



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 710 HARTMAN ST.

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **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

CONTACT PERSON MARCELINO RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☒ APPLICANT

CONTACT PERSON ANTHONY RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

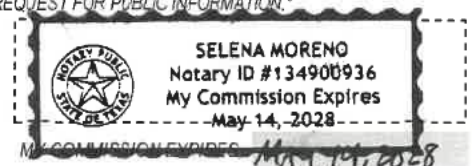
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 710 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2-17-25 DAY OF JULY, 2025 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 17th DAY OF JULY, 2025.

OWNER'S SIGNATURE [Signature]

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





Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700<https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597>

DEALER

Southwest Sheds (170)Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall RendonTX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

Description

QTY

PRICE

MSRP

\$20,052.00

Base Price: 30'x30'

1

\$6,875.00

- You Saved

\$5,036.10

Installation Surface: Asphalt

1

-

Subtotal

\$15,015.90

Colonial Style (Wainscot): Black

1

\$100.00

+ Tax (8.25%)

\$1,238.81

Roof Style: Vertical (Professional)

1

-

Total Order Amt

\$16,254.71

Roof Pitch: 3/12 (Standard) ✓

1

-

Leg Style: Double

1

-

Deposit Required
to Order

\$2,195.84

Texwin Certified: Certified to 150 MPH / 20 PSF

1

-

Schedule Deposit

\$7,029.44

Leg Height: 14'

1

\$2,772.00

Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Final Balance Due
at Installation

\$7,029.43

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

DATE

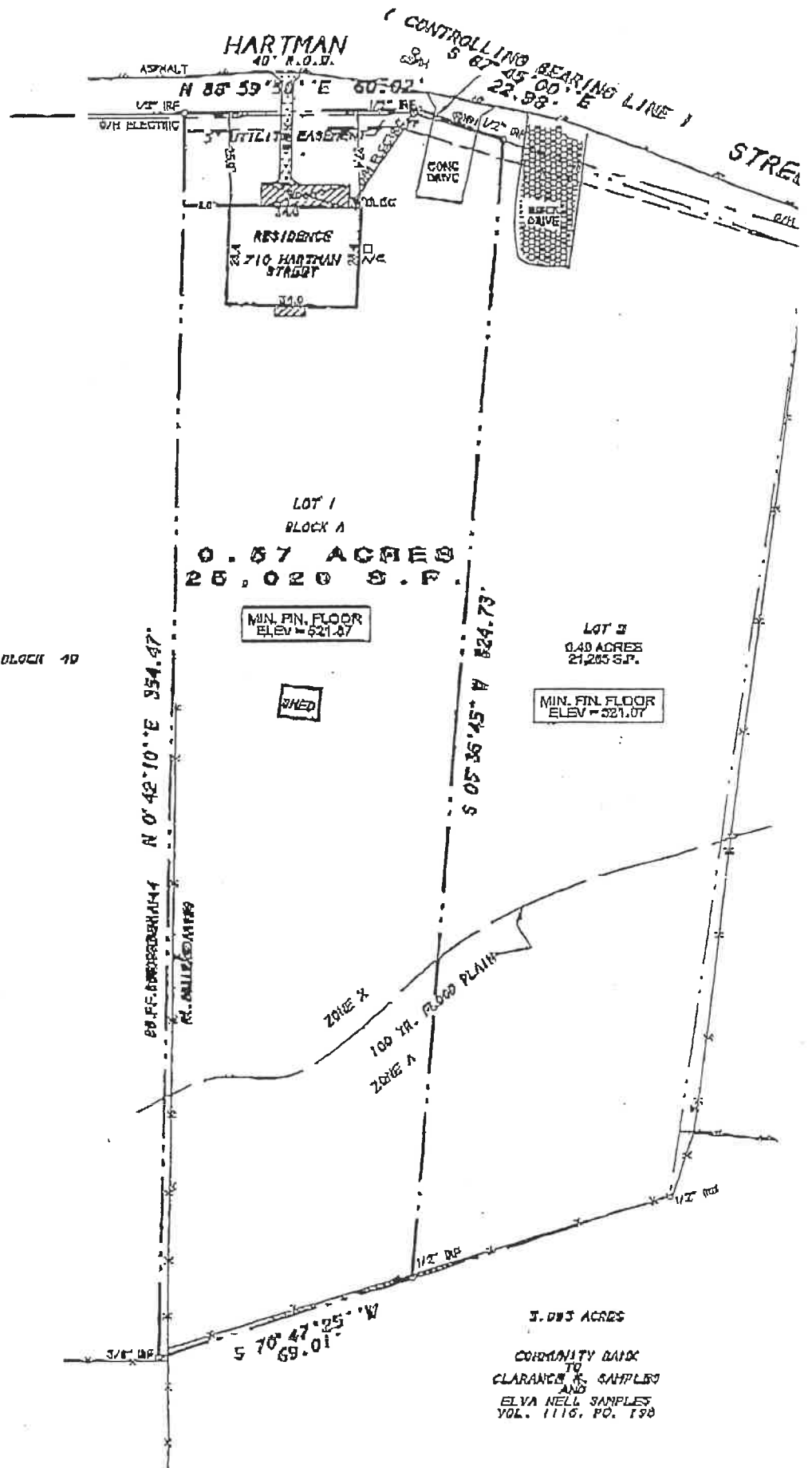
CUSTOMER INSTALL SIGNATURE

DATE

Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	\$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	\$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-\$5,036.10



BLOCK 10





DEVELOPMENT APPLICATION

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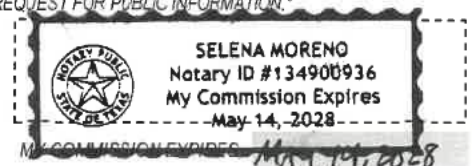
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





City of Rockwall

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

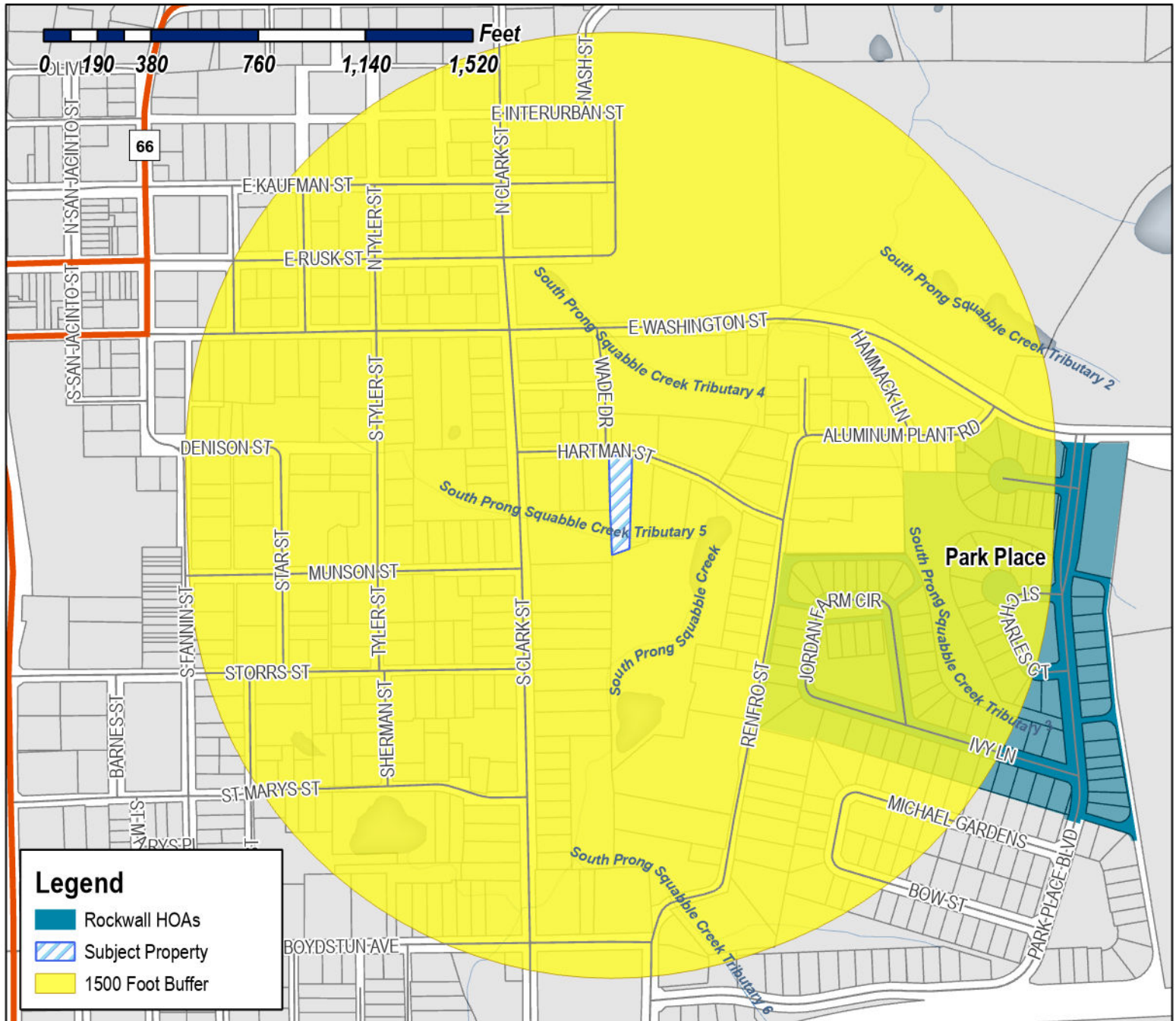
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



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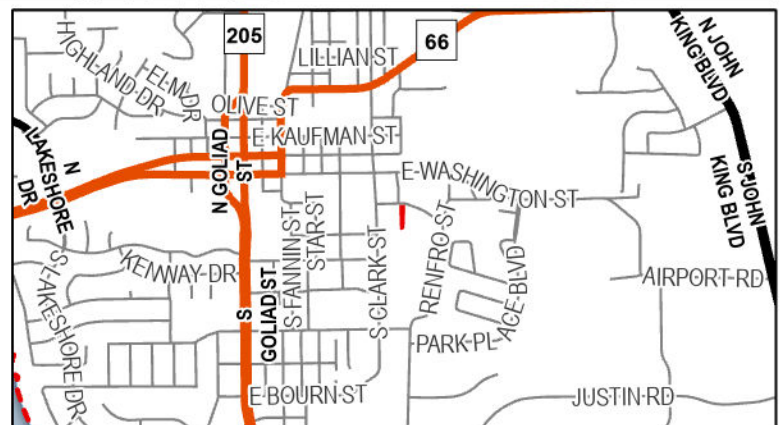
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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

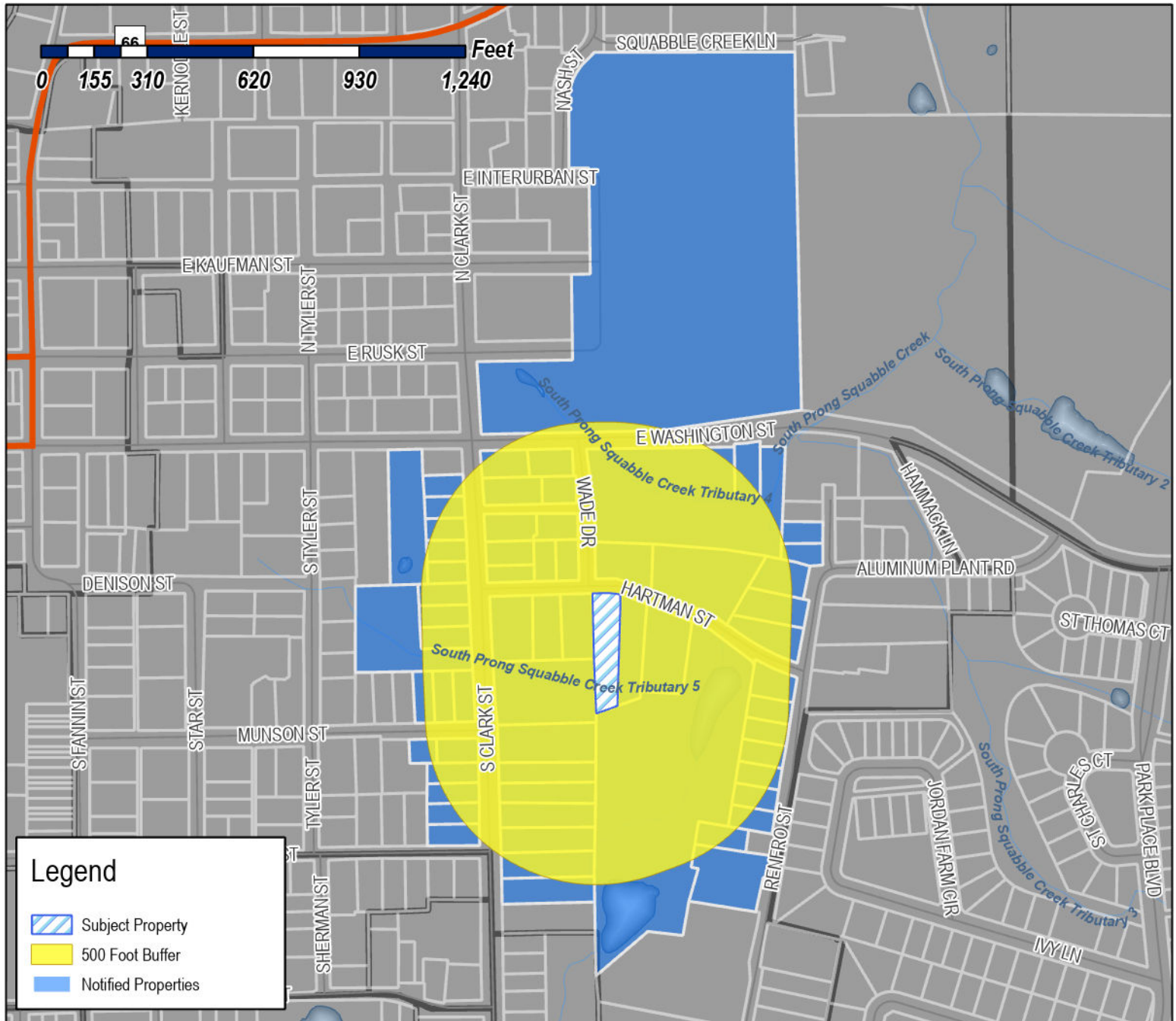




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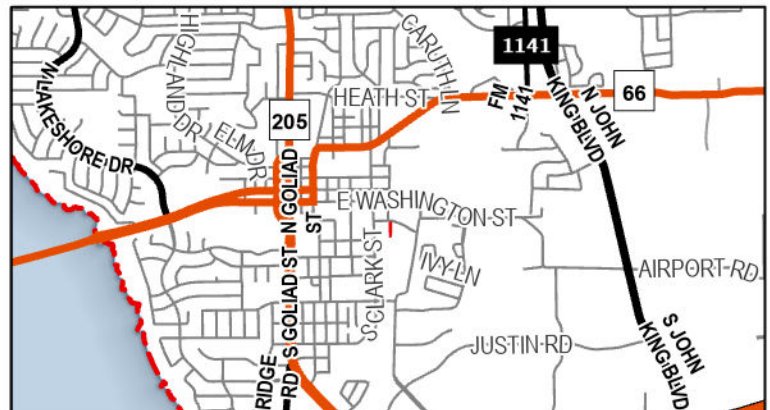
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Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

