
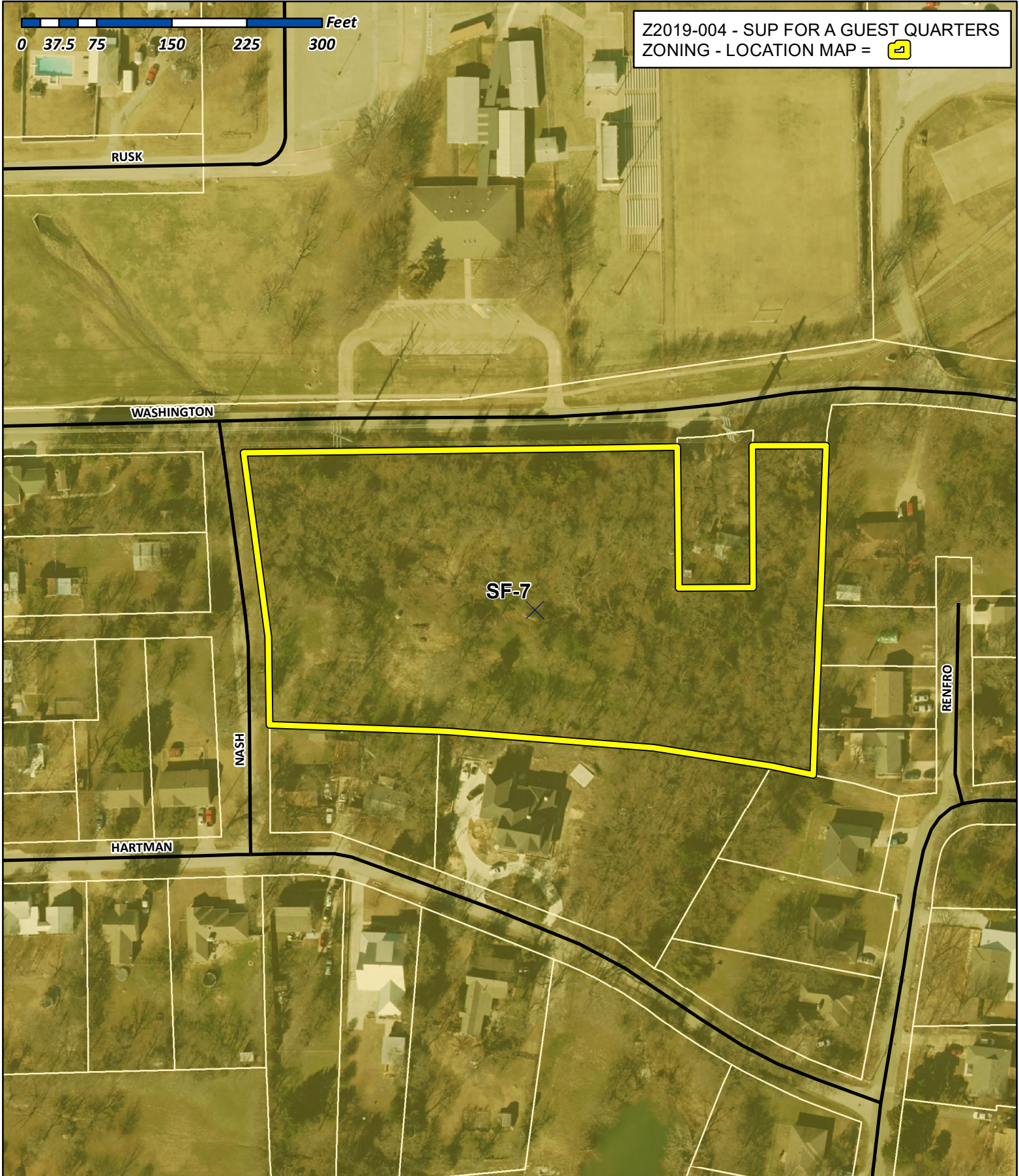


0 37.5 75 150 225 300 Feet

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



# City of Rockwall

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

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

