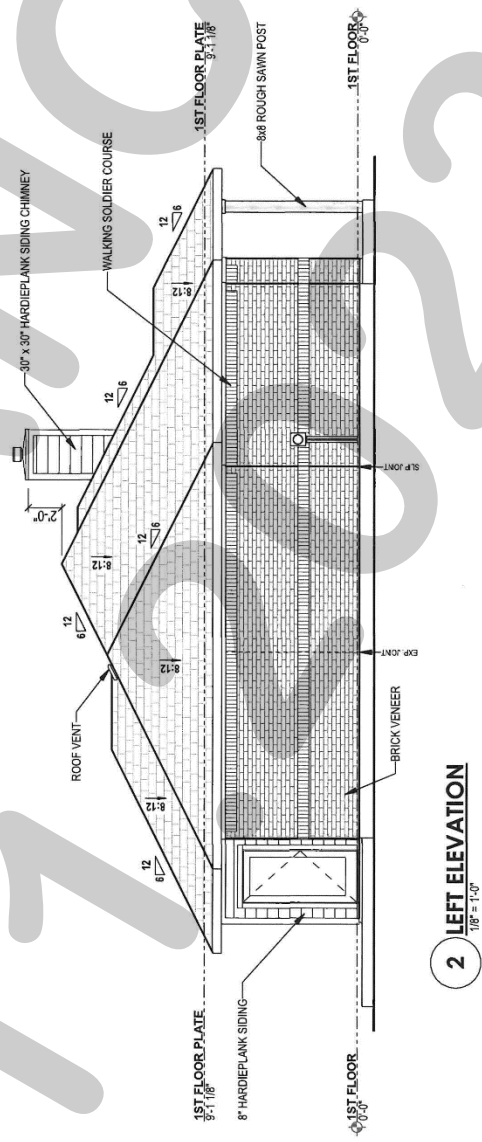


2 RIGHT ELEVATION  
1/8" = 1'-0"

Exhibit 'B':  
Building Elevations



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"



# 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:** April 17, 2023  
**APPLICANT:** Julius Waffer  
**CASE NUMBER:** Z2023-014; *Specific Use Permit (SUP) for a Residential Infill for 512 Dickey Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

### BACKGROUND

According to *Ordinance No. 59-02*, the subject property was annexed on June 20, 1959. The subject property was originally platted as Lot 22 of the Canup Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. Based on previous aerial imagery there was a single-family home situated on the subject property that was recently removed from the property; however, there is no record of a demolition permit. The subject property is currently vacant.

### PURPOSE

The applicant -- *Julius Waffer* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 512 Dickey Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) lots (*i.e. 900, 901, & 903 Davy Crockett Street*) that are zoned Planned Development District 52 (PD-52). Beyond this is E. Bourn Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this is S. Goliad Street, which is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a variable width right-of-way owned by the Missouri, Kansas & Texas Railroad. Beyond this are 47 single-family residential homes that make up The Standard Rockwall Subdivision, which was established on November 28, 2018. This subdivision is zoned Planned Development District 68 (PD-68) for Single-Family 7 (SF-7) District land uses. Beyond this is the Evergreen Apartments, which are zoned Planned Development District 68 (PD-68).

West: Directly west of the subject property are four (4) residential lots (*i.e.* 504, 506, 508, & 510 Dickey Street) and one (1) vacant lot identified as Lot 27 of the Canup Addition. All of these properties zoned Single-Family 7 (SF-7) District and are situated within the Southside Neighborhood Residential Overlay (SRO) District. Beyond this is Sam Houston Street, which is classified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Canup’s Subdivision, which has been in existence since December 1, 1944, consists of 51 residential lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e.* *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Dickey Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Dickey Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Dickey Street.
Year Built	1947-2008	N/A
Building SF on Property	962 SF – 2,016 SF	1,662 SF
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks are estimated to be between zero (0) and greater than ten (10) feet.	6- Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	69-Feet
Building Materials	Brick and Siding	Brick and Siding
Paint and Color	Red, Blue, White, Gray, Brown	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing, carports, or no garages.	The garage will be attached and located approximately 2'-3' behind of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this subdivision or properties located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the



exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Dickey Street, Davy Crockett, Emma Jane, and Sam Houston and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On March 21, 2023, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowner's Association (HOA), which is the only HOA 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) notice within the 500-foot buffer and one (1) email in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, 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) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (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 April 11, 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 Womble 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 512 Dickey St., Rockwall, Tx. 75087

SUBDIVISION Canup LOT 22 BLOCK \_\_\_\_\_

GENERAL LOCATION An Addition to the town of Rockwall

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

CURRENT ZONING Residential CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.0620 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Julius Waffer  APPLICANT \_\_\_\_\_

CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

ADDRESS 609 S. Goliad unit 2275 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 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."

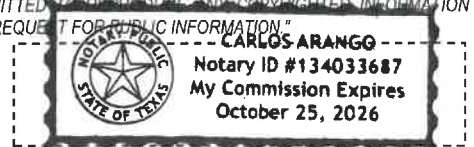
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF March, 2023