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

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES
LLC
ROCKWALL, TX 75087

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

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY
HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

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403 S CLARK STREET
ROCKWALL, TX 75087

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404 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

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406 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

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TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

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502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

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TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS-
TRUSTEES
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ROCKWALL, TX 75087

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707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

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720 E WASHINGTON
ROCKWALL, TX 75087

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ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

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DEALER

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469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall RendonTX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

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\$20,052.00

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Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Final Balance Due
at Installation

\$7,029.43

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

DATE

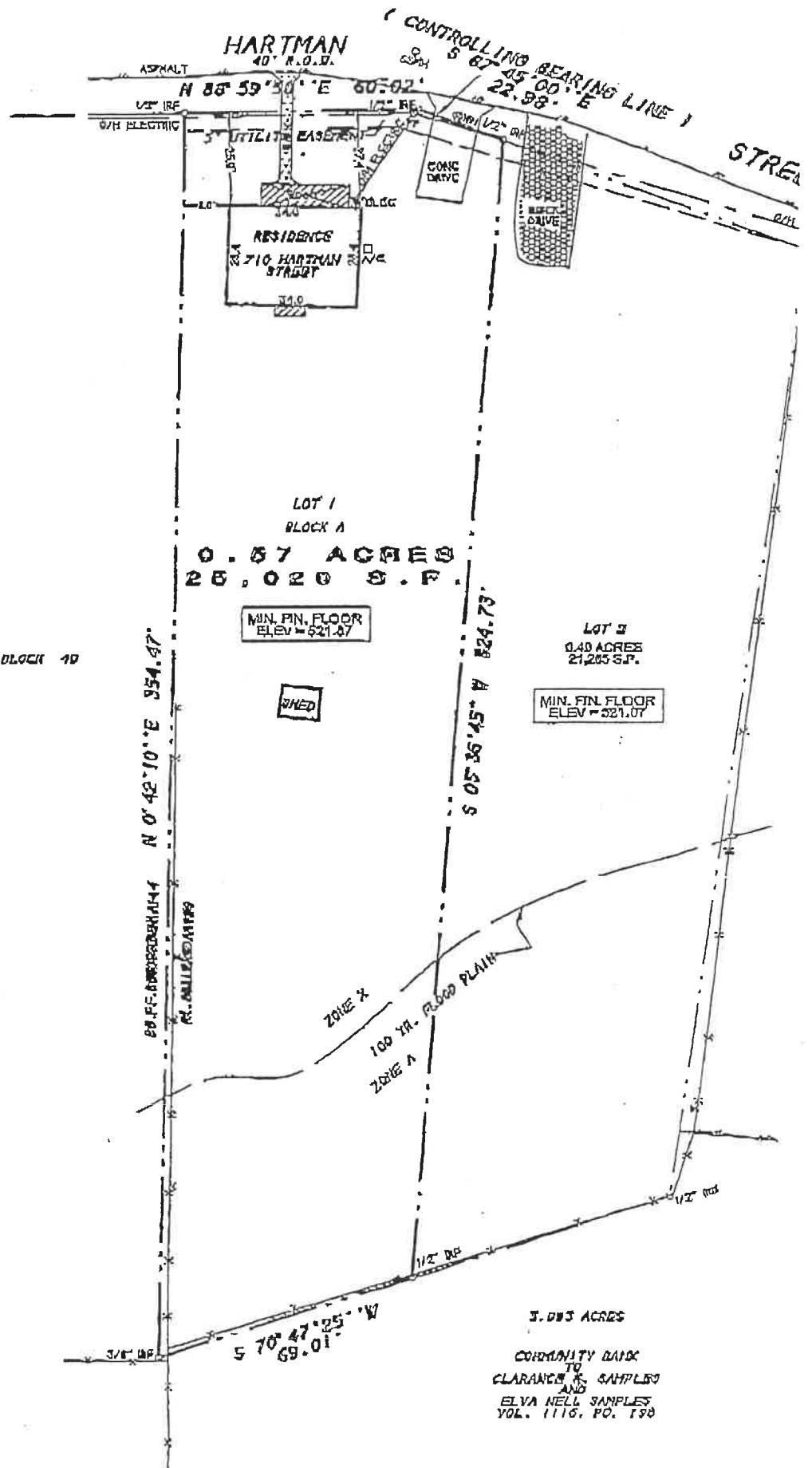
CUSTOMER INSTALL SIGNATURE

DATE

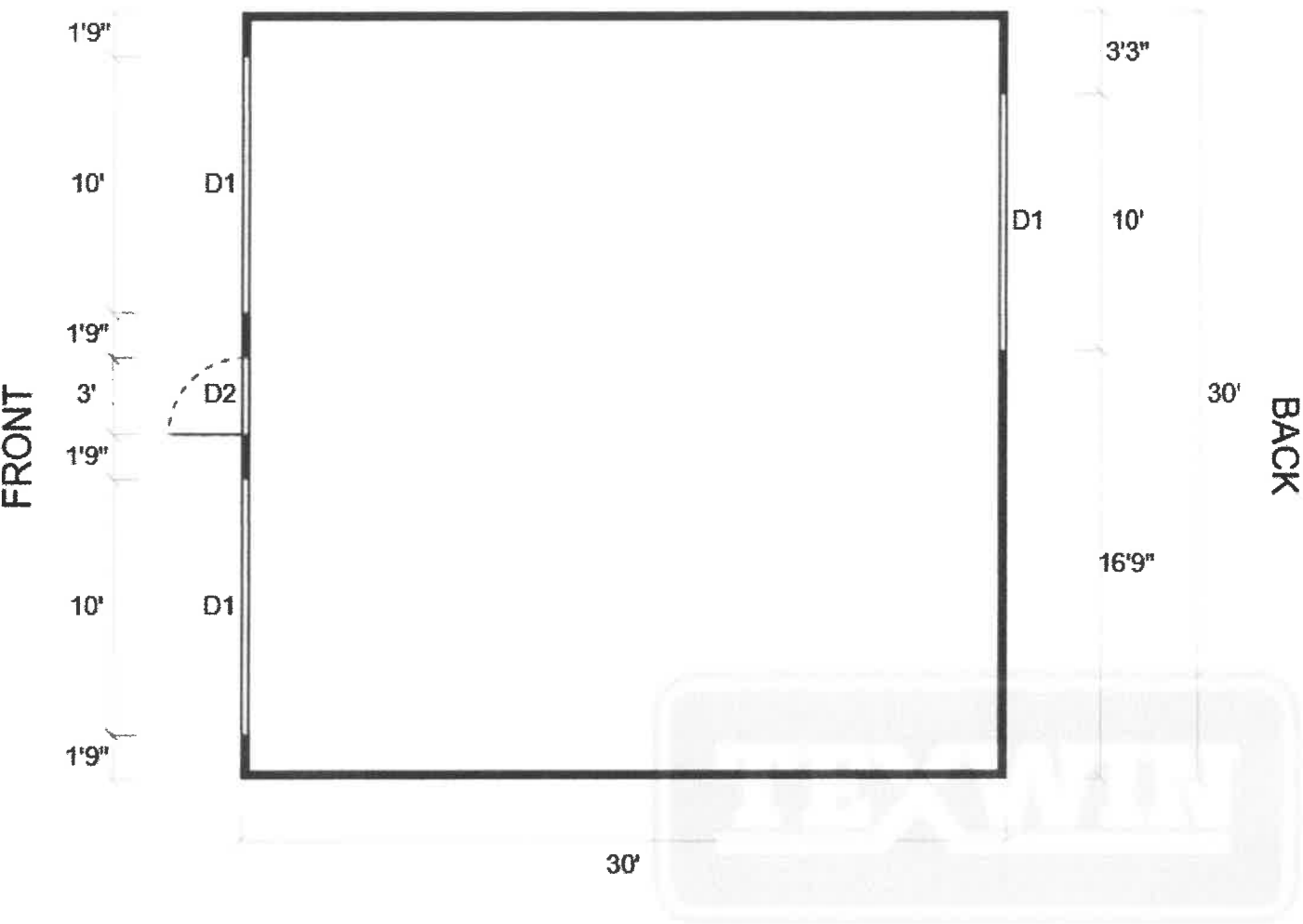
Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	\$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	\$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-\$5,036.10



BLOCK 10



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10'x8' Rollup Door	D2	Walk-In Door 9-Lite (36x80)
		Closed Wall	

PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: Z2025-060
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 710 Hartman Street, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	08/21/2025	Approved w/ Comments
08/21/2025: Z2025-060; Specific Use Permit (SUP) for an Accessory Building at 710 Hartman Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street.			
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com .			
M.3 For reference, include the case number (Z2025-060) in the lower right-hand corner of all pages on future submittals.			
I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Detached Garage over 625 SF requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code) In this case, the applicant has four (4) existing accessory structures that will be removed.			
I.5 The proposed Accessory Building will be 30-feet by 30-feet and have a building footprint of 900 SF. This is 275 SF over the maximum size for an Detached Garage.			
I.6 The height of the proposed Detached Garage is 14-feet. The maximum height permitted for accessory structures in a Single-Family 7 (SF-7) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)			
I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:			
(1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.			
(2) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.			
(3) The Detached Garage shall not exceed a maximum size of 900 SF.			
(4) The existing accessory buildings located on the property shall be removed prior to obtaining a building permit for the Detached Garage.			
(5) The proposed Detached Garage shall generally match the aesthetics of the primary structure.			

(6) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.8 Provide a site plan that shows the spacing of the building from all the property lines and the single- family home.

M.9 Please review the attached Draft Ordinance prior to the August 26, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 3, 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; 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 September 9, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 26, 2025.

I.11 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

08/22/2025: 1. Need to show on survey where you plan on locating this accessory structure. May not be within floodplain.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved w/ Comments

08/21/2025: * Has 3-4 accessory buildings already on the property
* Will be required to install a concrete driveway to the new detached garage
* Must be 10 feet from any other structure
* Requires a 6' building side setback
* Must be located out of the flood plan
* If approved, Prior to any work starting, a Building Permit must be obtained