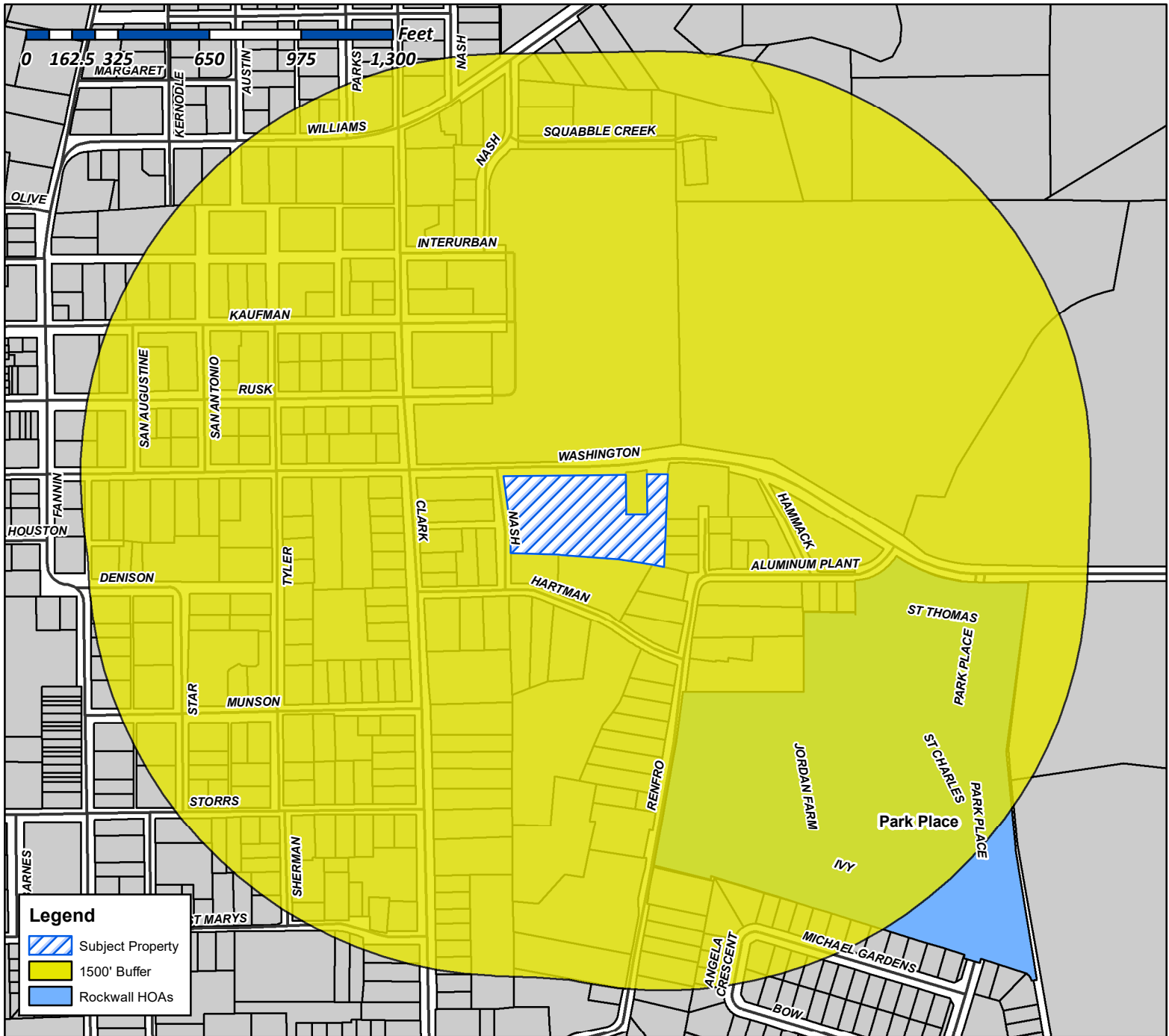




# City of Rockwall

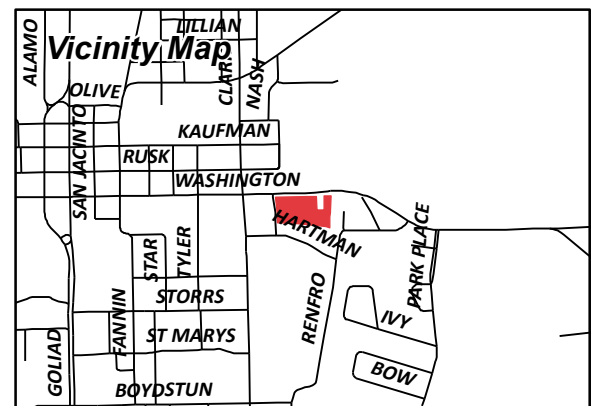
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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