OWNER'S SIGNATURE

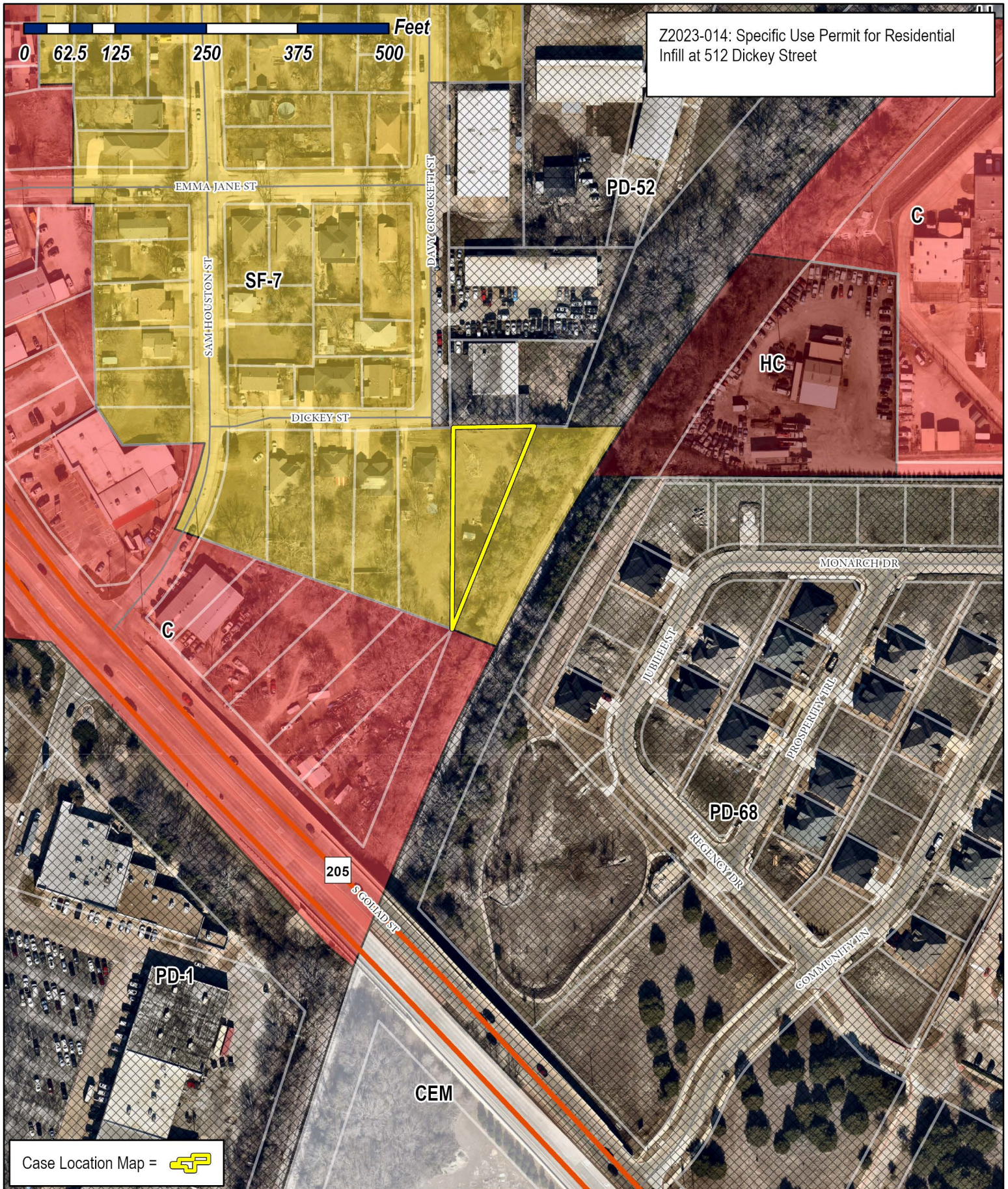
Julius Waffer


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Arango



MY COMMISSION EXPIRES 10-25-2026



Case Location Map = 



# City of Rockwall

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

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

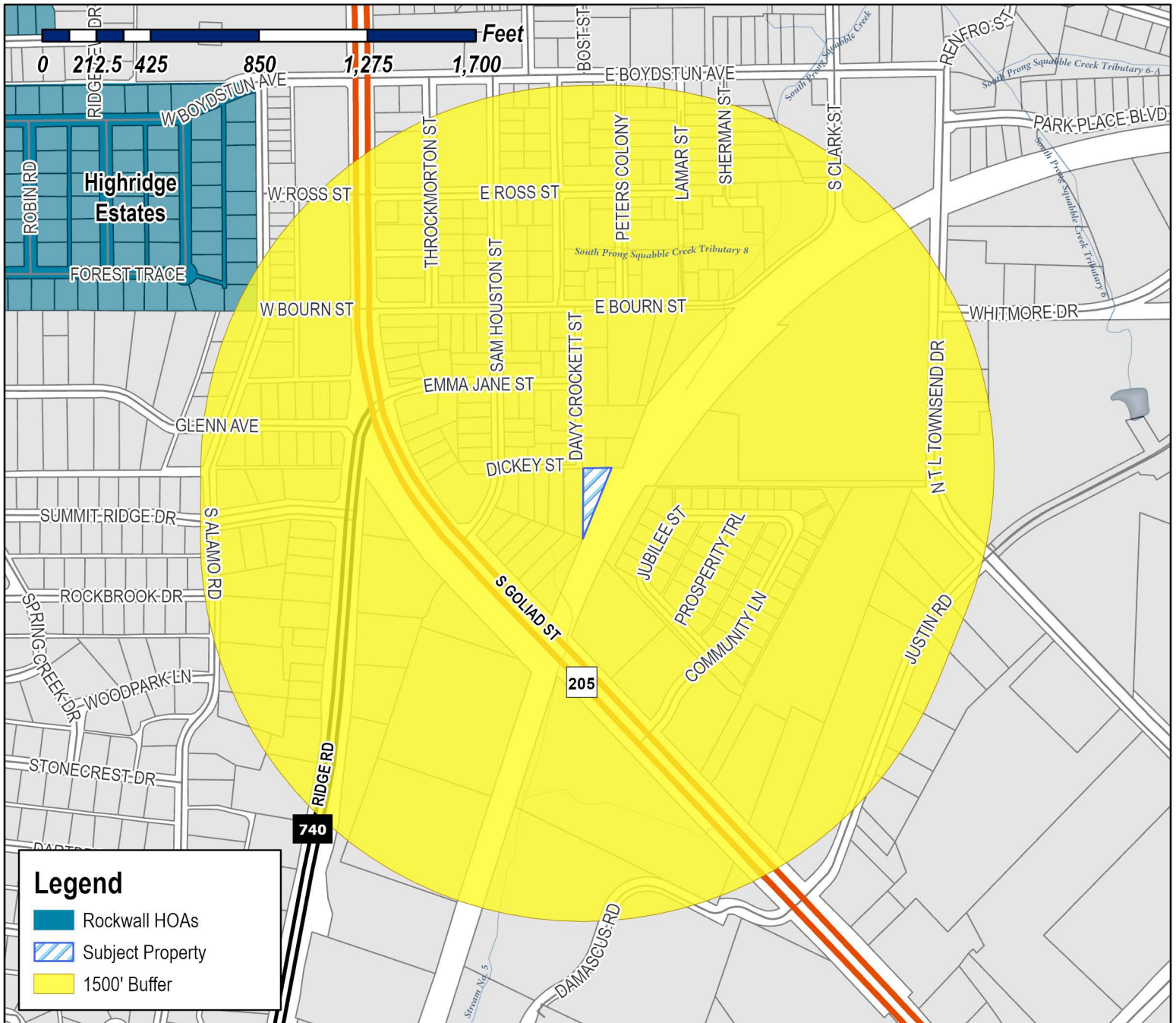




# City of Rockwall

Planning & Zoning Department  
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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street



**Date Saved:** 3/14/2023

For Questions on this Case Call (972) 771-7745

**From:** [Guevara, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Bcc:** [REDACTED]  
**Subject:** Neighborhood Notification Program [Z2023-014]  
**Date:** Tuesday, March 21, 2023 2:37:43 PM  
**Attachments:** [Public Notice Z2023-014.pdf](#)  
[HOA Map Z2023-014.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 March 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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>.

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Thank you,

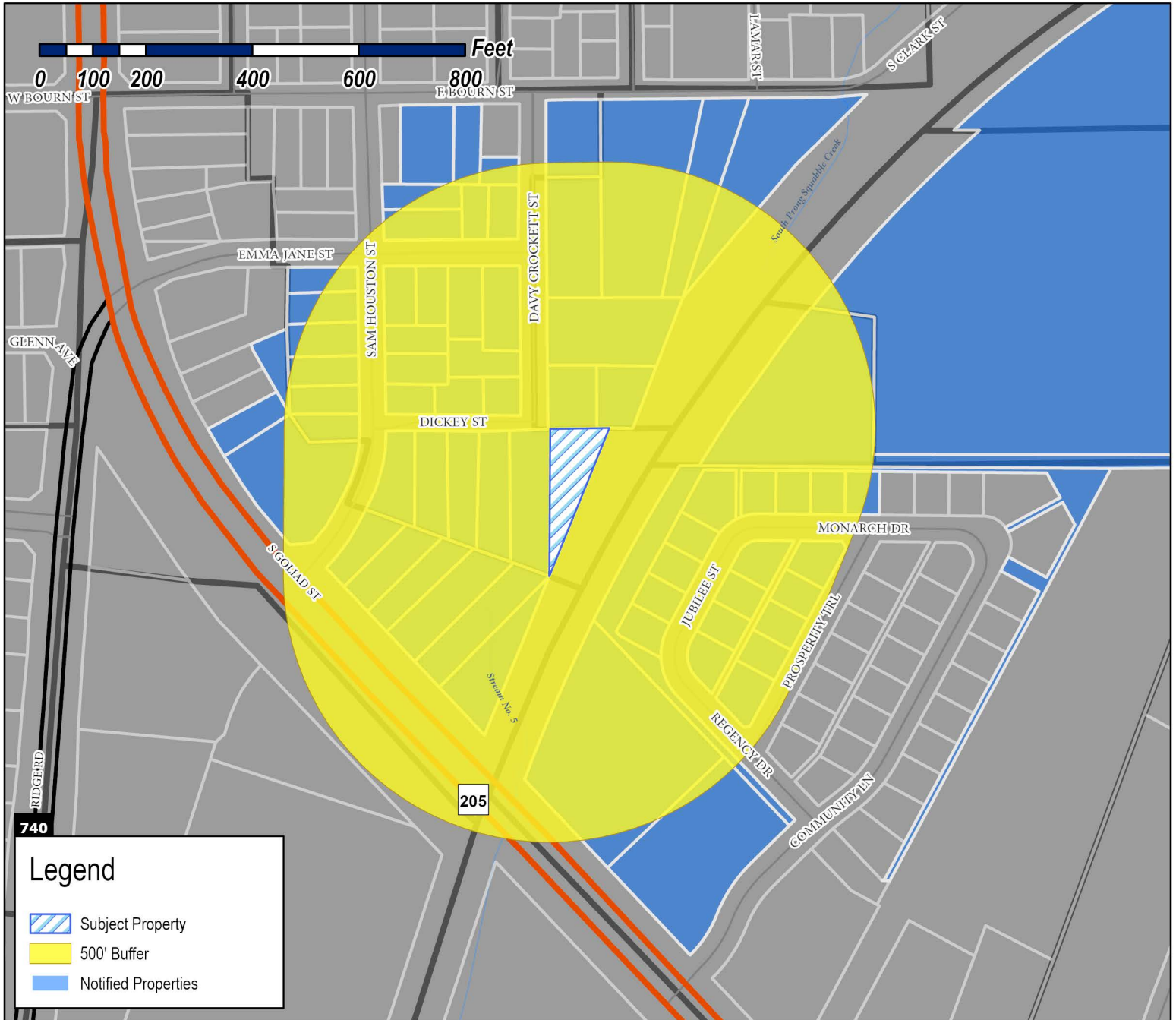
*Angelica Guevara*  
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