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved

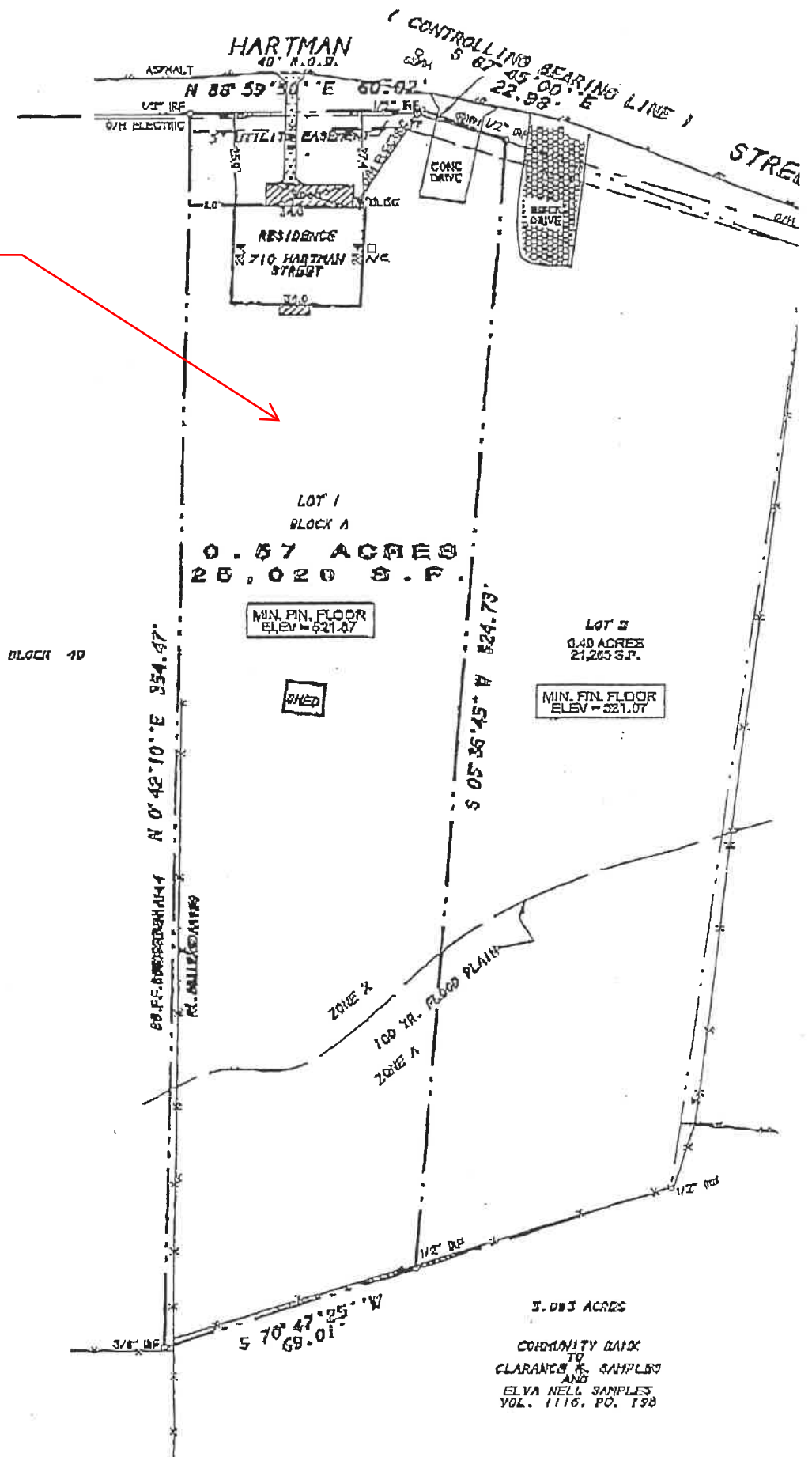
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	08/22/2025	N/A

No Comments

Need to show on survey where you plan on locating this accessory structure.

May not be within floodplain.





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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 710 HARTMAN ST.

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

- ☐ **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

CONTACT PERSON MARCELINO RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☒ APPLICANT

CONTACT PERSON ANTHONY RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

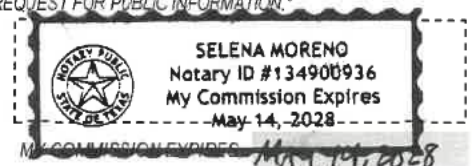
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 710 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2-17-25 DAY OF JULY, 2025 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 17th DAY OF JULY, 2025.

OWNER'S SIGNATURE [Signature]

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





City of Rockwall

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

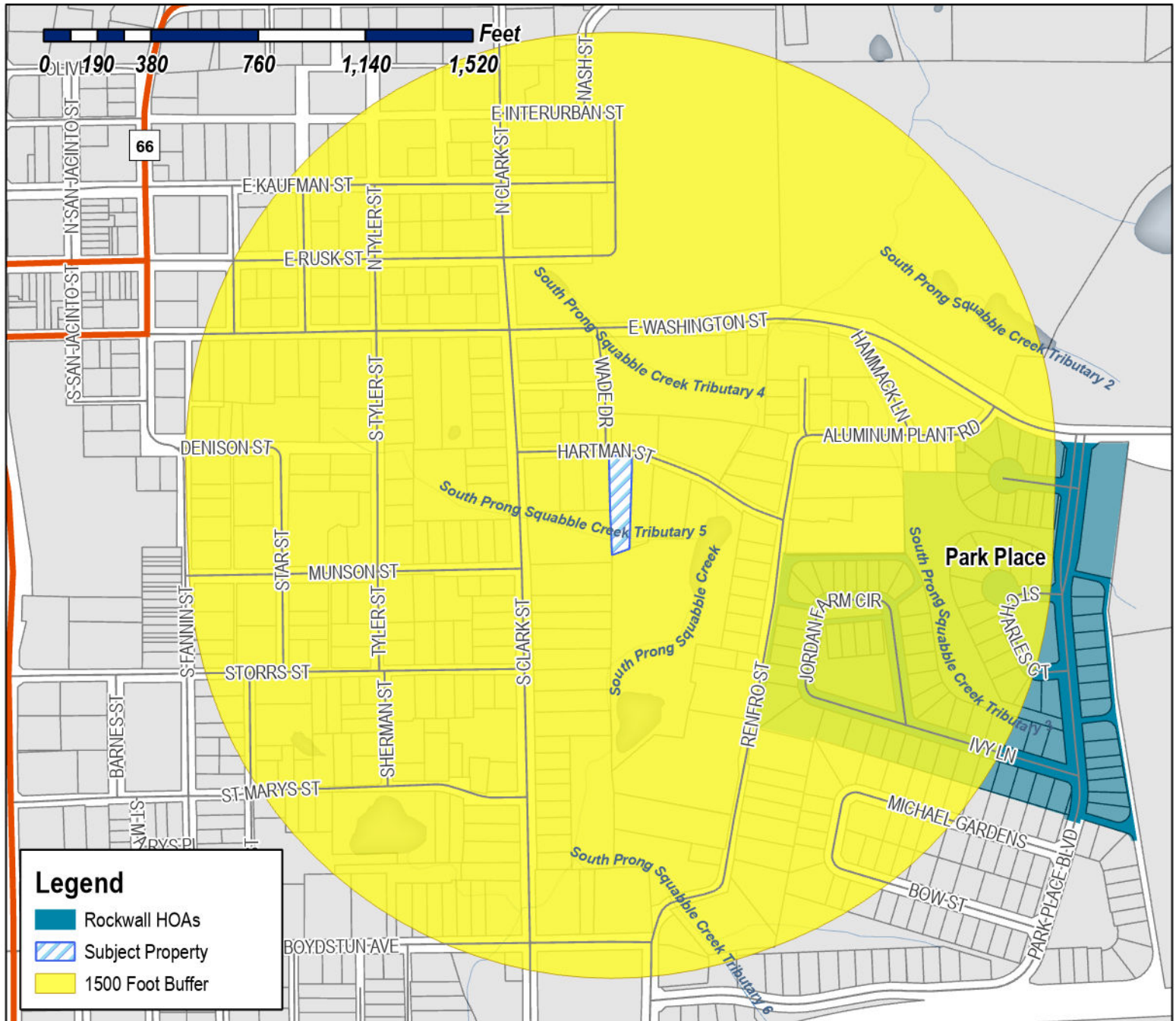
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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
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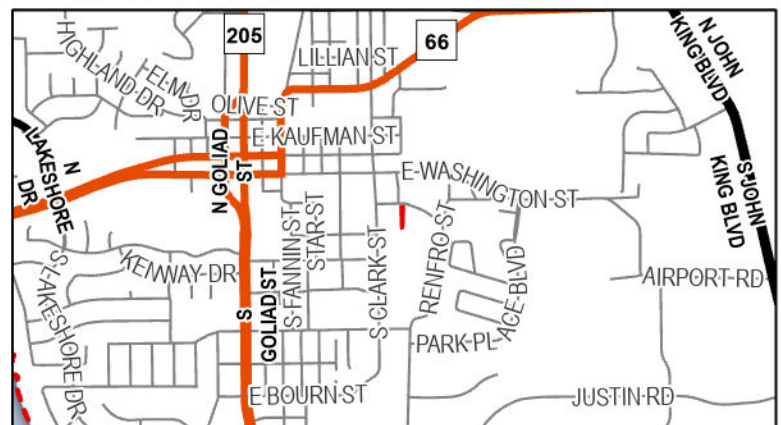
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-060]
Date: Thursday, August 21, 2025 8:11:18 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.18.2025\).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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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 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>.

-
Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

Melanie Zavala

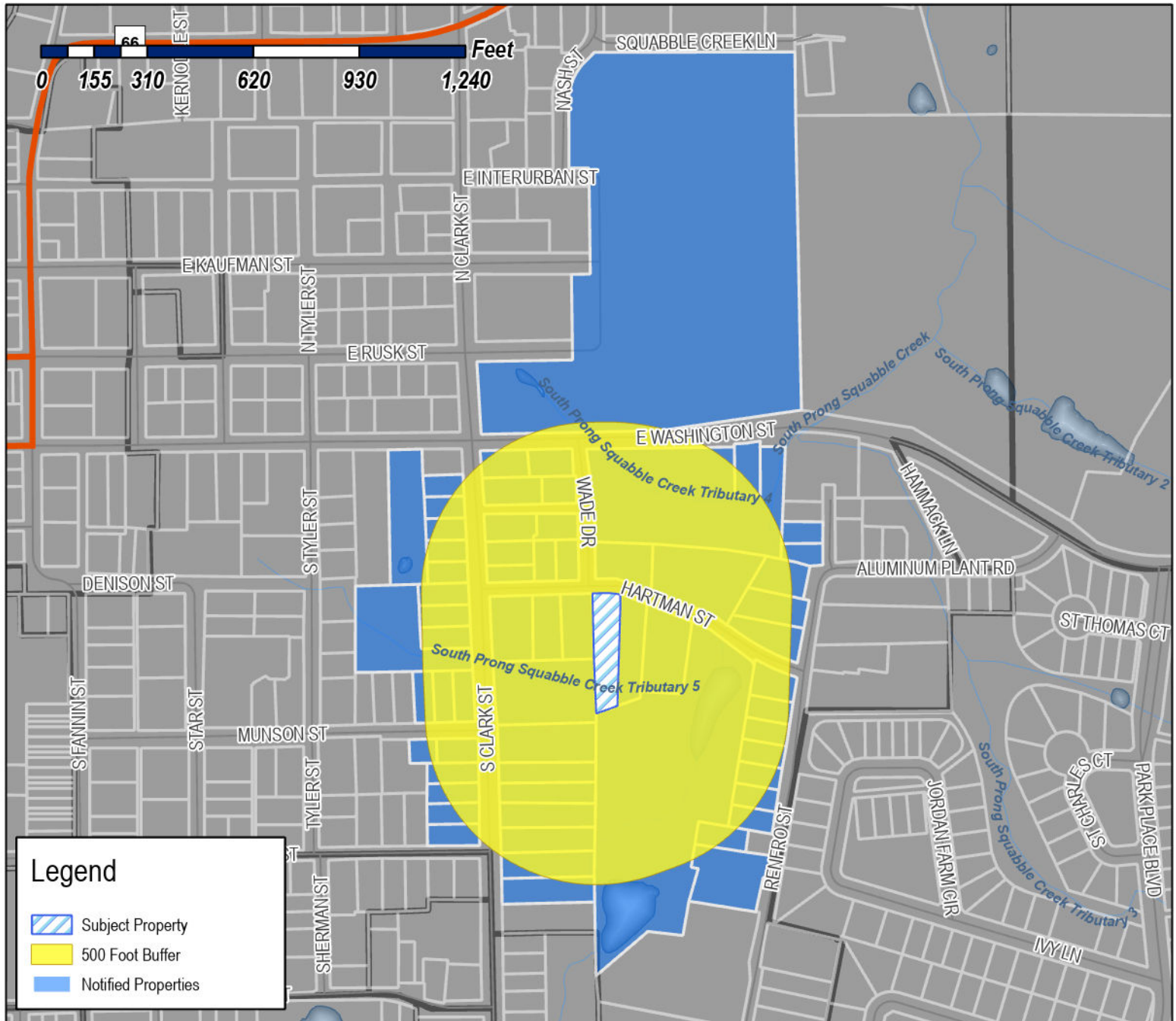
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

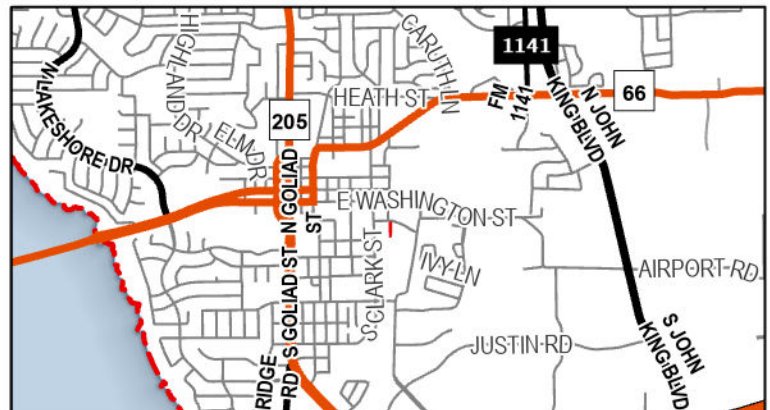
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

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

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES
LLC
ROCKWALL, TX 75087

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

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY
HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

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403 S CLARK STREET
ROCKWALL, TX 75087

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404 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

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

Your comments must be received by Monday, September 15, 2025 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. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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](#)



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700<https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597>

DEALER

Southwest Sheds (170)Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall RendonTX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

Description

QTY

PRICE

MSRP

\$20,052.00

Base Price: 30'x30'

1

\$6,875.00

- You Saved

\$5,036.10

Installation Surface: Asphalt

1

-

Subtotal

\$15,015.90

Colonial Style (Wainscot): Black

1

\$100.00

+ Tax (8.25%)

\$1,238.81

Roof Style: Vertical (Professional)

1

-

Total Order Amt

\$16,254.71

Roof Pitch: 3/12 (Standard) ✓

1

-

Leg Style: Double

1

-

Deposit Required
to Order

\$2,195.84

Texwin Certified: Certified to 150 MPH / 20 PSF

1

-

Schedule Deposit

\$7,029.44

Leg Height: 14'