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

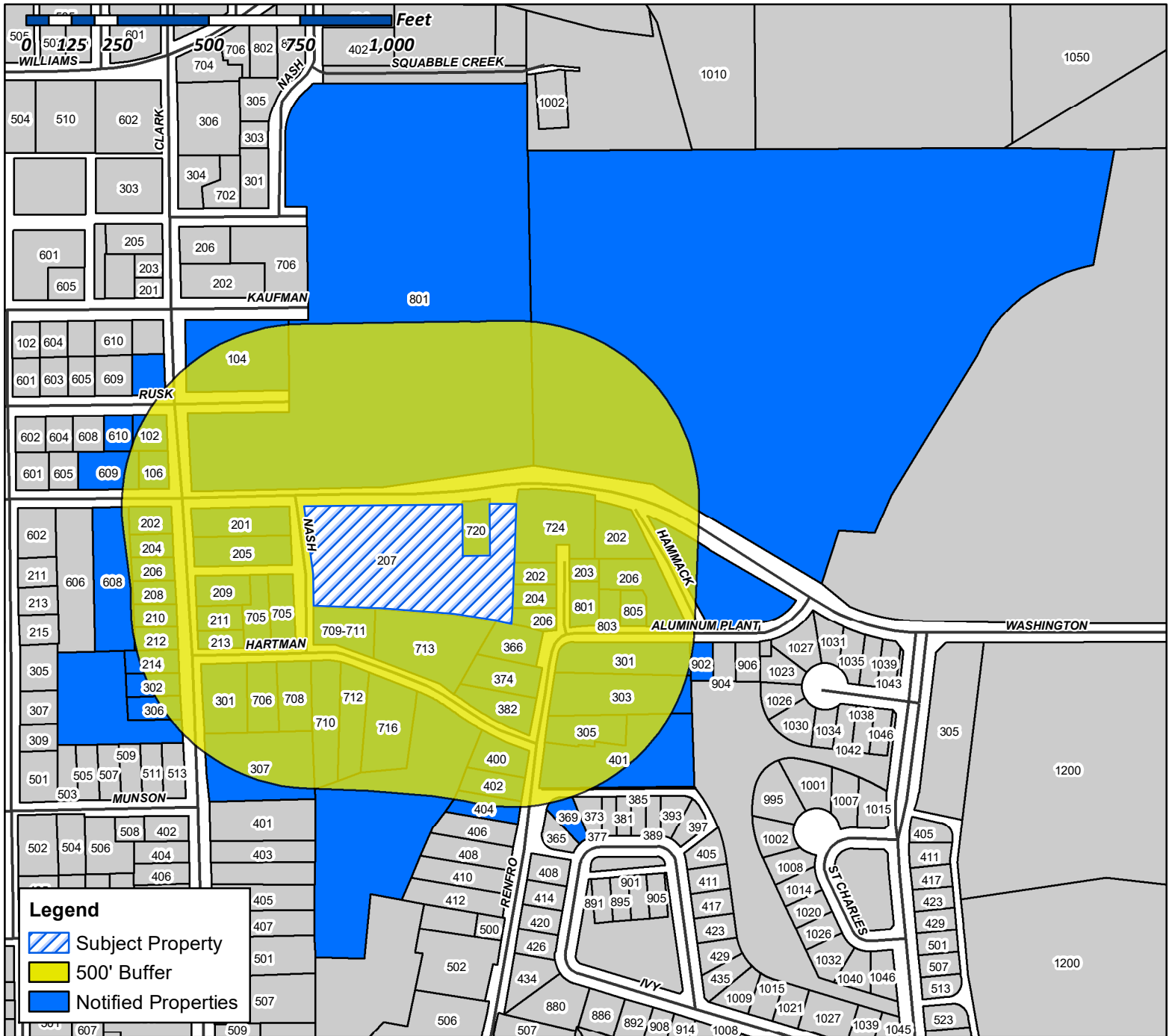




# City of Rockwall

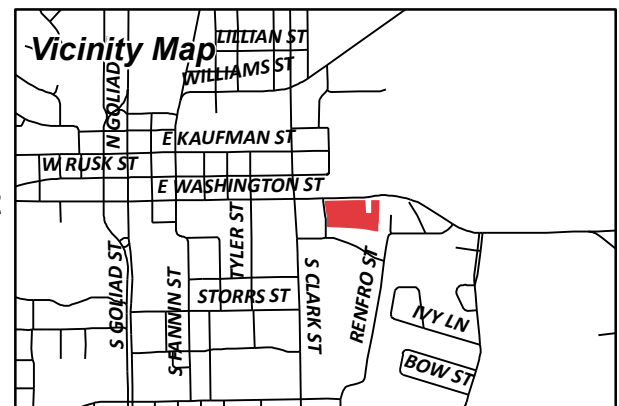
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Rockwall, Texas 75087  
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MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

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

CURRENT RESIDENT  
106 S CLARK ST  
ROCKWALL, TX 75088

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

CURRENT RESIDENT  
201 S CLARK ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
202 HAMMACK LN  
ROCKWALL, TX 75088

CURRENT RESIDENT  
202 RENFRO ST  
ROCKWALL, TX 75088

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
203 RENFRO ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
204 RENFRO ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
204 S CLARK ST  
ROCKWALL, TX 75088

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
206 HAMMACK LN  
ROCKWALL, TX 75088

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

CURRENT RESIDENT  
206 S CLARK ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
207 S NASH ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
208 S CLARK ST  
ROCKWALL, TX 75088

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

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

CURRENT RESIDENT  
210 S CLARK ST  
ROCKWALL, TX 75088

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

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
213 S CLARK ST  
ROCKWALL, TX 75088

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
301 RENFRO ST  
ROCKWALL, TX 75088

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

CHERRY JOHN T  
303 RENFRO STREET  
ROCKWALL, TX 75087

MCMILLAN TAYLOR KATHRYN  
303 WILLIAMS ST  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75088

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

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

STRADTMANN TROY H  
366 RENFRO ST  
ROCKWALL, TX 75087

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

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
374 RENFRO ST  
ROCKWALL, TX 75088

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

CURRENT RESIDENT  
400 RENFRO ST  
ROCKWALL, TX 75088

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

CURRENT RESIDENT  
402 RENFRO ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
404 RENFRO ST  
ROCKWALL, TX 75088

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT  
5710 SOUTHERN CROSS DR  
ROCKWALL, TX 75032

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

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

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

RUFF DAVE & ANNE  
6105 LAKESHORE DR  
ROWLETT, TX 75089

RUFF DAVID & ANNE  
6105 LAKESHORE DR  
ROWLETT, TX 75089

CURRENT RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75088

CURRENT RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75088

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
709-711 HARTMAN ST  
ROCKWALL, TX 75088

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
720 E WASHINGTON  
ROCKWALL, TX 75088

CURRENT RESIDENT  
724 E WASHINGTON ST  
ROCKWALL, TX 75088

DANIEL MICHAEL D  
801 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
801 E WASHINGTON  
ROCKWALL, TX 75088

WISE ALICE  
803 ALUMINUM PLANT ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
805 ALUMINUM PLANT RD  
ROCKWALL, TX 75088