# City of Rockwall

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

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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

ANTHONY ARENIA ANN &  
WILMER HUMPHREY & CHARLOTTE M TRUETT &  
JAMES EARL BROWN  
1008 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1109 S GOLIAD ST  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJINGZHANG  
207 GASPAR  
IRVINE, CA 92618

JOBE BRYAN  
2432 BELLVIEW  
TYLER, TX 75709

WAFFER JULIUS  
3002 WELDON LN  
ROYSE CITY, TX 75189

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 DICKEY ST  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087



WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

THE STANDARD MCP LTD  
8235 DOUGLAS AVENUE SUITE 1030  
DALLAS, TX 75225

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

# 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:

**Z2023-014: SUP for Residential Infill at 512 Dickey Street**

*Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 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:

**Angelica Guevara**  
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, April 17, 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. Z2023-014: SUP for Residential Infill at 512 Dickey 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey bar for name input]

Address: [Grey bar for address input]

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

Case No. Z2023-014: SUP for Residential Infill at 512 Dickey 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.

I saw picture of the house to be built it would be an  
enhancement for the community.  
Jean Smith

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

## Zavala, Melanie

---

**From:** Ethel Allen [REDACTED]  
**Sent:** Thursday, April 6, 2023 4:29 PM  
**To:** Planning  
**Subject:** Infield Construction in the Southside Neighborhood

I am a resident of the Southside community and I would like to go on record as being in full support of the pending construction for property owner Julius Wafer in the area of Dickey St. & Davy Crockett, as it will enhance the vitality of the community.

Regards,

Ethel (Jean) Allen  
[REDACTED]

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

FILE COPY

4011

HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

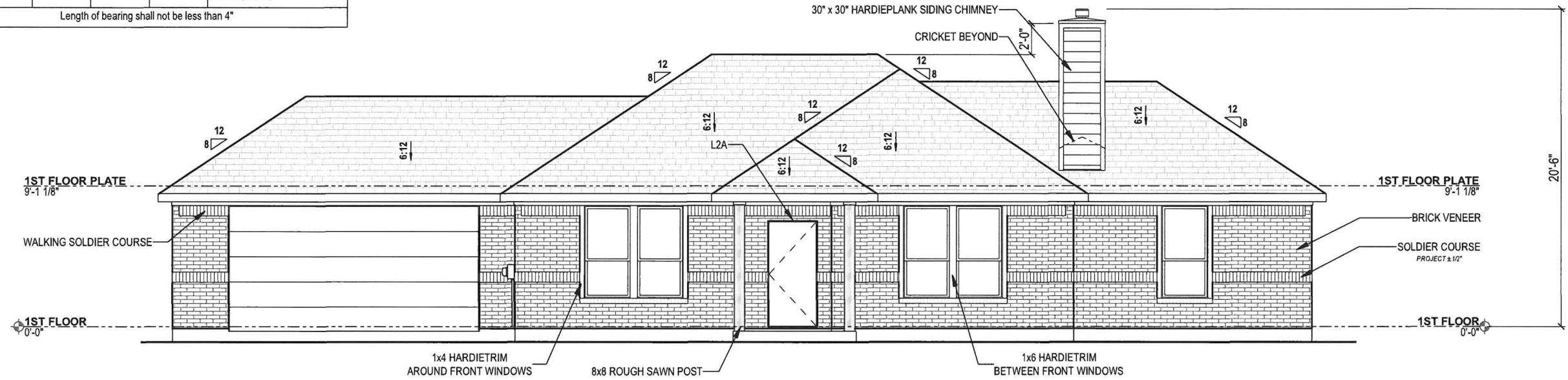
sales

owner  
owner

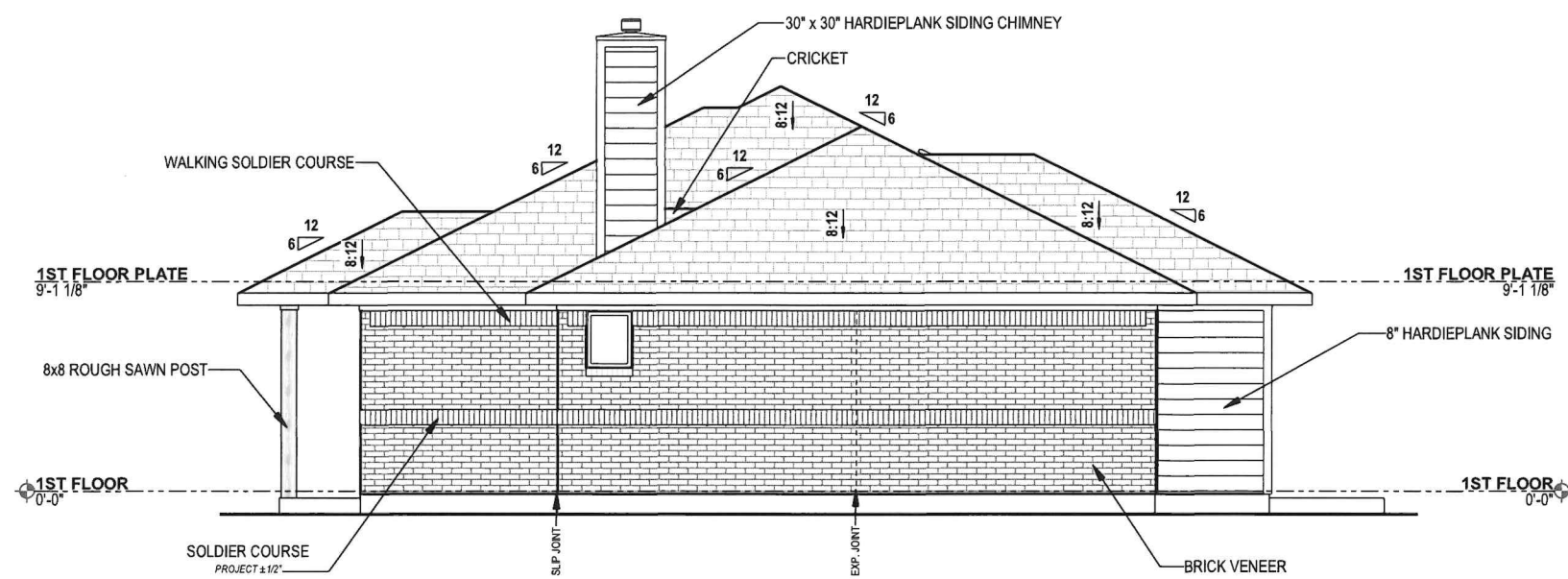
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <small>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</small>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

FILE COPY

4011  
HARRISBURGA

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023 ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