1

\$2,772.00

Final Balance Due
at Installation

\$7,029.43

Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

DATE

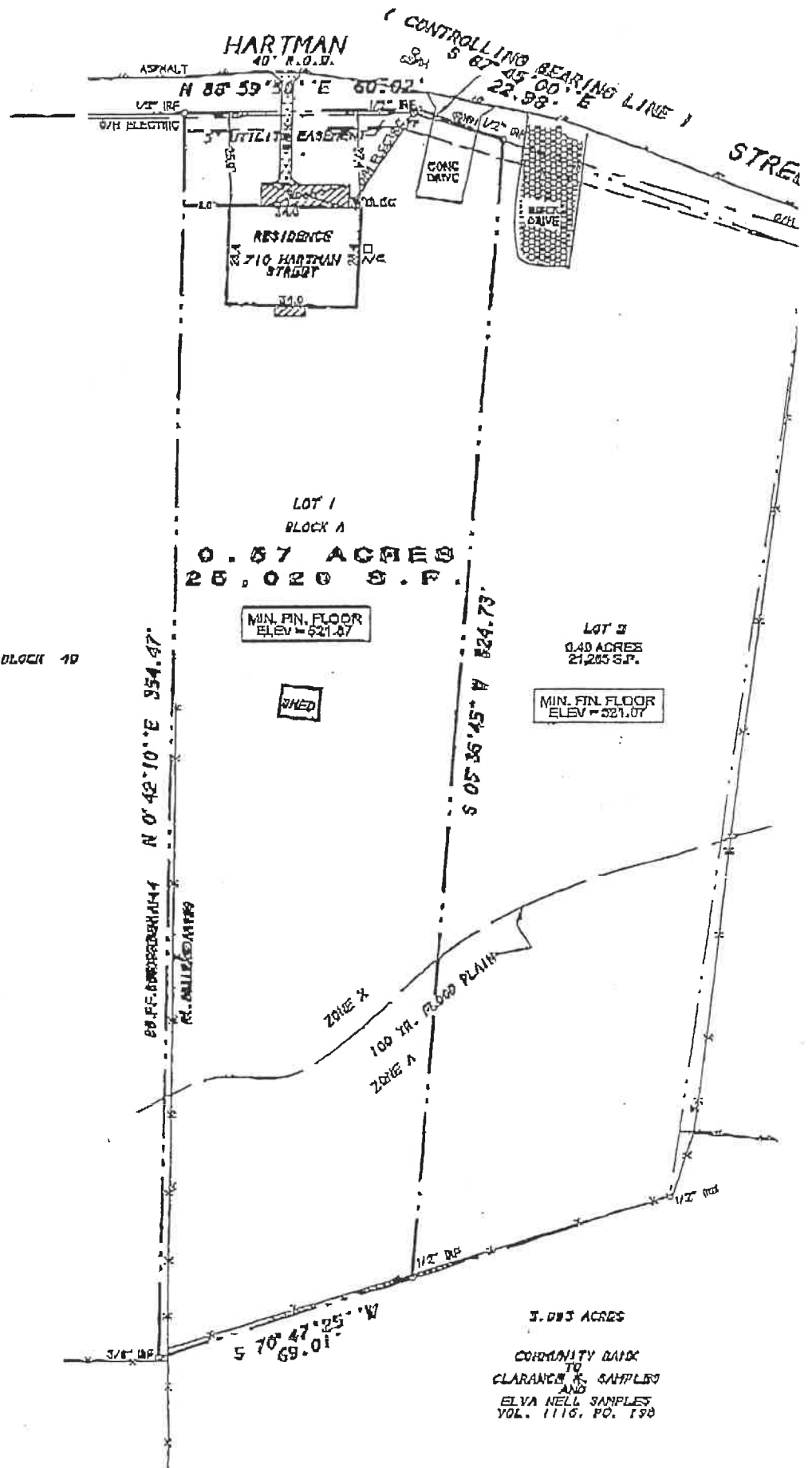
CUSTOMER INSTALL SIGNATURE

DATE

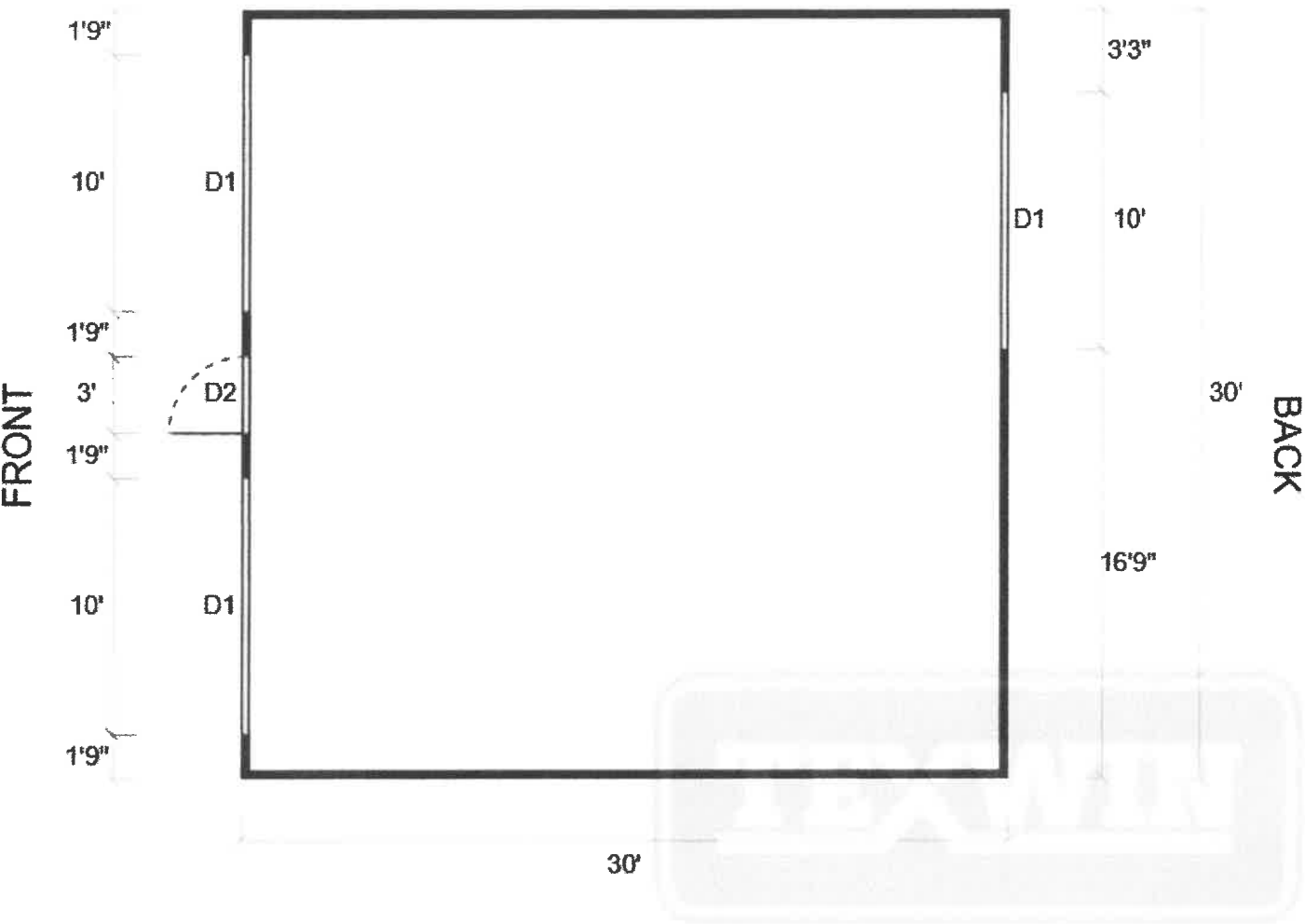
Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	\$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	\$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-\$5,036.10



BLOCK 10



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10'x8' Rollup Door	D2	Walk-In Door 9-Lite (36x80)
		Closed Wall	

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman 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 a *Detached Garage* 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*; Subsection 03.09, *Single-Family 7 (SF-7) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 900 SF.
- 4) The existing *accessory buildings* located on the property shall be removed prior to obtaining a building permit for the *Detached Garage*.
- 5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

Exhibit 'B':
Site Plan

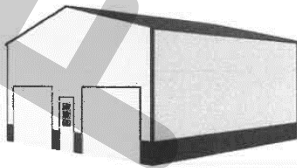


Exhibit 'C':
Building Elevations

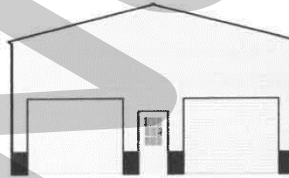
Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700

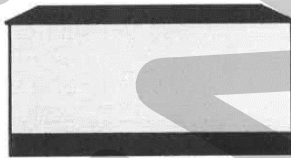
BUILDING IMAGES



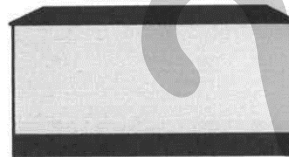
Perspective View



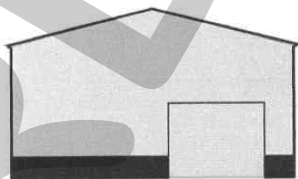
Front



Left Side



Right Side



Back



CITY OF ROCKWALL

PLANNING AND ZONING 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: September 9, 2025
APPLICANT: Anthony Rendon
CASE NUMBER: Z2025-060; *Specific Use Permit (SUP) for an Accessory Structure at 710 Hartman*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure (Detached Garage)* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 1,548 SF single-family home that was constructed in 1949, a 270 SF detached carport constructed in 2021, and a 96 SF storage shed constructed in 2005. On August 21, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the proposed *Detached Garage* by a vote of 4-0, with Board Members Lewis, McNeely, and Gaskin absent. As a condition of this case, the Historic Preservation Advisory Board (HPAB) also approved a condition that the *Detached Garage* generally match the color of the primary structure. This condition has been added to the *Draft Ordinance* prepared for this case.

PURPOSE

The applicant -- *Anthony Rendon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 710 Hartman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This also happens to be the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is are two (2) parcels of land [*i.e. 709-711 Hartman Street and 207 Wade Drive*] developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is E. Washington Street, which is identified as a A4D (*i.e. arterial collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is a 6.60-acre parcel of land [*i.e. Lot 8, Block A, Richard Harris #2 Addition*], which consists of a single-family home, metal barn and pole barn. Beyond this are three (3) parcels of land [*i.e. 506, 602, & 606 Renfro Street*] developed with single-family homes. South of this is the remainder of the Renfro Creekside Estates subdivision,

which consists of two (2) lots and has been in existence since May 21, 2010. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [i.e. 712 Hartman Street] developed with a single-family home. This parcel is classified as a *Non-Contributing Property*. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is one (1) parcel land [i.e. 716 Hartman Street] developed with a single-family home and one (1) parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition] developed with a single-family home, metal barn, and pole barn. East of this is the Richard Harris 2 Addition, which consists of seven (7) single-family lots and has been in existence since October 14, 1982. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land [i.e. 706 & 708 Hartman Street] developed with single-family homes. These parcels are designated as *Non-Contributing Properties*. Beyond this is one (1) parcel of land [i.e. 301 S. Clark Street], which is developed with a single-family home. This parcel is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary for the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed *Detached Garage* will measure 30-feet by 30-feet (or 900 SF), and be situated in the rear yard of the subject property. It will be located approximately 59.50-feet from the existing home. The proposed overall height of the structure will be 14-feet. The exterior of the structure will be clad in metal and will be required match the color of the existing home as conditioned by the Historic Preservation Advisory Board (HPAB) on August 21, 2025.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 900 SF (*i.e. 275 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. However, all three (3) existing structures will be removed with the addition of the detached garage. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=1; <i>In Conformance</i>
<i>Detached Garage (Maximum Square Footage)</i>	625 SF	900 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	6-Feet	X>6-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; <i>In Conformance</i>
<i>Between Buildings</i>	10-feet	X=59.5-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. Although the request exceeds code requirements, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. In this case, the applicant has mentioned to staff and the Historic Preservation Advisory Board (HPAB) that the intent for this *Detached Garage* is to store the lawn equipment currently contained within the existing three (3) accessory buildings which will be removed prior to issuance of a building permit for the *Detached Garage*. In addition, the *Detached Garage* will be located within the backyard with very limited visibility from any right-of-way or adjacent property. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations 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 written, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for an *Accessory Building*, then staff would propose the following conditions of approval:

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

- b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 900 SF.
 - d) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) 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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 710 HARTMAN ST.