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

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

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

CURRENT RESIDENT  
902 ALUMINUM PLANT RD  
ROCKWALL, TX 75088

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

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

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

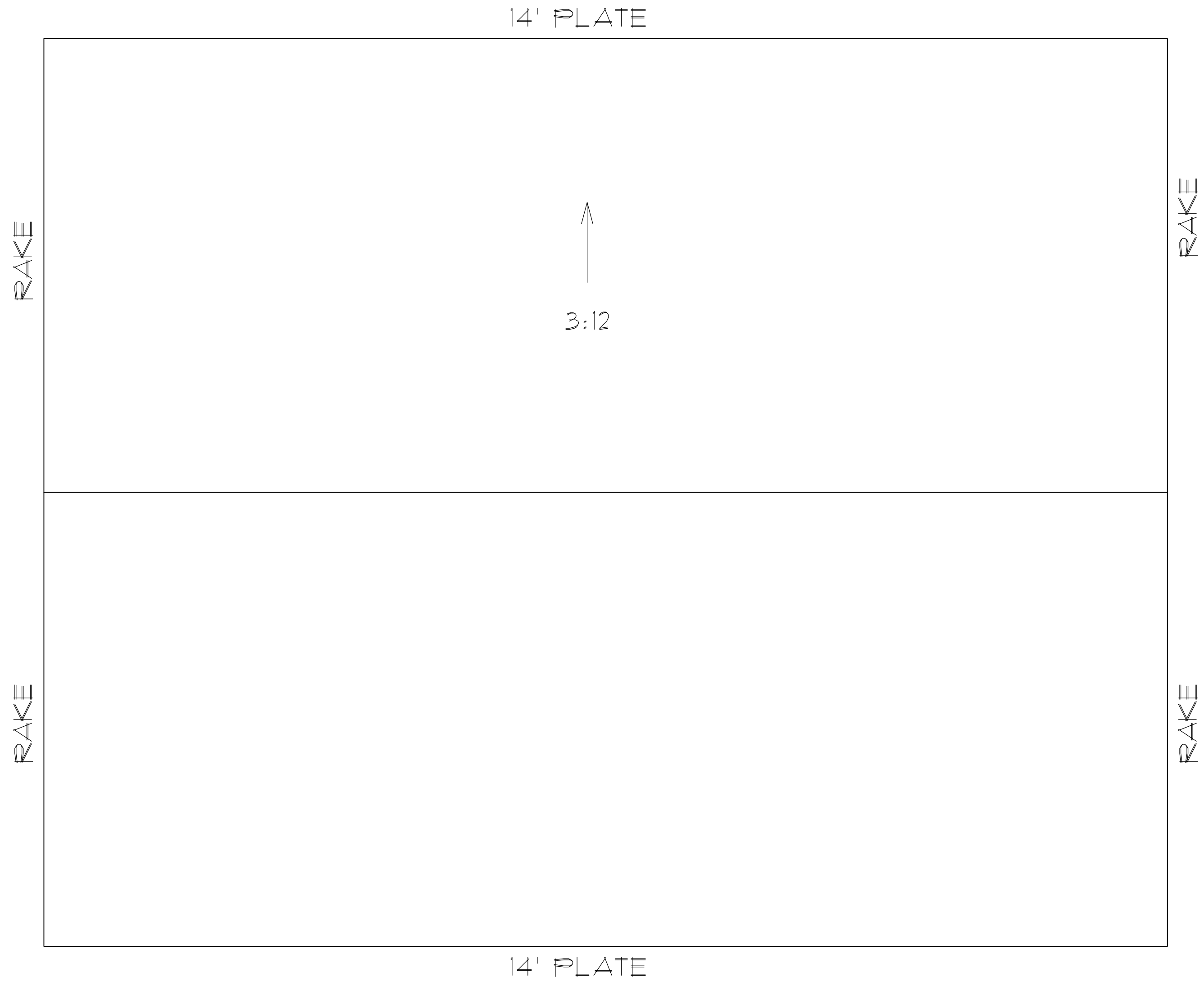
After that I was on a mission to find property on the Northside of Rockwall where Chase is very familiar with the surroundings and making this his home for a very long time to come. We found a needle in a hay stack and found the property ( 207 S. Nash) after two in a half years of cleaning the property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

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

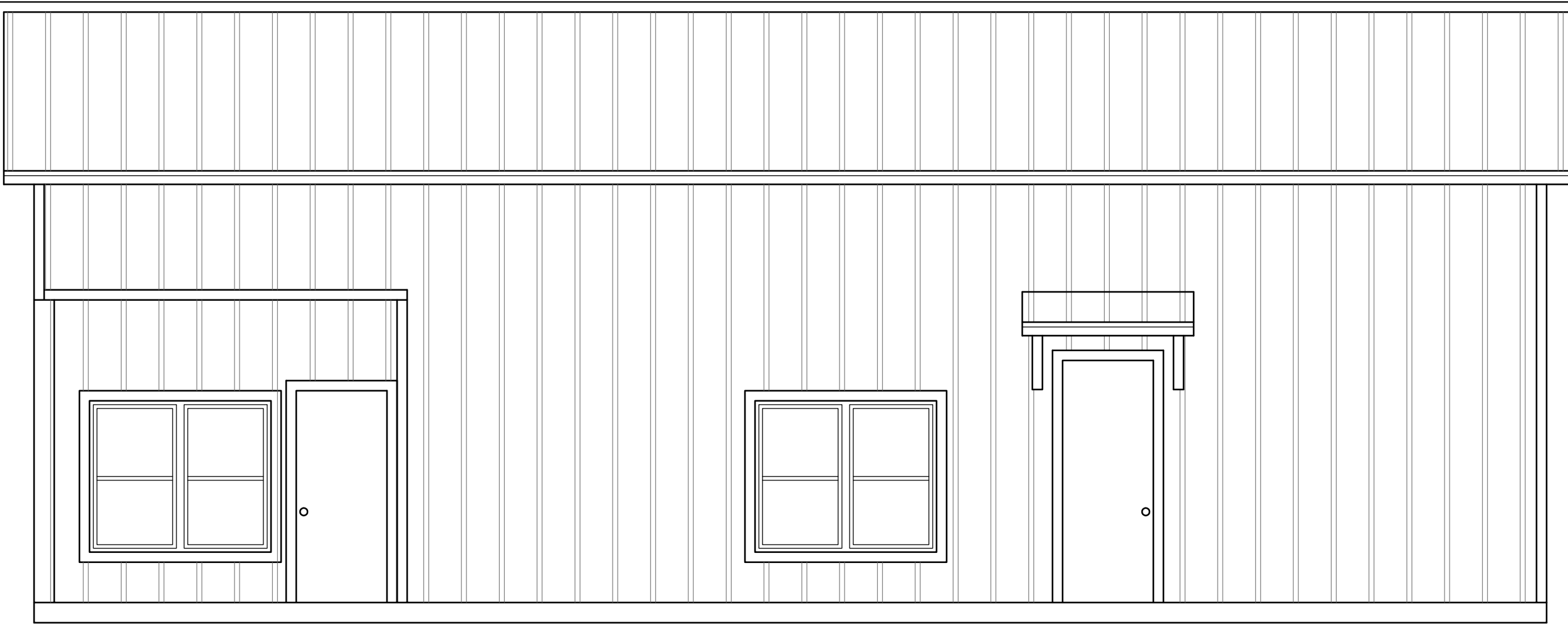
I will attend the meeting in case you have any additional questions that you may have for me that I can help answer. Thank you in advance for your time and consideration.