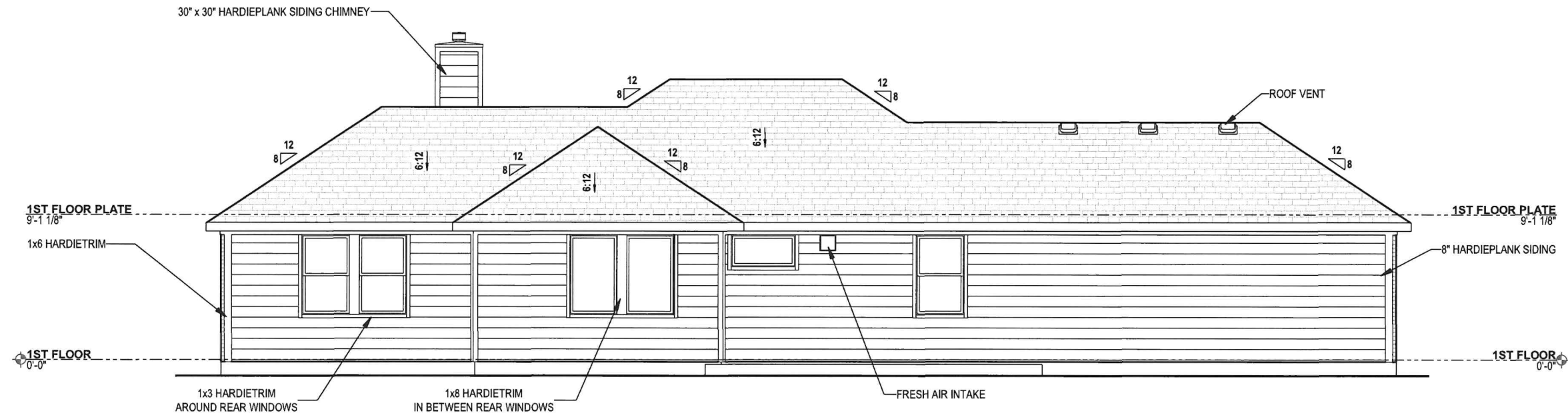
A2.0

sales

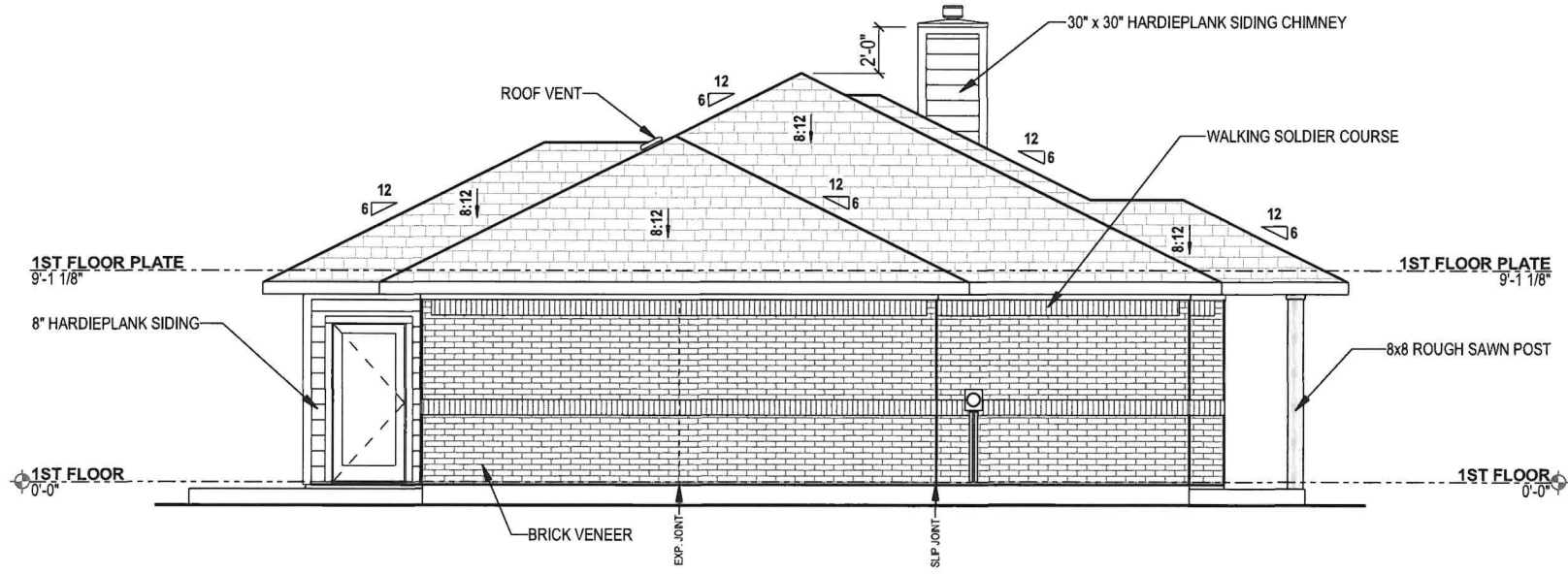
owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"

**FILE COPY**

4011  
HARRISBURGA

FC-03/01/2023 RH

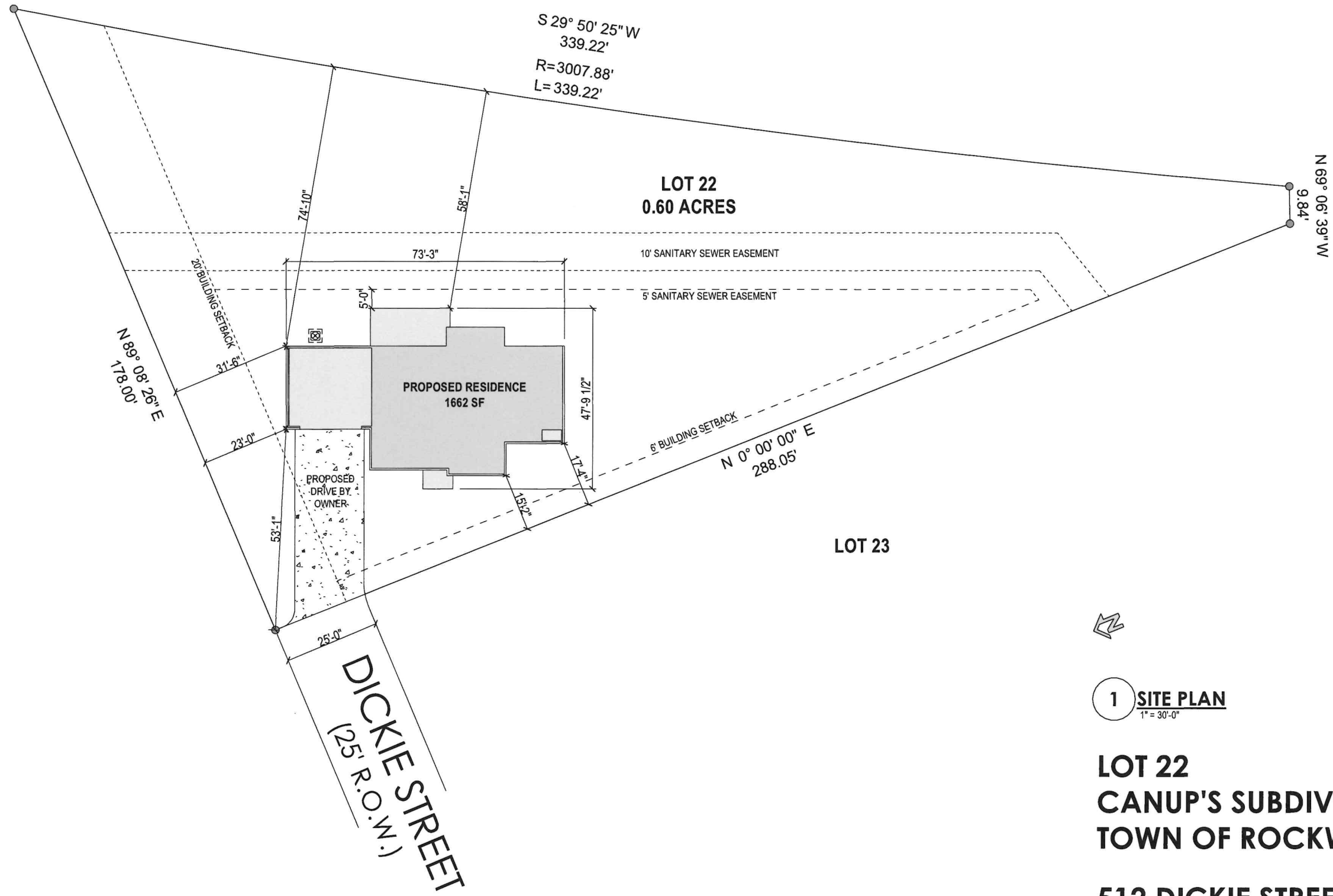
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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2023, ©.

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A2.1**



1 SITE PLAN  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**  
  
**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

**FINAL PLANS**  
 4011  
 HARRISBURG A

FC-03/01/2023.RH  
 CHKOUT-03/24/2023-DJ

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**TILSON**  
 CUSTOM HOME BUILDERS

Tilson Home Corporation, 2022, D.