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **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

CONTACT PERSON MARCELINO RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

☒ APPLICANT

CONTACT PERSON ANTHONY RENDON

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

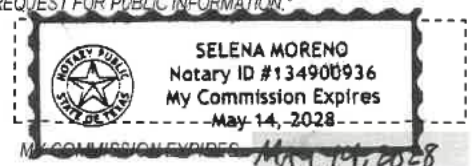
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 710 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2-17-25 DAY OF JULY, 2025 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 17th DAY OF JULY, 2025.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Case Location Map = 

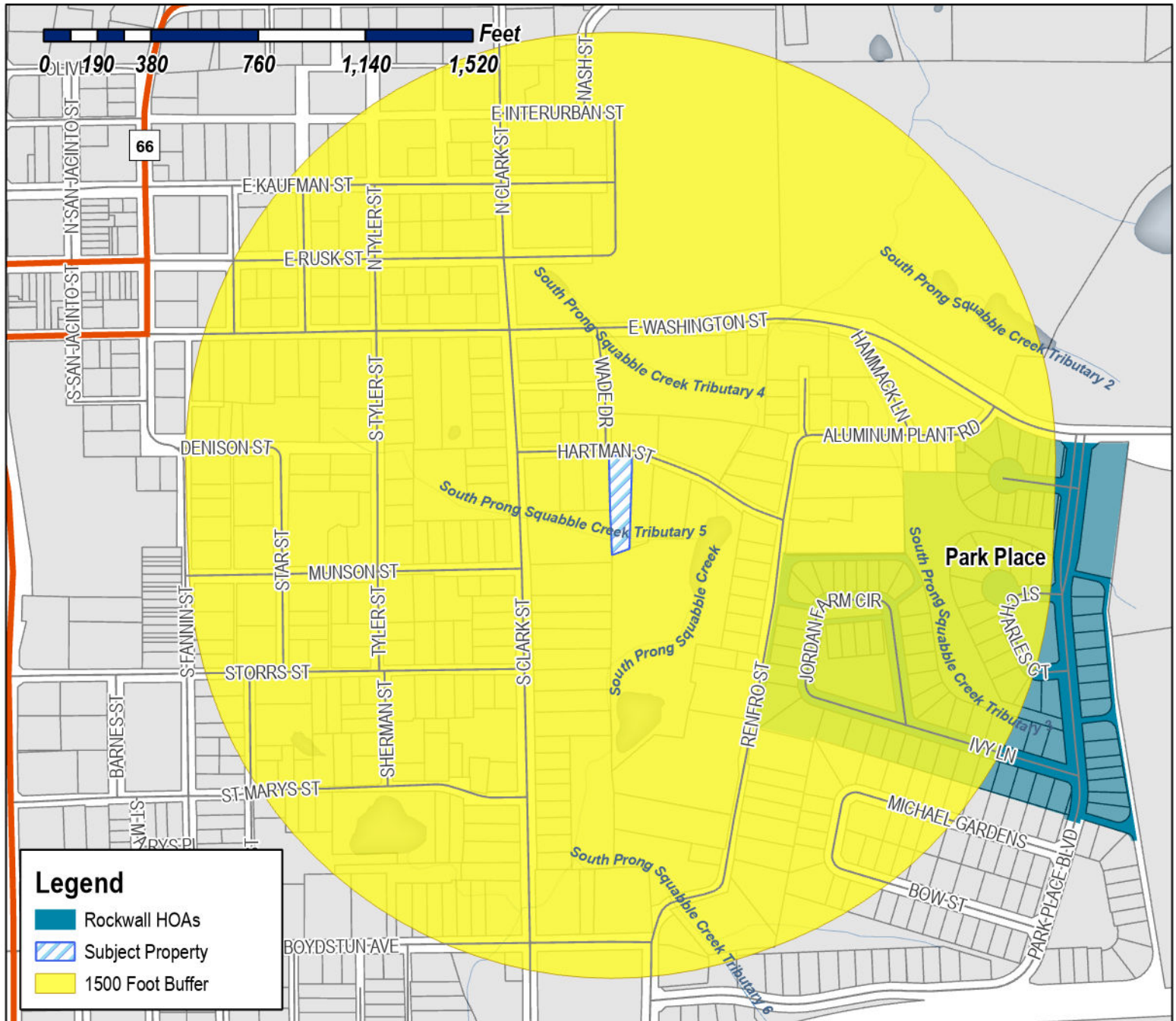


City of Rockwall

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

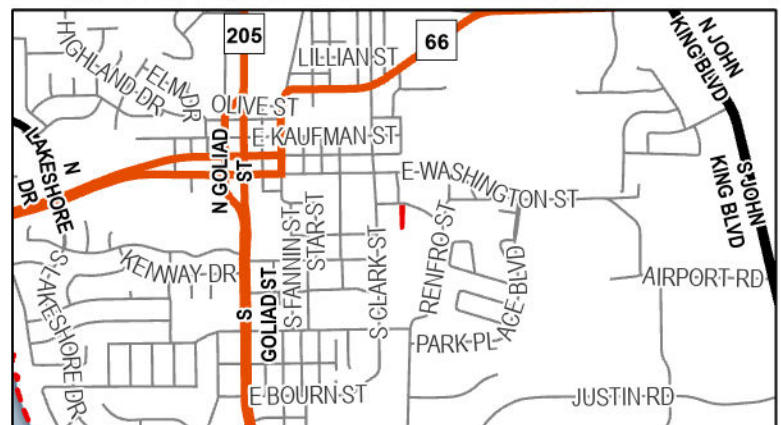
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-060]
Date: Thursday, August 21, 2025 8:11:18 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.18.2025\).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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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 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>.

-
Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

Melanie Zavala

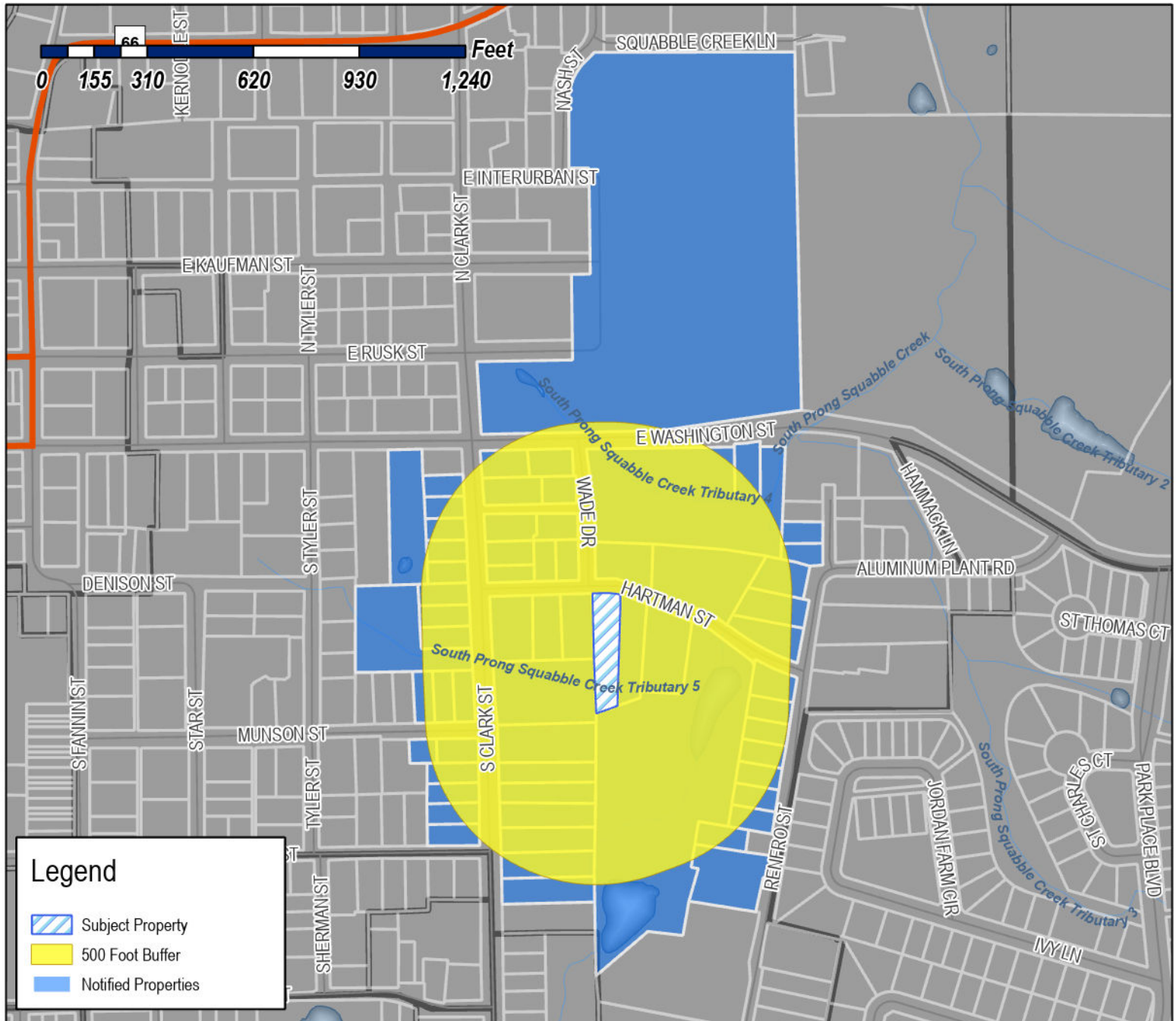
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

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



Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

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

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES
LLC
ROCKWALL, TX 75087

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

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY
HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

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

Your comments must be received by Monday, September 15, 2025 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. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The Rendons have multiple vehicles and are in need of this. This has never caused a problem for us, but will surely help them. They are very good neighbors.

Name:

Bob + Perrilyn Griliam

Address:

712 Hartman, Rockwall 75087

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

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



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700<https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597>

DEALER

Southwest Sheds (170)Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall RendonTX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

Description

QTY

PRICE

MSRP

\$20,052.00

Base Price: 30'x30'

1

\$6,875.00

- You Saved

\$5,036.10

Installation Surface: Asphalt

1

-

Subtotal

\$15,015.90

Colonial Style (Wainscot): Black

1

\$100.00

+ Tax (8.25%)

\$1,238.81

Roof Style: Vertical (Professional)

1

-

Total Order Amt

\$16,254.71

Roof Pitch: 3/12 (Standard) ✓

1

-

Deposit Required
to Order**\$2,195.84**

Leg Style: Double

1

-

Schedule Deposit

\$7,029.44

Texwin Certified: Certified to 150 MPH / 20 PSF

1

-

Final Balance Due
at Installation**\$7,029.43**

Leg Height: 14'