Sincerely,

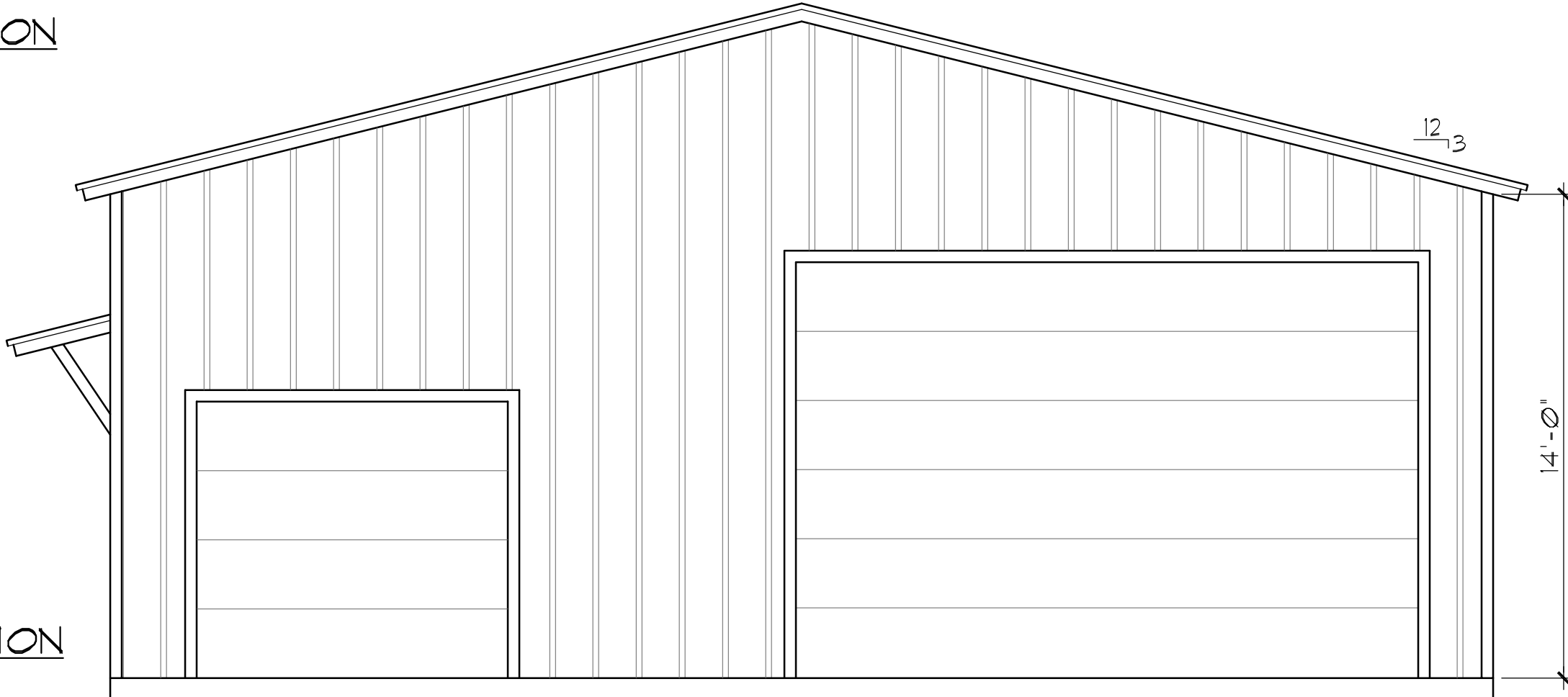
Sandie Wood



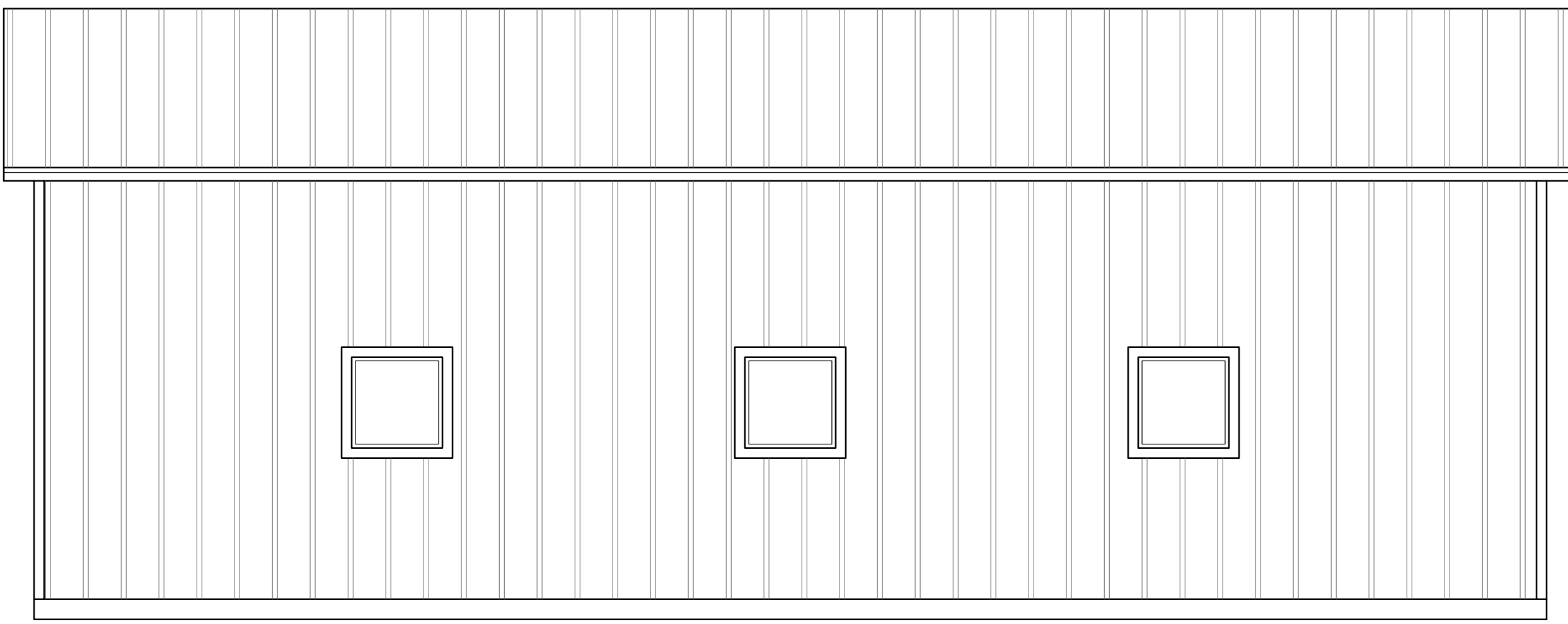
① ROOF PLAN  
SCALE: 1/8"=1'-0"