MR. JULIUS WAFFER  
 Job #1231019  
 Rockwall County, City of Rockwall

**A-SITE**





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
504 Dickey Street	Single-Family Home	2000	2,016	N/A	Brick
506 Dickey Street	Single-Family Home	2008	1,318	110	Siding
508 Dickey Street	Single-Family Home	2007	1,691	N/A	Brick
510 Dickey Street	Single-Family Home	1947	962	N/A	Siding
512 Dickey Street	Vacant	N/A	N/A	N/A	N/A
903 Davy Crockett Street	Commercial	1980	8,824	N/A	Stucco
901 Davy Crockett Street	Commercial	1983	9,050	N/A	Stucco
310 Emma Jane Street	Single-Family Home	1975	1,128	72	Siding
1006 Davy Crockett Street	Single-Family Home	1940	1,542	420	Siding
1008 Davy Crockett	Single-Family Home	1968	1,245	96	Siding
507 Dickey Street	Single-Family Home	2004	1,460	480	Brick
1009 Sam Houston	Single-Family Home	2004	1,500	80	Brick and Siding
	AVERAGES:	1983	2,794	210	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

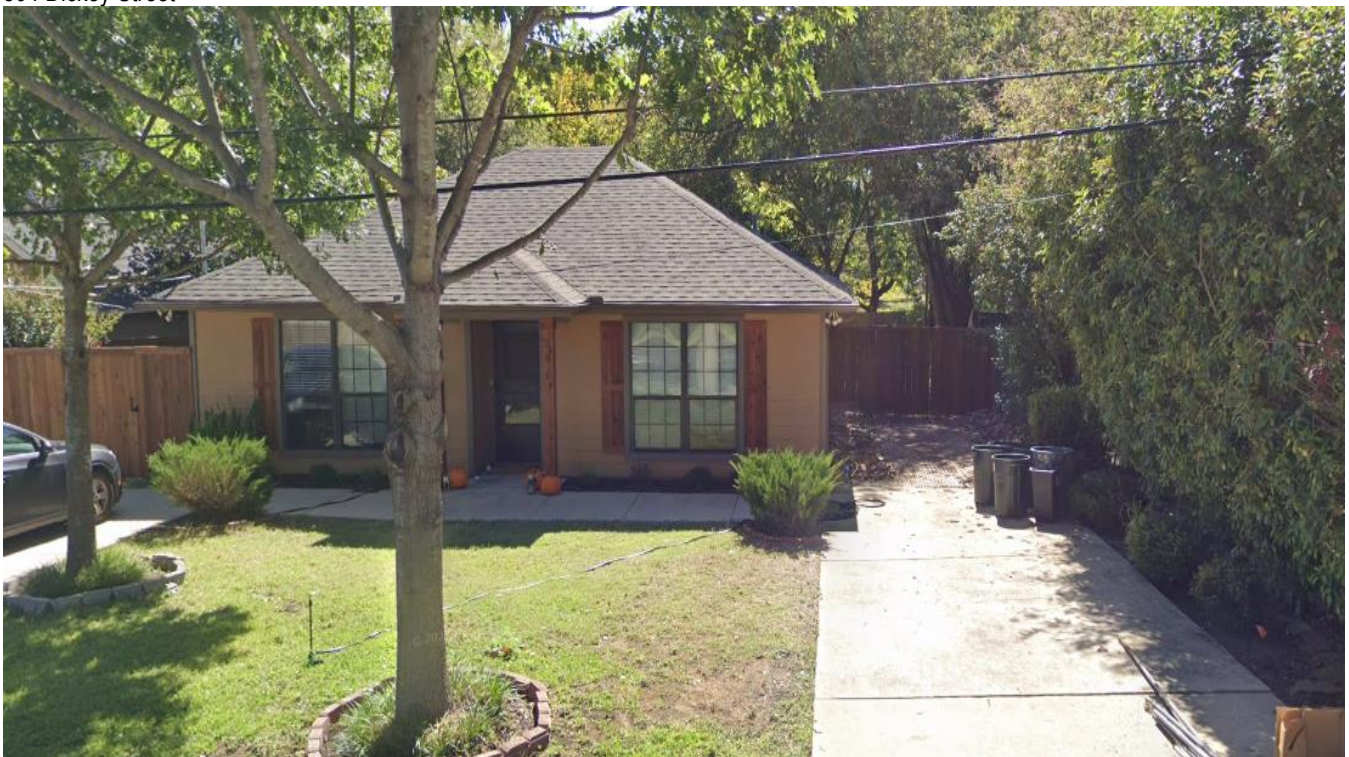
**PLANNING AND ZONING DEPARTMENT**

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504 Dickey Street



506 Dickey Street



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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508 Dickey Street



510 Dickey Street



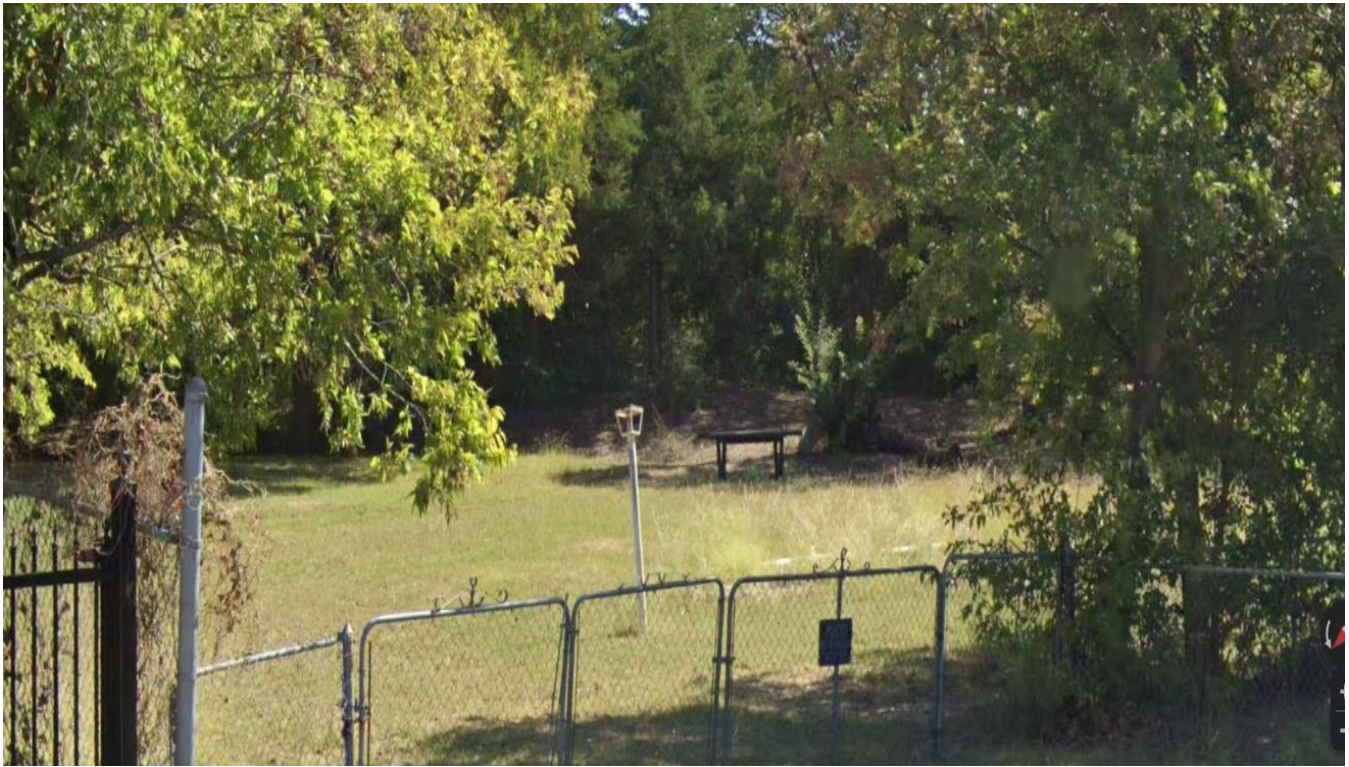
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