1

\$2,772.00

Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

DATE

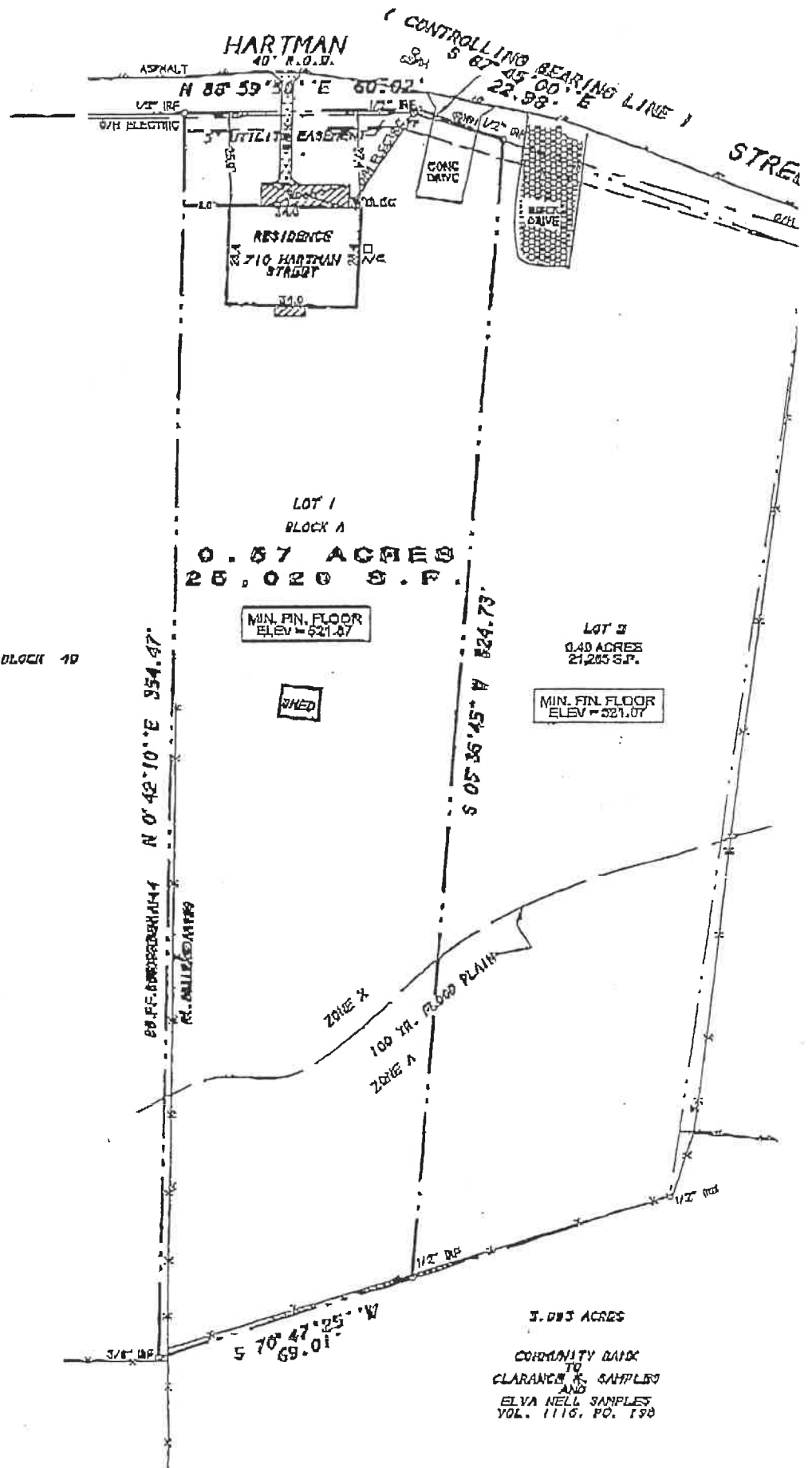
CUSTOMER INSTALL SIGNATURE

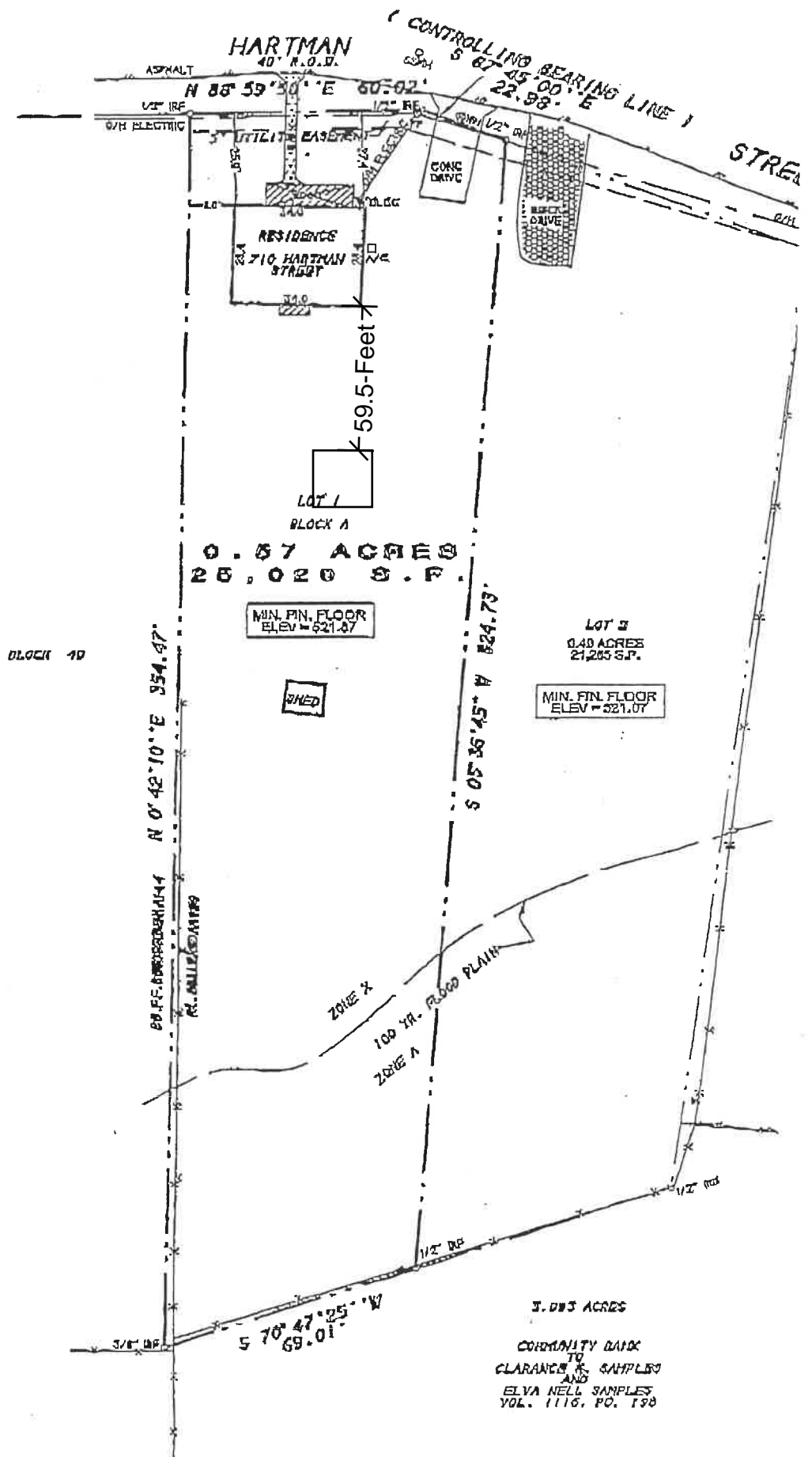
DATE

Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	\$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	\$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-\$5,036.10

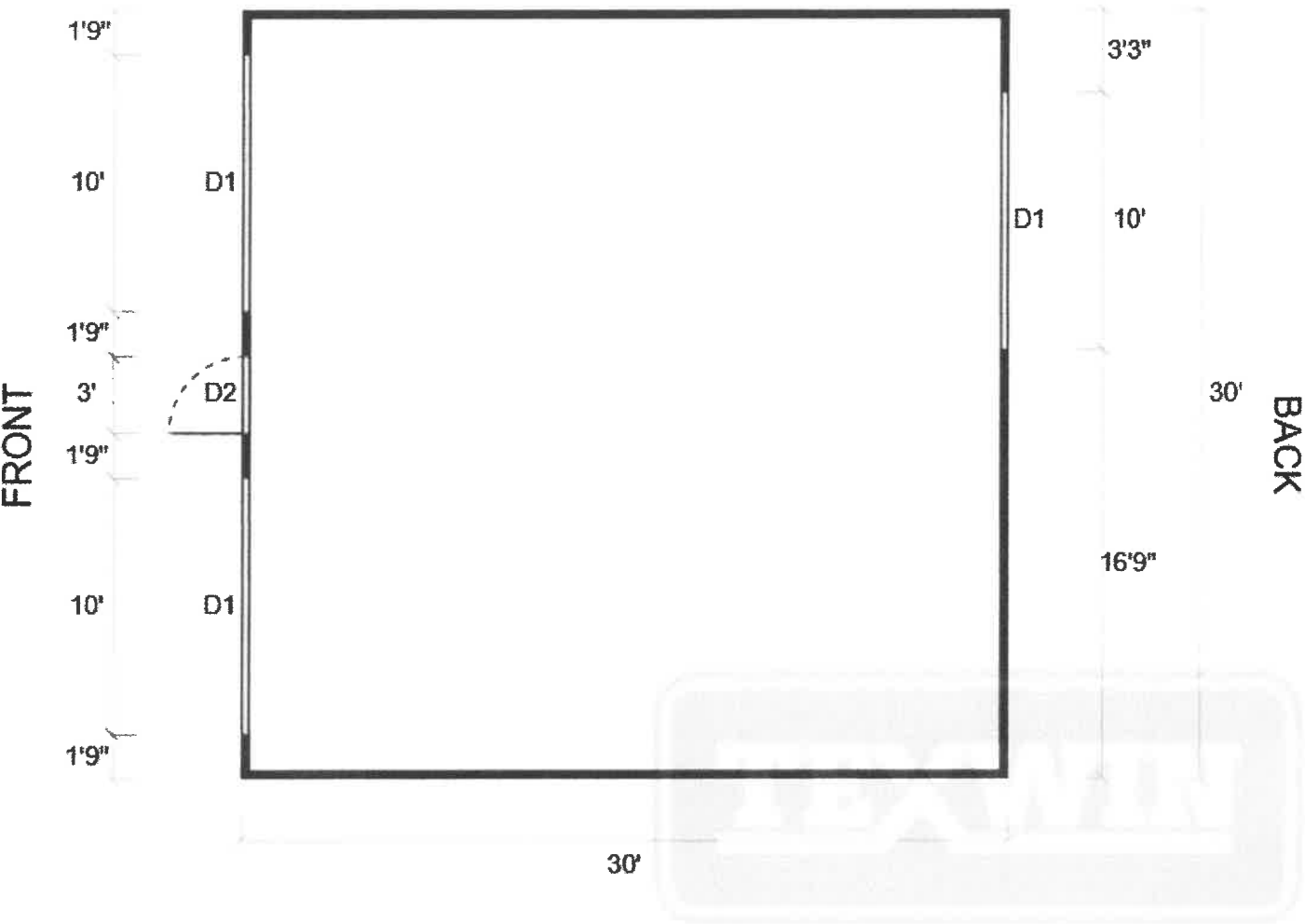


BLOCK 10





LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10'x8' Rollup Door	D2	Walk-In Door 9-Lite (36x80)
		Closed Wall	

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman 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 a *Detached Garage* 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*; Subsection 03.09, *Single-Family 7 (SF-7) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 900 SF.
- 4) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

HARTMAN
40' N.O.D.

ASPHALT
1/2" DE
6" H ELECTRIC

UTILITY BASEMENT
CONC DRIVE
1/2" DE
1/2" DE

RESIDENCE
710 HARTMAN STREET

LOT 1
BLOCK A
0.87 ACRES
28,020 S.F.

MIN. FIN. FLOOR
ELEV = 521.87

SHED

LOT 2
0.40 ACRES
21,205 S.F.

MIN. FIN. FLOOR
ELEV = 521.07

3.083 ACRES
COMMUNITY BANK
TO
CLARENCE R. SAMPLES
AND
ELVA NEEL SAMPLES
VOL. 1116, PG. 128

100 YR. FLOOD PLAIN

ZONE X
ZONE A

1/2" DE
1/2" DE

3/4" DE

5 70° 47' 25" W
69.01'

5 05° 36' 45" W
824.73'

88° 59' 10" E
60.02'

85° 00' 22.88" E

CONTROLLING BEARING LINE

STREET

BLOCK 10

88° 59' 10" E
354.87'

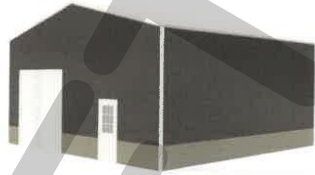
RE-ALLIANCE

Exhibit 'C':
Building Elevations

Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

BUILDING IMAGES



Perspective View



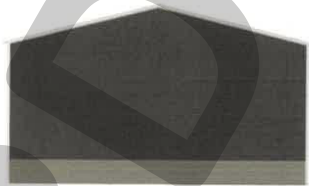
Front



Left Side



Right Side



Back



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: September 15, 2025
APPLICANT: Anthony Rendon
CASE NUMBER: Z2025-060; *Specific Use Permit (SUP) for an Accessory Structure at 710 Hartman*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure (Detached Garage)* on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 1,548 SF single-family home that was constructed in 1949, a 270 SF detached carport constructed in 2021, and a 96 SF storage shed constructed in 2005. On August 21, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the proposed *Detached Garage* by a vote of 4-0, with Board Members Lewis, McNeely, and Gaskin absent. As a condition of this case, the Historic Preservation Advisory Board (HPAB) also approved a condition that the *Detached Garage* generally match the color of the primary structure. This condition has been added to the *Draft Ordinance* prepared for this case.

PURPOSE

The applicant -- *Anthony Rendon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage permitted within a Single-Family 7 (SF-7) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 710 Hartman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This also happens to be the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is are two (2) parcels of land [*i.e. 709-711 Hartman Street and 207 Wade Drive*] developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is E. Washington Street, which is identified as a A4D (*i.e. arterial collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is a 6.60-acre parcel of land [*i.e. Lot 8, Block A, Richard Harris #2 Addition*], which consists of a single-family home, metal barn and pole barn. Beyond this are three (3) parcels of land [*i.e. 506, 602, & 606 Renfro Street*] developed with single-family homes. South of this is the remainder of the Renfro Creekside Estates subdivision,

which consists of two (2) lots and has been in existence since May 21, 2010. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [i.e. 712 Hartman Street] developed with a single-family home. This parcel is classified as a *Non-Contributing Property*. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is one (1) parcel land [i.e. 716 Hartman Street] developed with a single-family home and one (1) parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition] developed with a single-family home, metal barn, and pole barn. East of this is the Richard Harris 2 Addition, which consists of seven (7) single-family lots and has been in existence since October 14, 1982. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land [i.e. 706 & 708 Hartman Street] developed with single-family homes. These parcels are designated as *Non-Contributing Properties*. Beyond this is one (1) parcel of land [i.e. 301 S. Clark Street], which is developed with a single-family home. This parcel is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary for the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed *Detached Garage* will measure 30-feet by 30-feet (or 900 SF), and be situated in the rear yard of the subject property. It will be located approximately 59.50-feet from the existing home. The proposed overall height of the structure will be 14-feet. The exterior of the structure will be clad in metal and will be required match the color of the existing home as conditioned by the Historic Preservation Advisory Board (HPAB) on August 21, 2025.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 900 SF (*i.e. 275 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. However, all three (3) existing structures will be removed with the addition of the detached garage. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 7 (SF-7) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=1; <i>In Conformance</i>
<i>Detached Garage (Maximum Square Footage)</i>	625 SF	900 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	6-Feet	X>6-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; <i>In Conformance</i>
<i>Between Buildings</i>	10-feet	X=59.5-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. Although the request exceeds code requirements, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. In this case, the applicant has mentioned to staff and the Historic Preservation Advisory Board (HPAB) that the intent for this *Detached Garage* is to store the lawn equipment currently contained within the existing three (3) accessory buildings which will be removed prior to issuance of a building permit for the *Detached Garage*. In addition, the *Detached Garage* will be located within the backyard with very limited visibility from any right-of-way or adjacent property. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations 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 written, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for an *Accessory Building*, then staff would propose the following conditions of approval:

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

- b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 900 SF.
 - d) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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

710 HARTMAN ST.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **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

CONTACT PERSON

MARCELINO RENDON

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

☒ APPLICANT

CONTACT PERSON

ANTHONY RENDON

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCELINO RENDON [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 \$ 710 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2-17-25 DAY OF JULY, 2025 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."

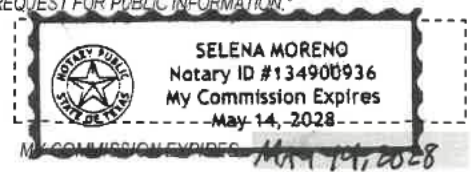
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF JULY, 2025.

OWNER'S SIGNATURE


[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





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.