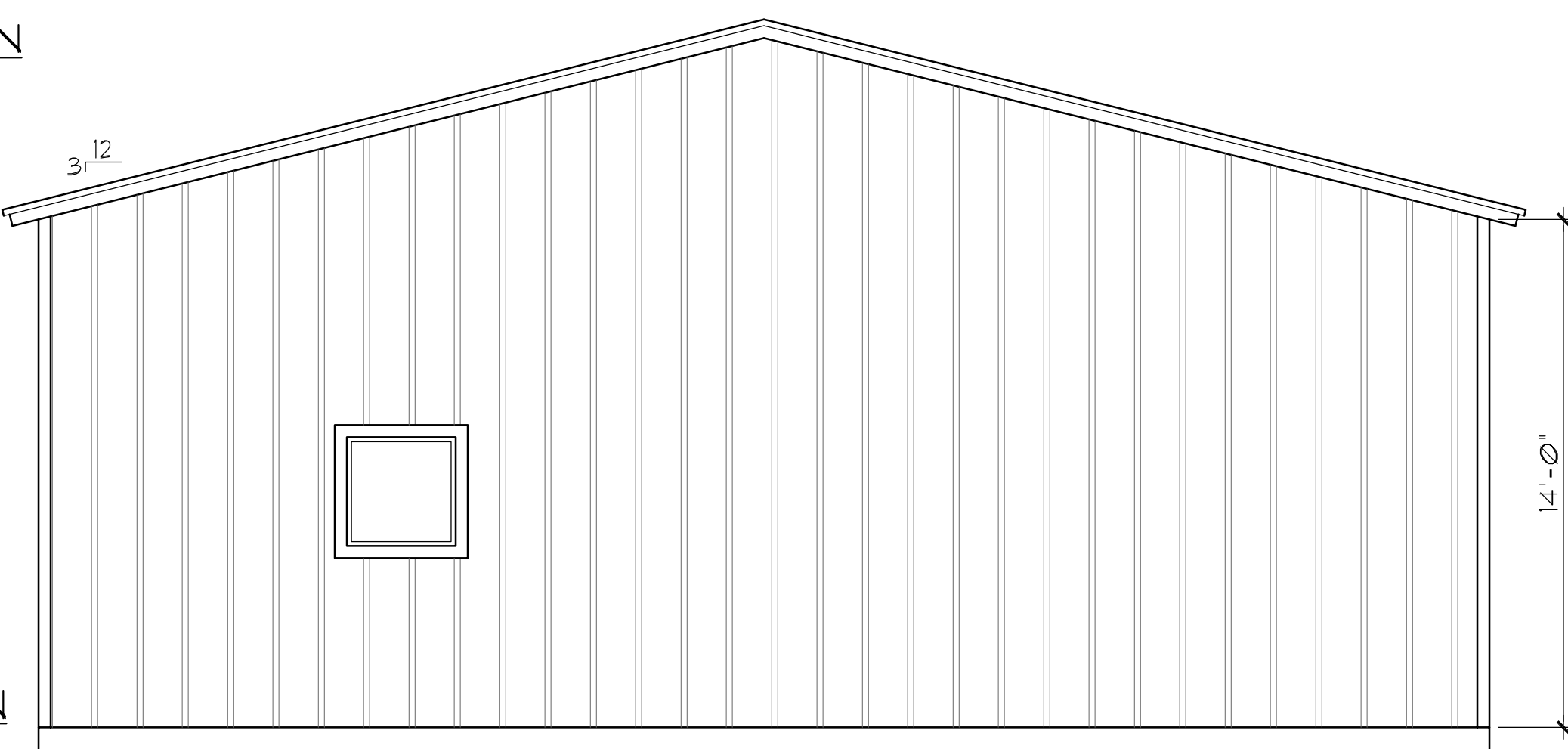
② FRONT ELEVATION  
SCALE: 1/4"=1'-0"



③ RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



④ REAR ELEVATION  
SCALE: 1/4"=1'-0"



⑤ LEFT ELEVATION  
SCALE: 1/4"=1'-0"

WOOD RESIDENCE  
BILL & SANDIE  
207 SOUTH NASH  
ROCKWALL, TEXAS

TITLE:  
GARAGE ROOF & ELEVATIONS

SCALE:  
AS SHOWN

SHANNON NEUSOM  
MARK NEUSOM

CADAZIGN

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

DATE

02/05/19

REVISION DATE:

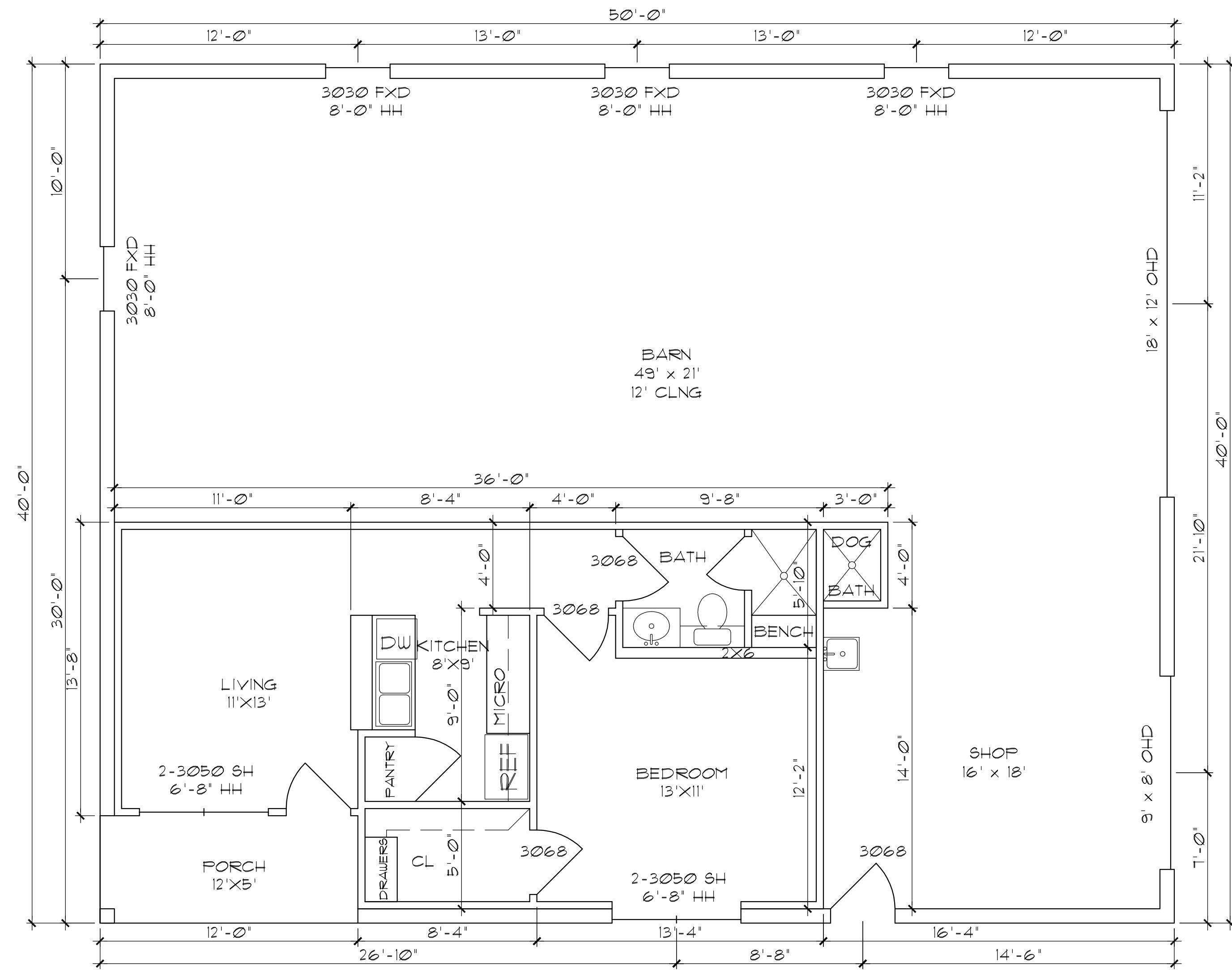
SHEET

A5

JOB NO.