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



512 Dickey Street



903 Davy Crockett



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



901 Davy Crockett



310 Emma Jane



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



1006 Davy Crockett



1008 Davy Crockett



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 Dickey Street



1009 Sam Houston

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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP 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 Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 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 single-family home 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 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 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 1<sup>ST</sup> DAY OF MAY, 2023.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

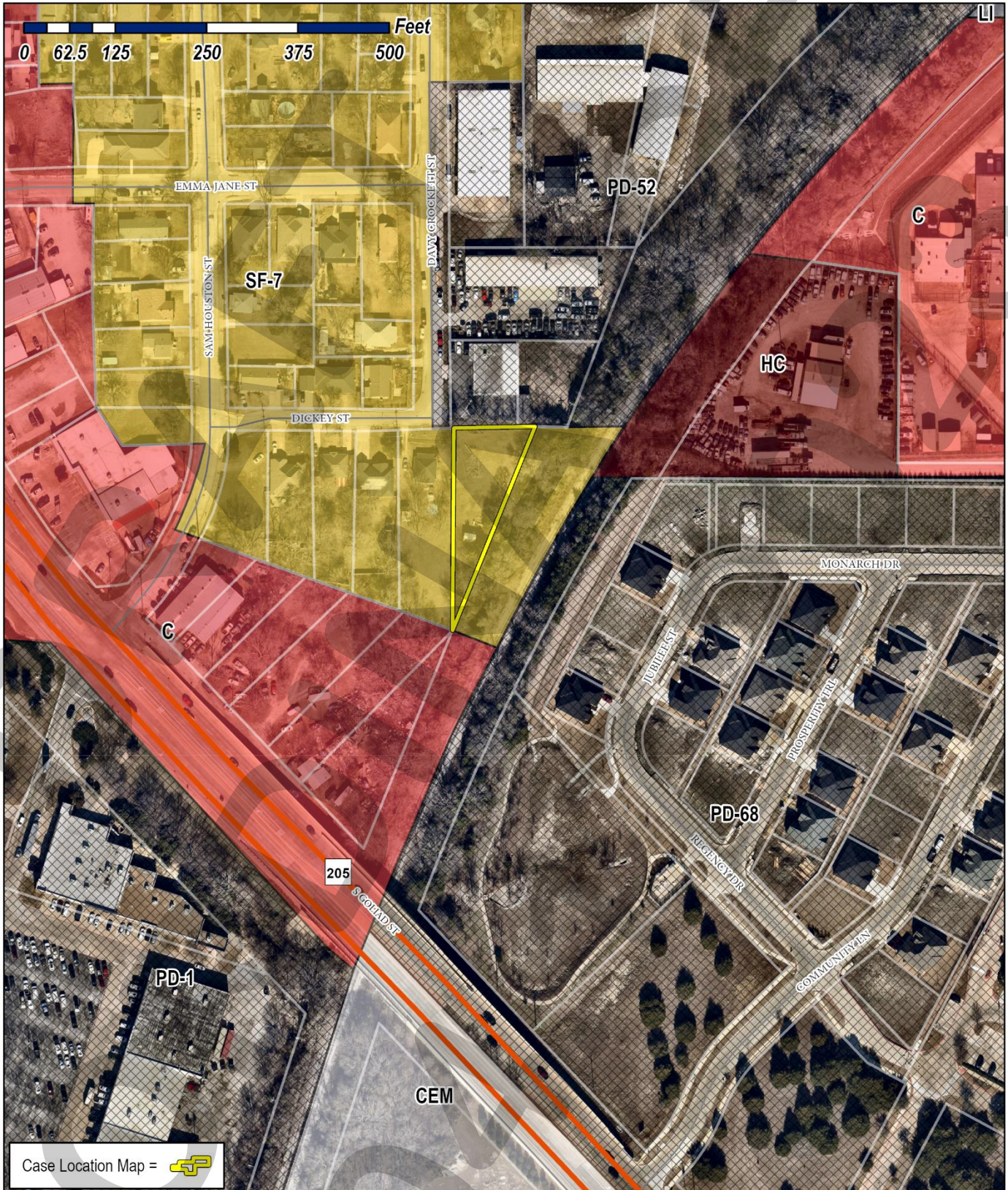
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

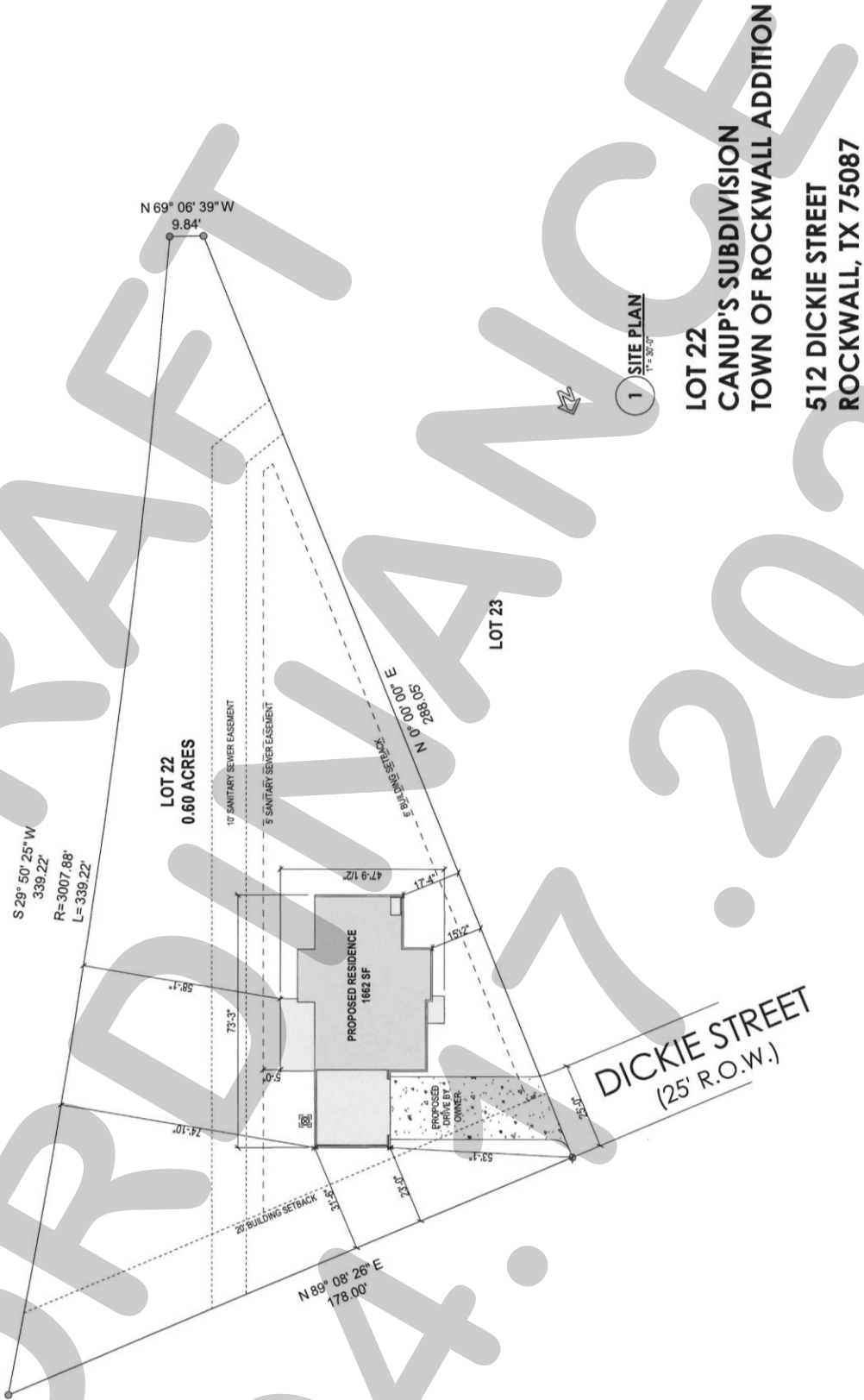
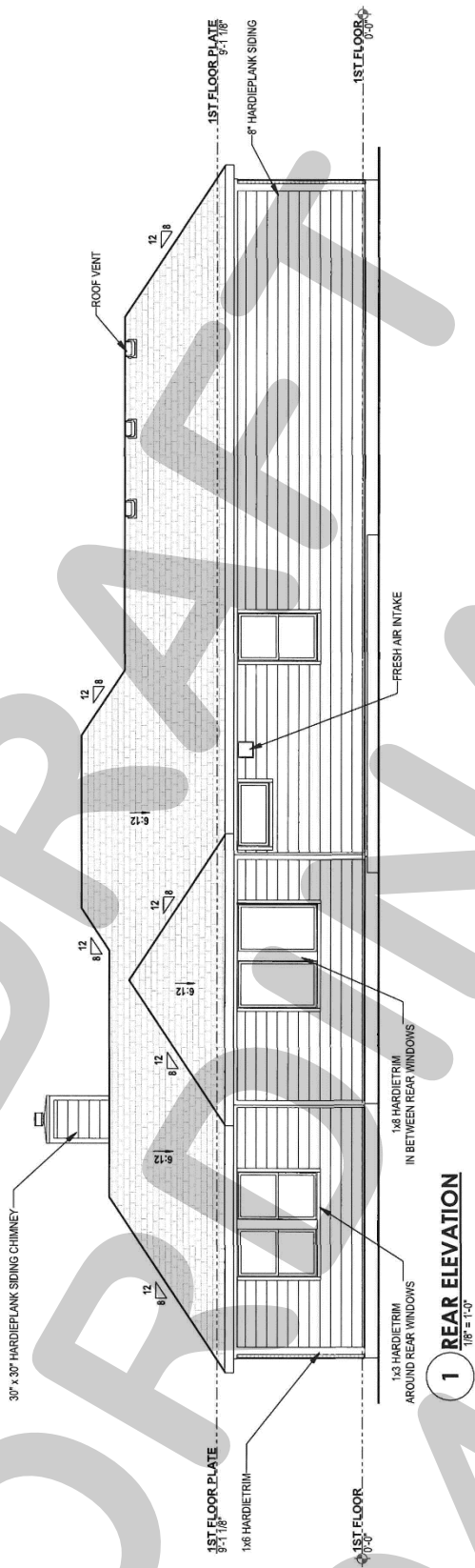
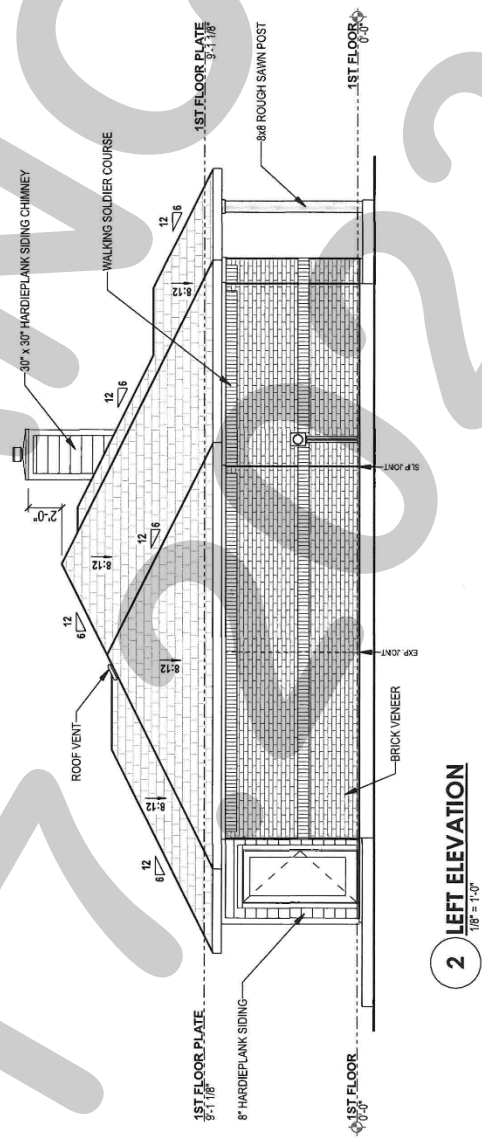