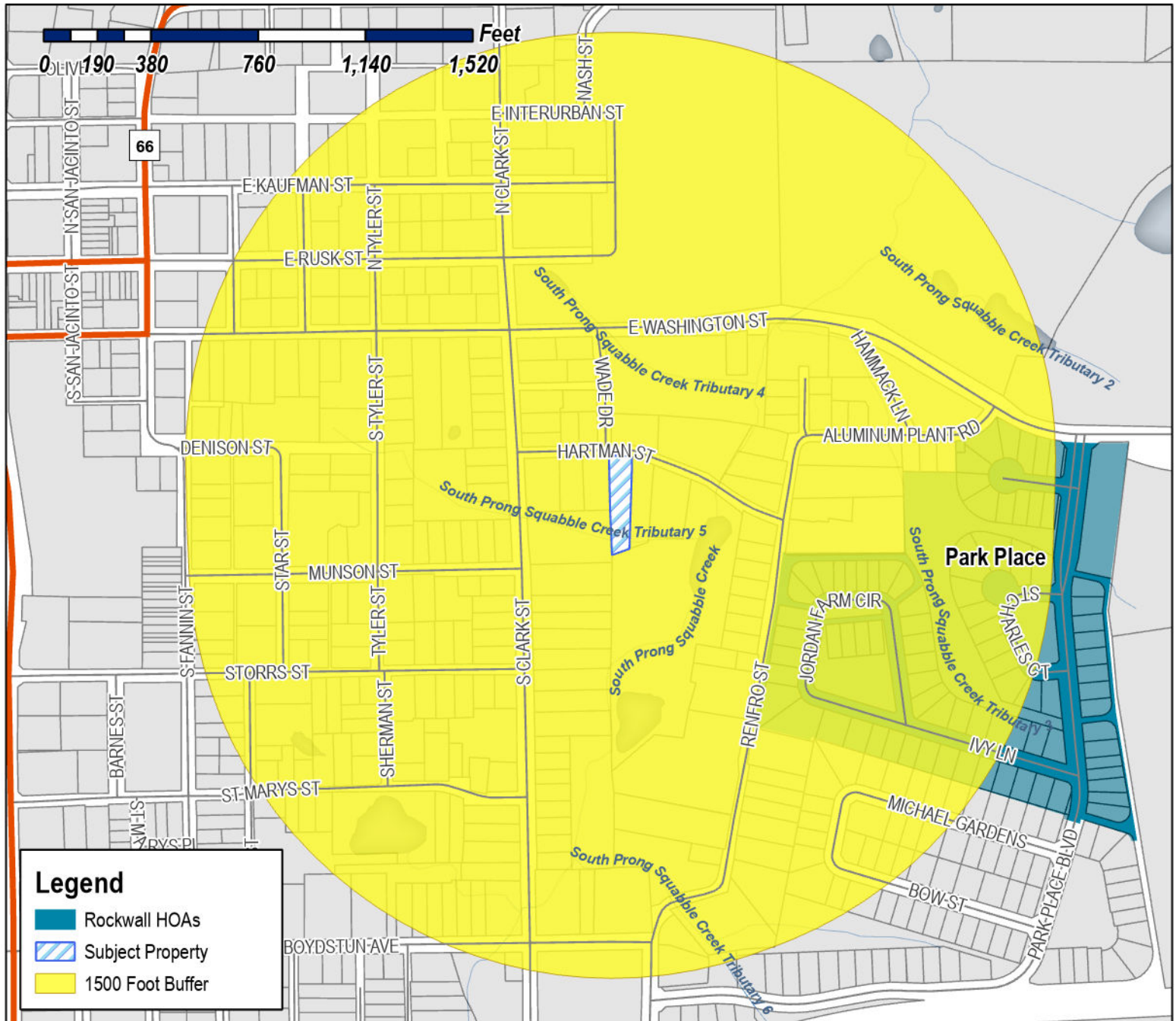




City of Rockwall

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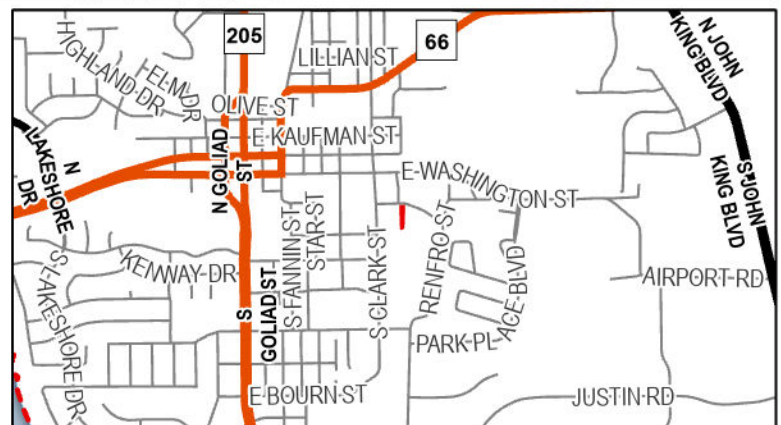
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2025-060]
Date: Thursday, August 21, 2025 8:11:18 AM
Attachments: [Public Notice \(08.19.2025\).pdf](#)
[HOA Map \(08.18.2025\).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 Friday, August 22, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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 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>.

-
Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

Melanie Zavala

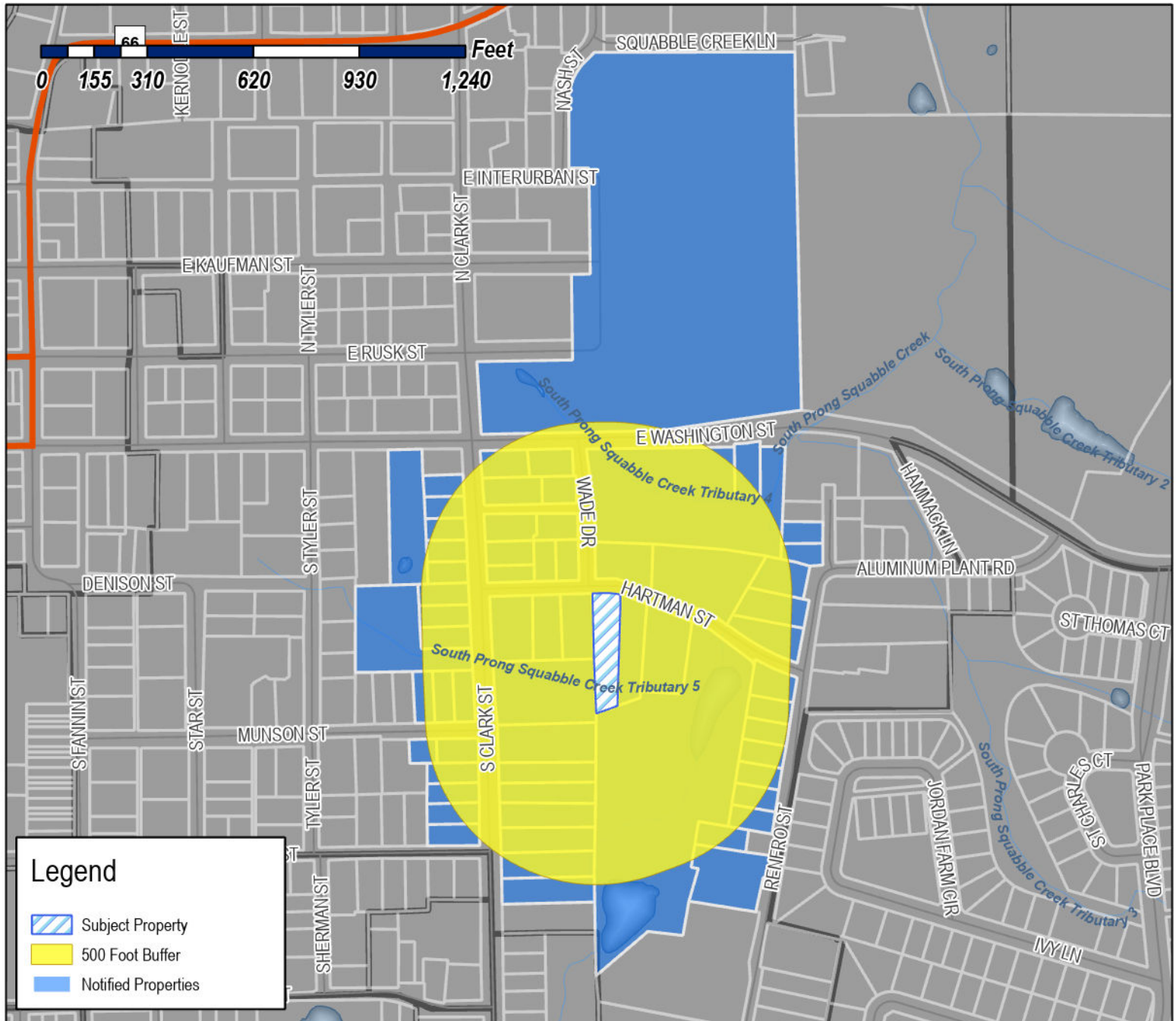
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-060
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 710 Hartman Street

Date Saved: 8/18/2025

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

JORDAN JOHN & ALLISON
201 S Clark St
Rockwall, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
204 RENFRO ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN
205 S CLARK ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
205 S CLARK ST
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
206 S CLARK ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
208 S CLARK ST
ROCKWALL, TX 75087

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

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

CONFIDENTIAL
307 S CLARK ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
374 RENFRO ST C/O TRICON AMERICAN HOMES
LLC
ROCKWALL, TX 75087

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

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 <Null> RENFRO ST RICHARD AND JUDY
HARRIS- TRUSTEES
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

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403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E Rusk St
Rockwall, TX 75087

WALLACE KATHERINE
608 E WASHINGTON ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST RICHARD AND JUDY HARRIS-
TRUSTEES
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
706 HARTMAN ST
ROCKWALL, TX 75087

HARRIS DARRIN COLE
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2025-060: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

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

Your comments must be received by Monday, September 15, 2025 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. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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. Z2025-060: SUP for an Accessory Structure

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The Rendons have multiple vehicles and are in need of this. This has never caused a problem for us, but will surely help them. They are very good neighbors.

Name:

Bob + Perrilyn Griliam

Address:

712 Hartman, Rockwall 75087

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

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



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)

800-636-4700

[https://dealer-steelbuildings.texwin.com/?lng=en-](https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597)[US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597](https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597)

DEALER

Southwest Sheds (170)

Royse City, TX 75189

469-707-3501

sws.roysecity@gmail.com

Sales Rep: James Parsons

BILL TO

Marshall Rendon

TX 75087

972-310-9680

marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No ✗
Site Specific Drawings	No ✗
Site Ready	No ✗
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg
Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

Description

QTY

PRICE

MSRP

\$20,052.00

Base Price: 30'x30'

1

\$6,875.00

- You Saved

\$5,036.10

Installation Surface: Asphalt

1

-

Subtotal

\$15,015.90

Colonial Style (Wainscot): Black

1

\$100.00

+ Tax (8.25%)

\$1,238.81

Roof Style: Vertical (Professional)

1

-

Total Order Amt

\$16,254.71

Roof Pitch: 3/12 (Standard) ✓

1

-

Leg Style: Double

1

-

Deposit Required
to Order

\$2,195.84

Texwin Certified: Certified to 150 MPH / 20 PSF

1

-

Schedule Deposit

\$7,029.44

Leg Height: 14'

1

\$2,772.00

Left Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Final Balance Due
at Installation

\$7,029.43

Right Side: Fully Enclosed - Siding: Horizontal

1

\$755.00

Updated Balance
(if applicable)

Date

Continued on next page

CUSTOMER ORDER SIGNATURE

DATE

Customer was present for the unit's installation and
accepts the unit as installed. View terms page for
more details.