Exhibit 'B':  
Building Elevations



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"



May 2, 2023

TO: Julius Waffer  
609 S. Goliad Street, #2275  
Rockwall, Texas 75087

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

SUBJECT: Z2023-014; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Mr. Waffer:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 1, 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 Residential Plot Plan as depicted in *Exhibit 'A'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (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 April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Womble absent.

City Council

On April 17, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Moeller absent.

On May 1, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-27, S-302, 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) 772-6438.

Sincerely,



Angelica Guevara  
Planning Technician  
City of Rockwall Planning and Zoning Department



CITY OF ROCKWALL

ORDINANCE NO. 23-27

SPECIFIC USE PERMIT NO. S-302

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 *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP 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 Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey 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:

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(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 single-family home 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 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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- 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].

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**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 1<sup>st</sup> DAY OF MAY, 2023.

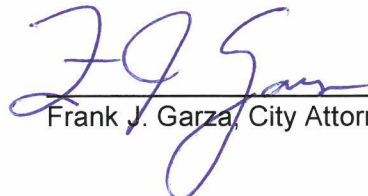
  
\_\_\_\_\_  
Kevin Fowler, Mayor

ATTEST:

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



APPROVED AS TO FORM:

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

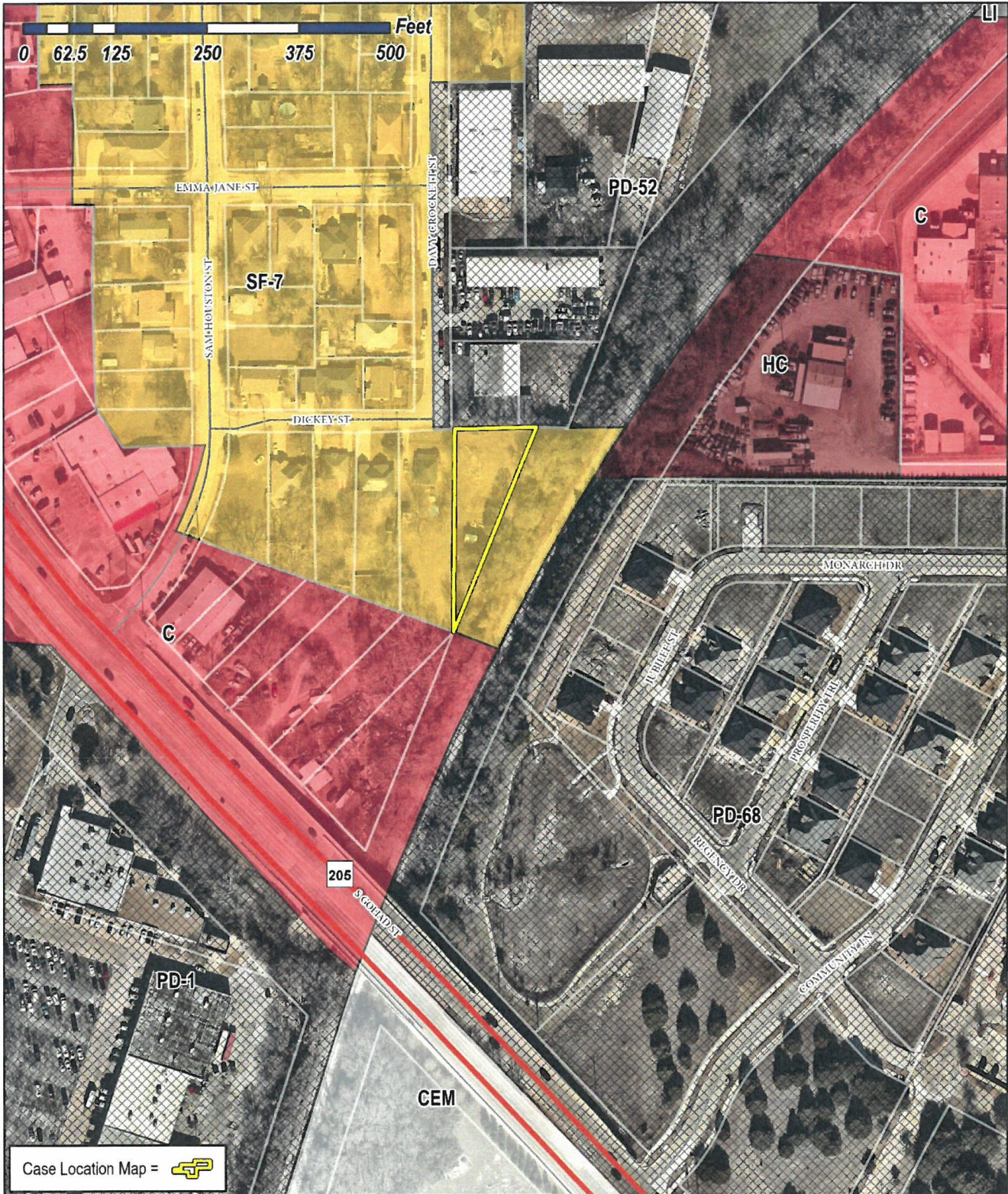
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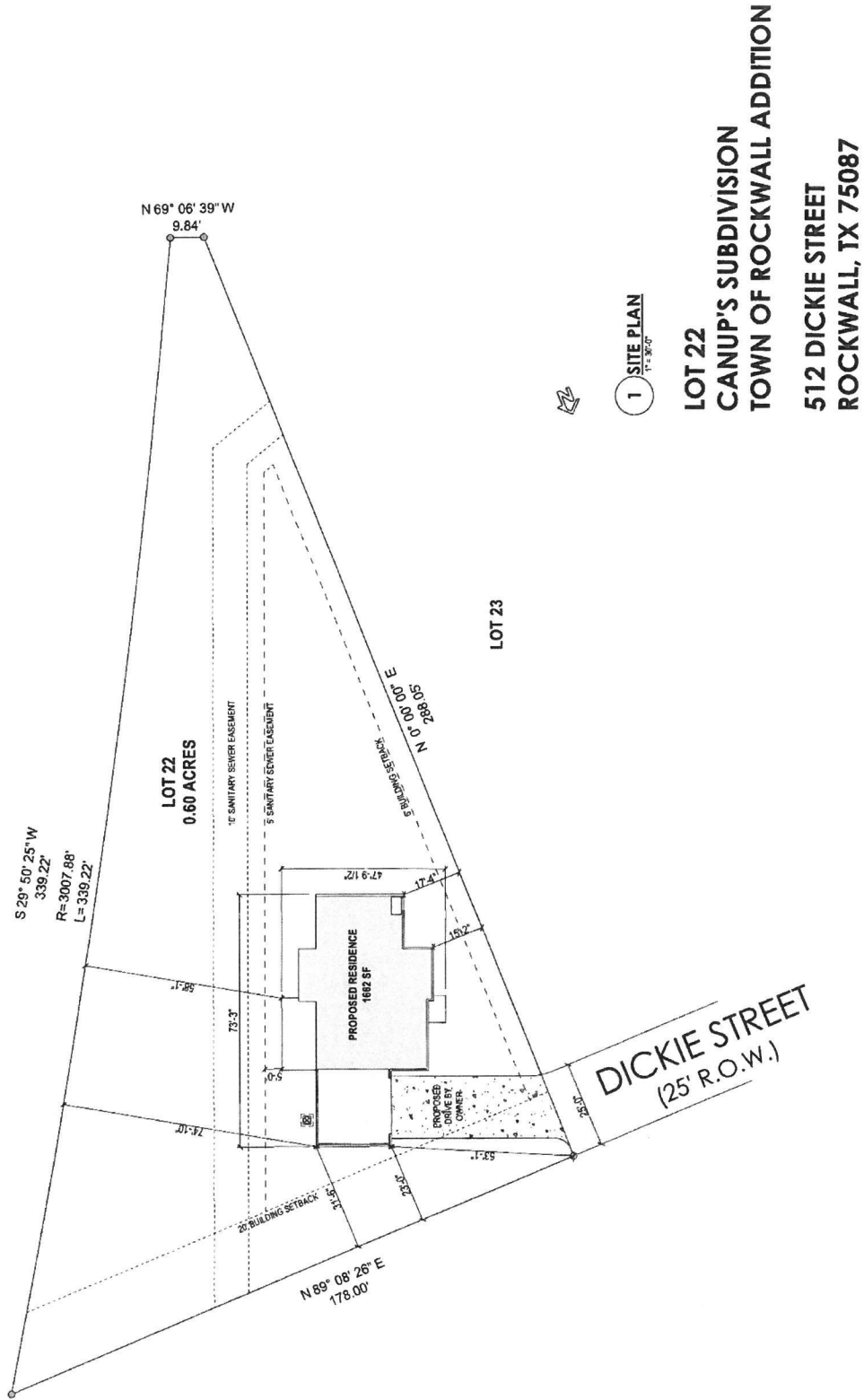
**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition



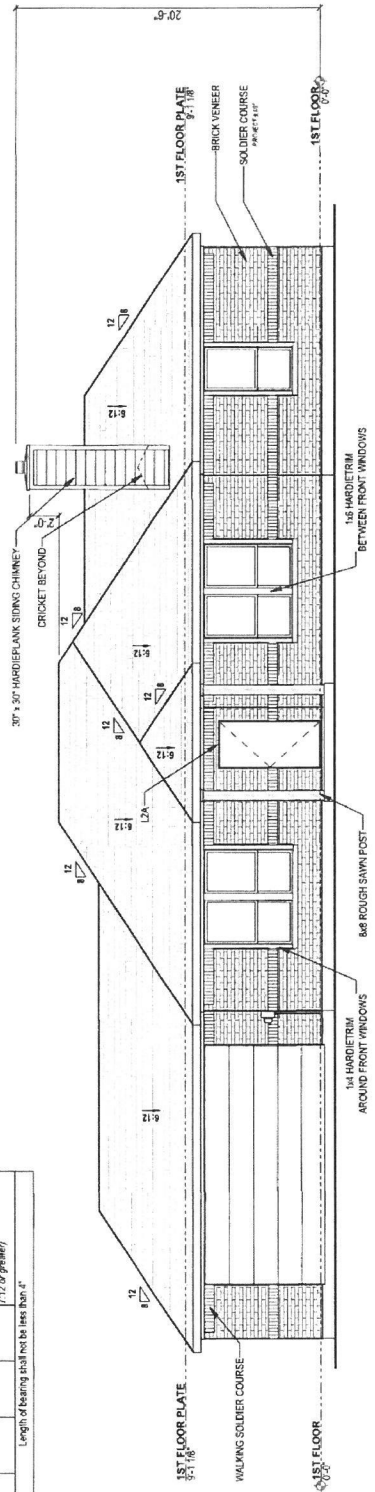
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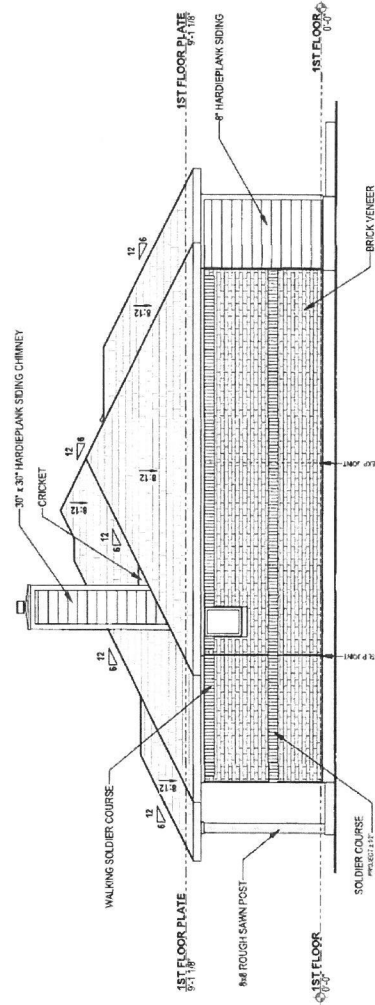
# Exhibit 'B': Building Elevations

STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL	
		Up to 5'-0"	5'-1" to 12'-11" to 20'
NOTES			
L1	3x3x1/4"	6'-0"	8'-0"
L2	4x3x1/4"	8'-0"	10'-0"
L2A	3x4x1/4"	8'-0"	4'-0"
L3	3x4x5/16"	14'-0"	9'-0"
L4	3x4x5/16"	18'-0"	18'-0"
L5	3x4x5/16"	14'-0"	9'-0"

Length of bearing shall not be less than 2"



**1** FRONT ELEVATION  
1/8" = 1'-0"



**2** RIGHT ELEVATION  
1/8" = 1'-0"

Exhibit 'B':  
Building Elevations