DEALER / MFR SIGNATURE

DATE

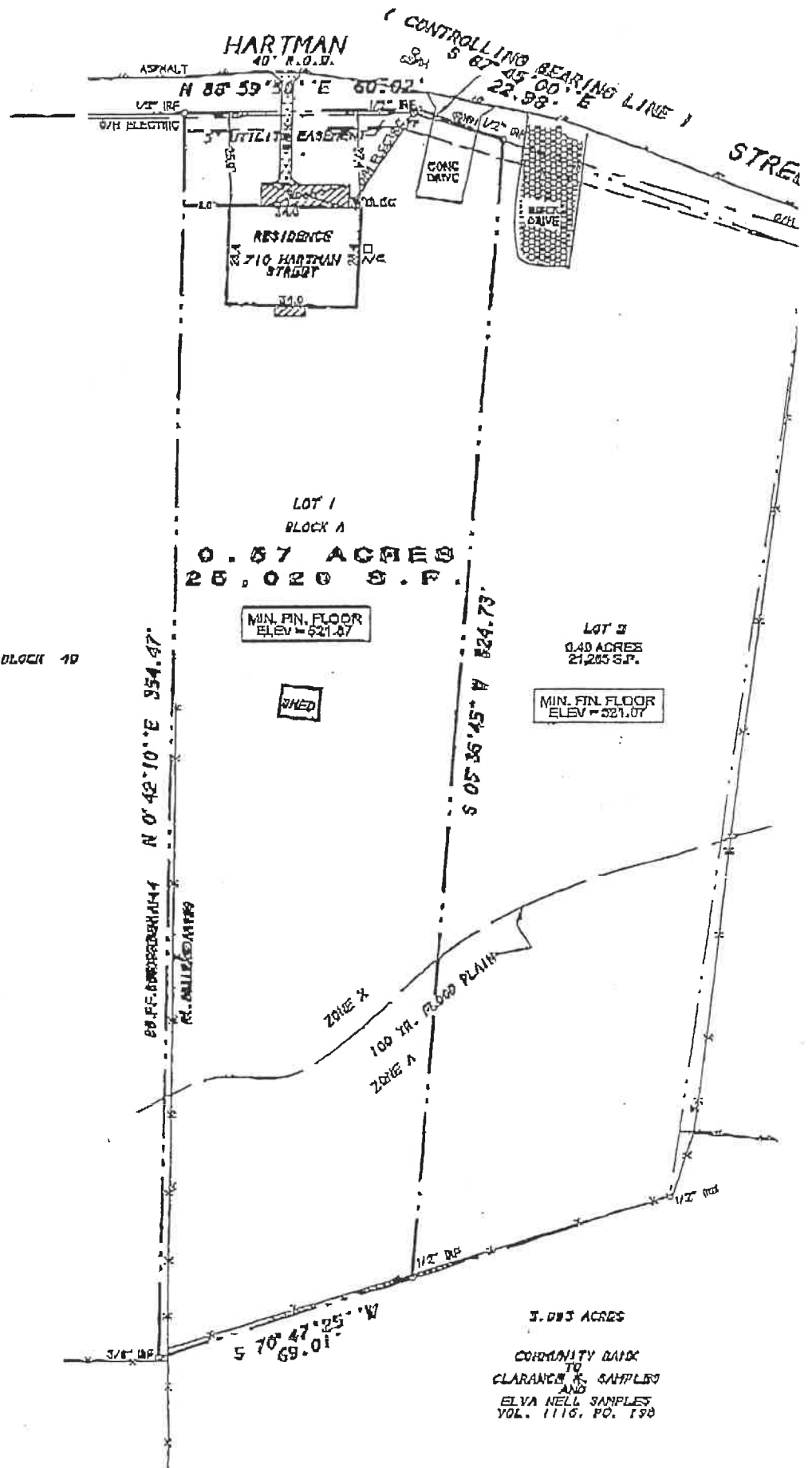
CUSTOMER INSTALL SIGNATURE

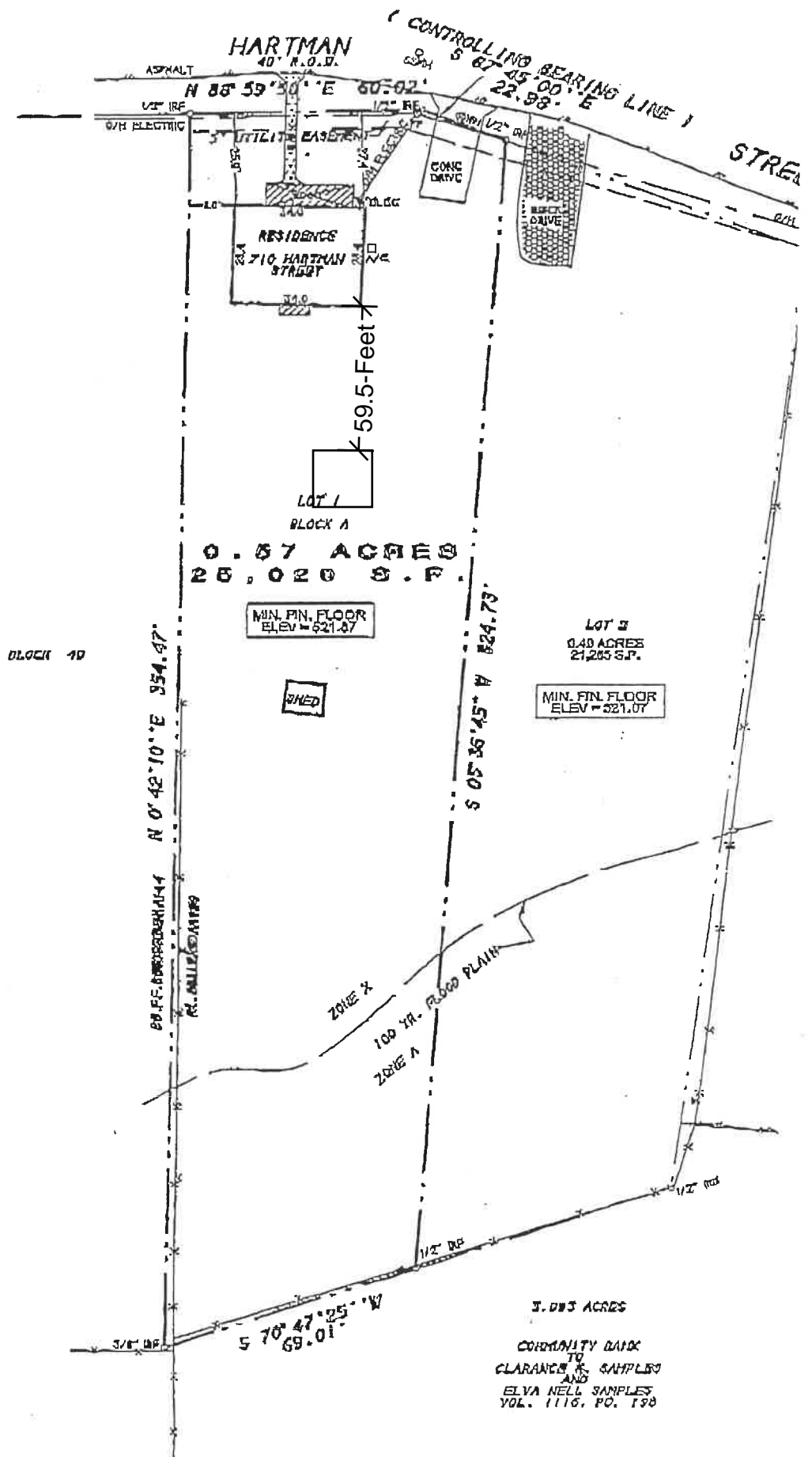
DATE

Description	QTY	PRICE
Continued from previous page		
Front End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$2,765.00
Approximate Peak Height: 17'9"	1	-
Doors & Windows		
Walk-In Door 9-Lite (36x80) - Corner Style: Square (Traditional) - Color: White	1	\$385.00
10'x8' Rollup Door - Corner Style: Square (Traditional) - Color: Satin White	3	\$2,880.00
Additional Options & Fees		
Colored / Cupped Heads / Powder-Coated Screws (Included)		-
Steel Sheeting & Trim: 26 Gauge / AZ50 Substrate (Included)	1	-
Steel Framing: 14 Gauge / Grade 50 / G60 Galvanization (Included)	1	-
Additions & Adjustments		
discount 30.00%	1	-\$5,036.10

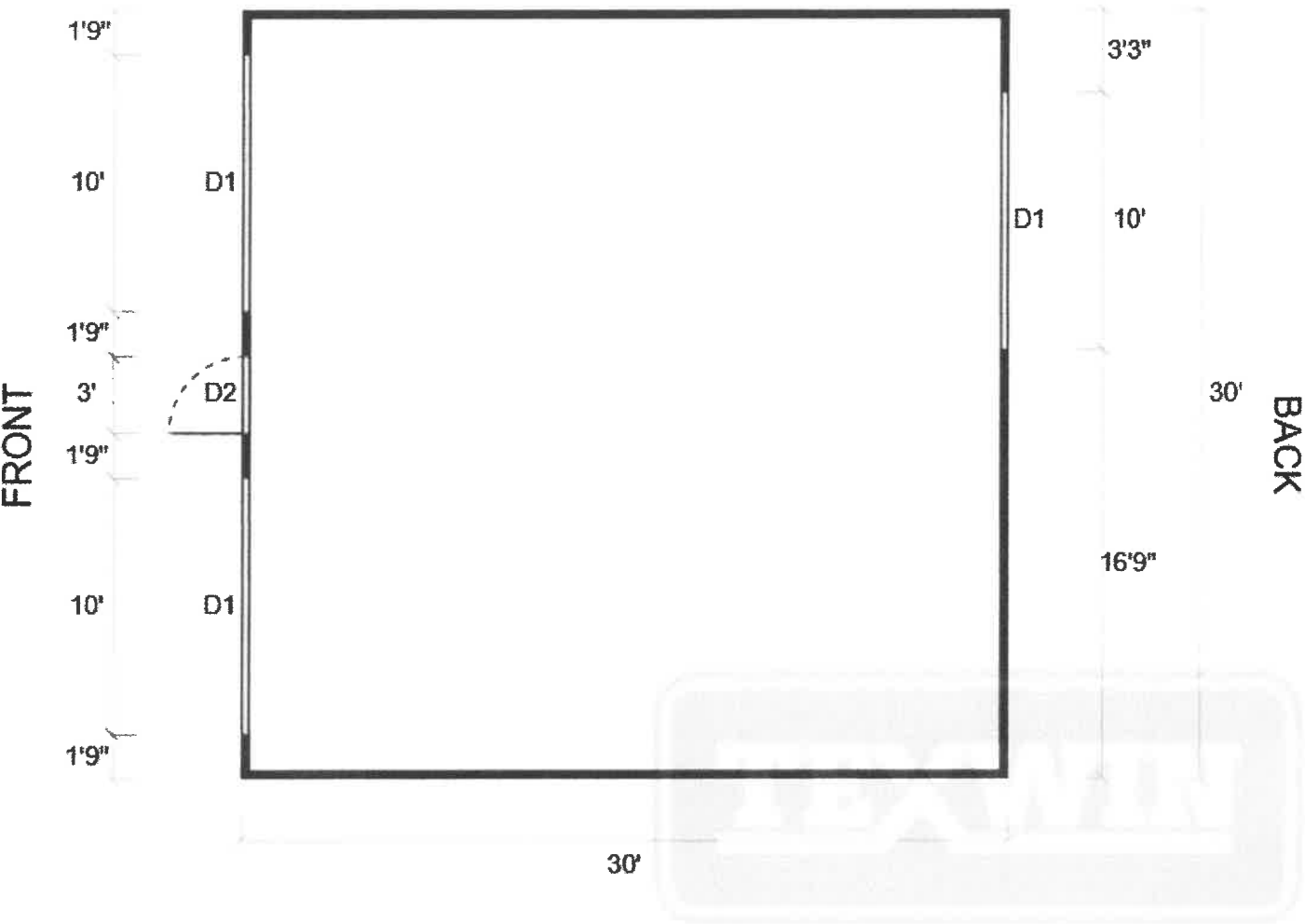


BLOCK 10





LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10'x8' Rollup Door	D2	Walk-In Door 9-Lite (36x80)
	Closed Wall		

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman 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 a *Detached Garage* 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*; Subsection 03.09, *Single-Family 7 (SF-7) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 900 SF.
- 4) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner 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 6TH DAY OF OCTOBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 15, 2025

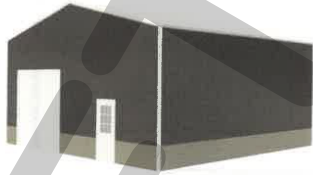
2nd Reading: October 6, 2025

Exhibit 'C':
Building Elevations

Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

BUILDING IMAGES



Perspective View



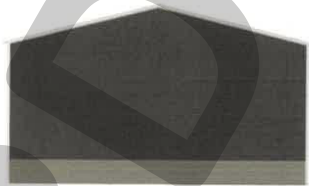
Front



Left Side



Right Side



Back



October 8, 2025

TO: Marcelino and Anthony Rendon
710 Hartman
Rockwall, Texas 75087

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

SUBJECT: Z2025-060; *Specific Use Permit (SUP) for a Detached Garage*

Leonard and Debra:

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 October 6, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 900 SF.
 - d) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

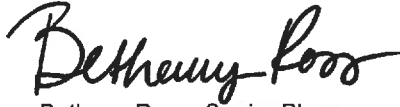
City Council

On September 15, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On October 6, 2025, 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. 25-66, S-382*, 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 at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name "Bethany" and the last name "Ross" clearly distinguishable.

Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-66

SPECIFIC USE PERMIT NO. S-382

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 A *DETACHED GARAGE* ON A 0.570-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE HURST 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 from Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum size permitted on a property for a 0.570-acre parcel of land identified as Lot 1 of Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 710 Hartman 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 a *Detached Garage* 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*; Subsection 03.09, *Single-Family 7 (SF-7) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 900 SF.
- 4) All existing accessory structures shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The proposed *Detached Garage* shall generally match the aesthetics of the primary structure.
- 6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner 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.

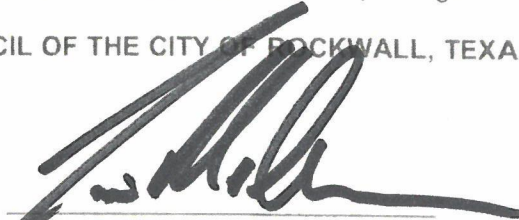
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 6TH DAY OF OCTOBER, 2025.


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: September 15, 2025

2nd Reading: October 6, 2025



Exhibit 'B': *Site Plan*

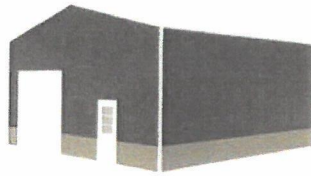


Exhibit 'C':
Building Elevations

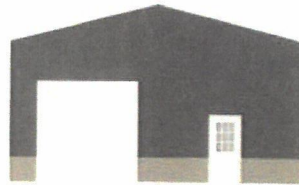
Ref #: 1756-2345-4129-4555, Aug 26, 2025

Texwin - (Carports Dealers)
800-636-4700

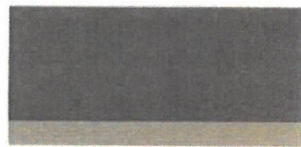
BUILDING IMAGES



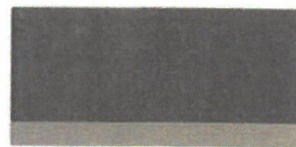
Perspective View



Front



Left Side



Right Side



Back