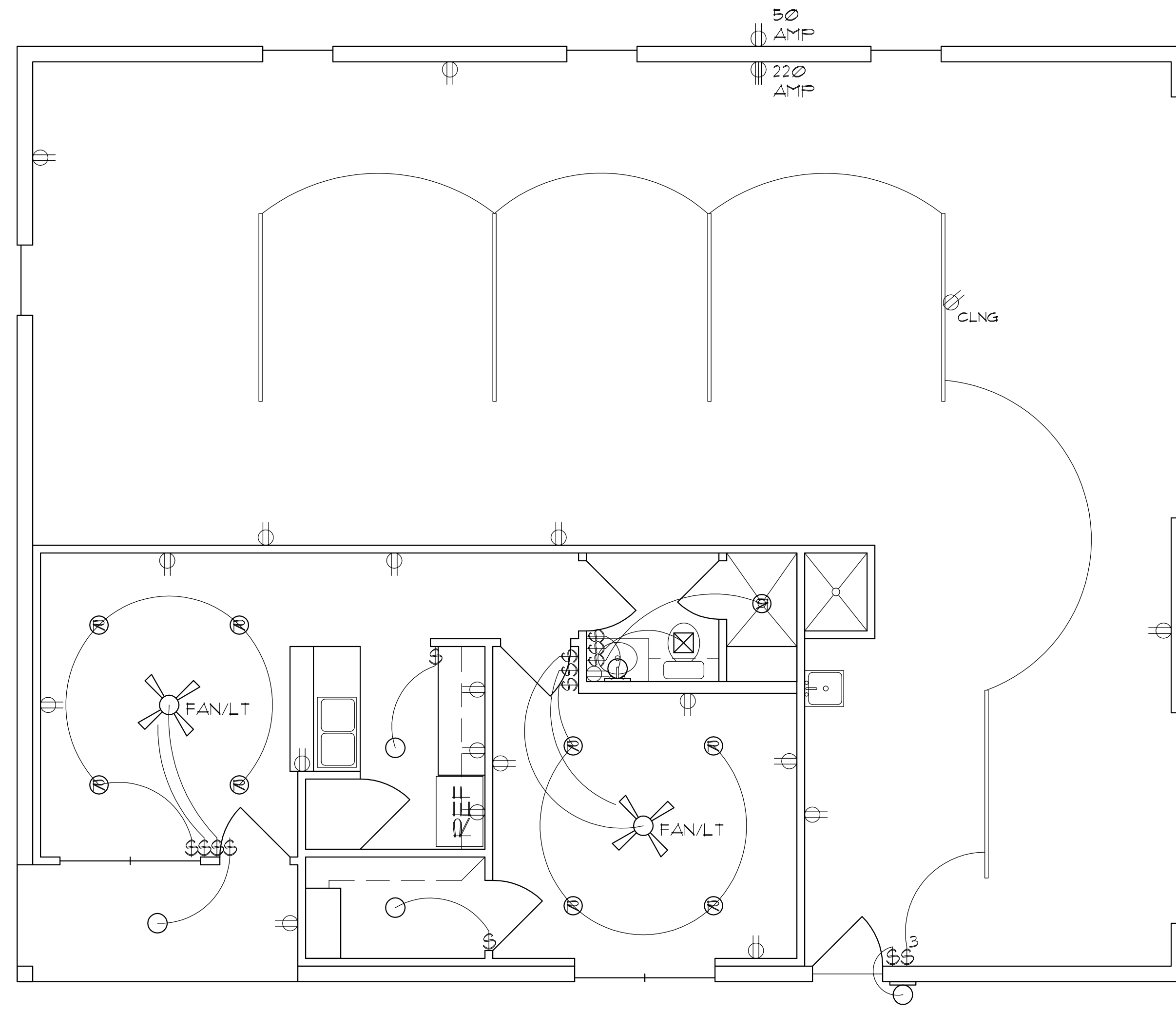
15418CAD





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

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



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

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

WOOD RESIDENCE  
BILL & SANDIE  
207 SOUTH NASH  
ROCKWALL, TEXAS

TITLE:  
GARAGE PLANS  
SCALE:  
AS SHOWN

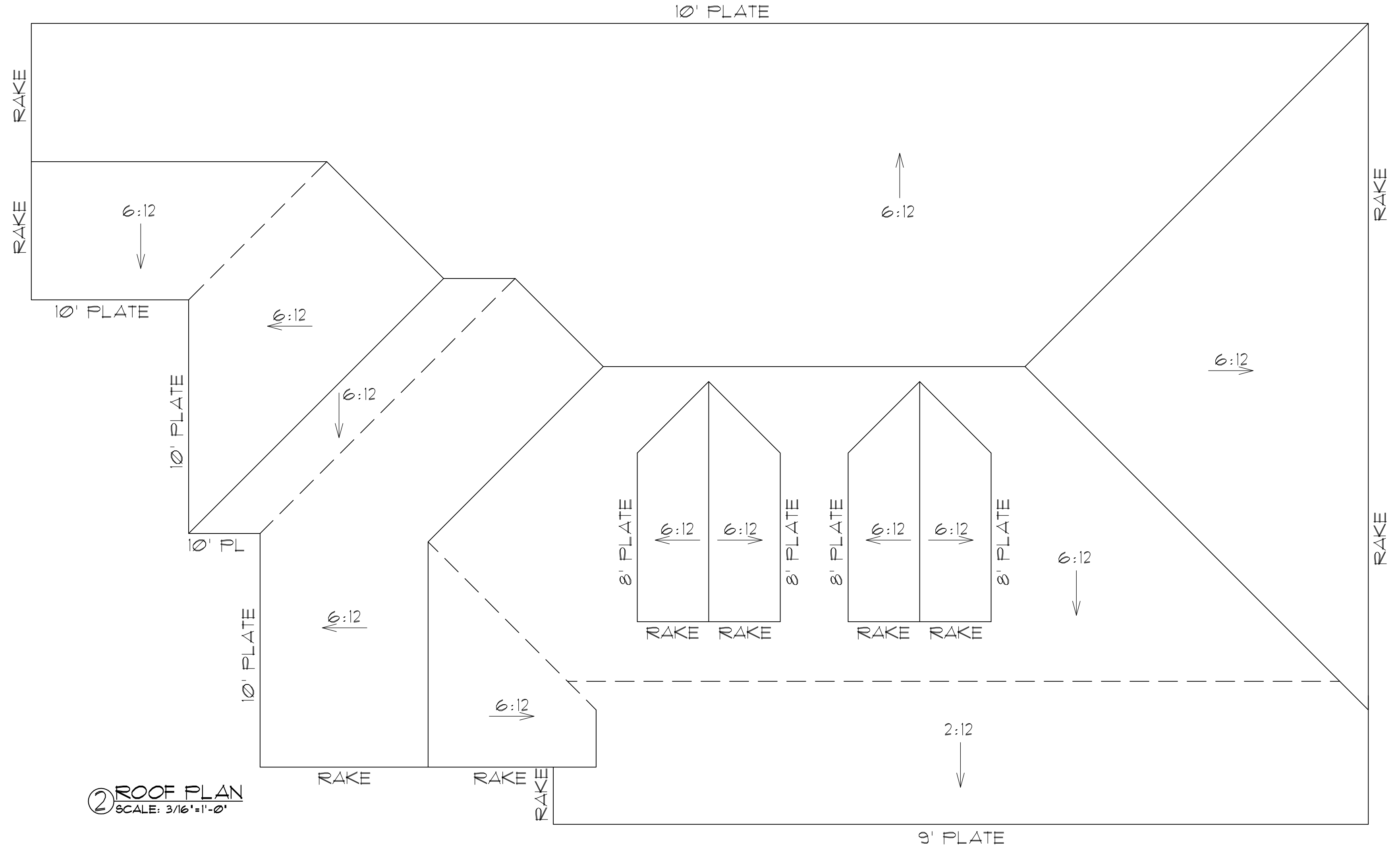
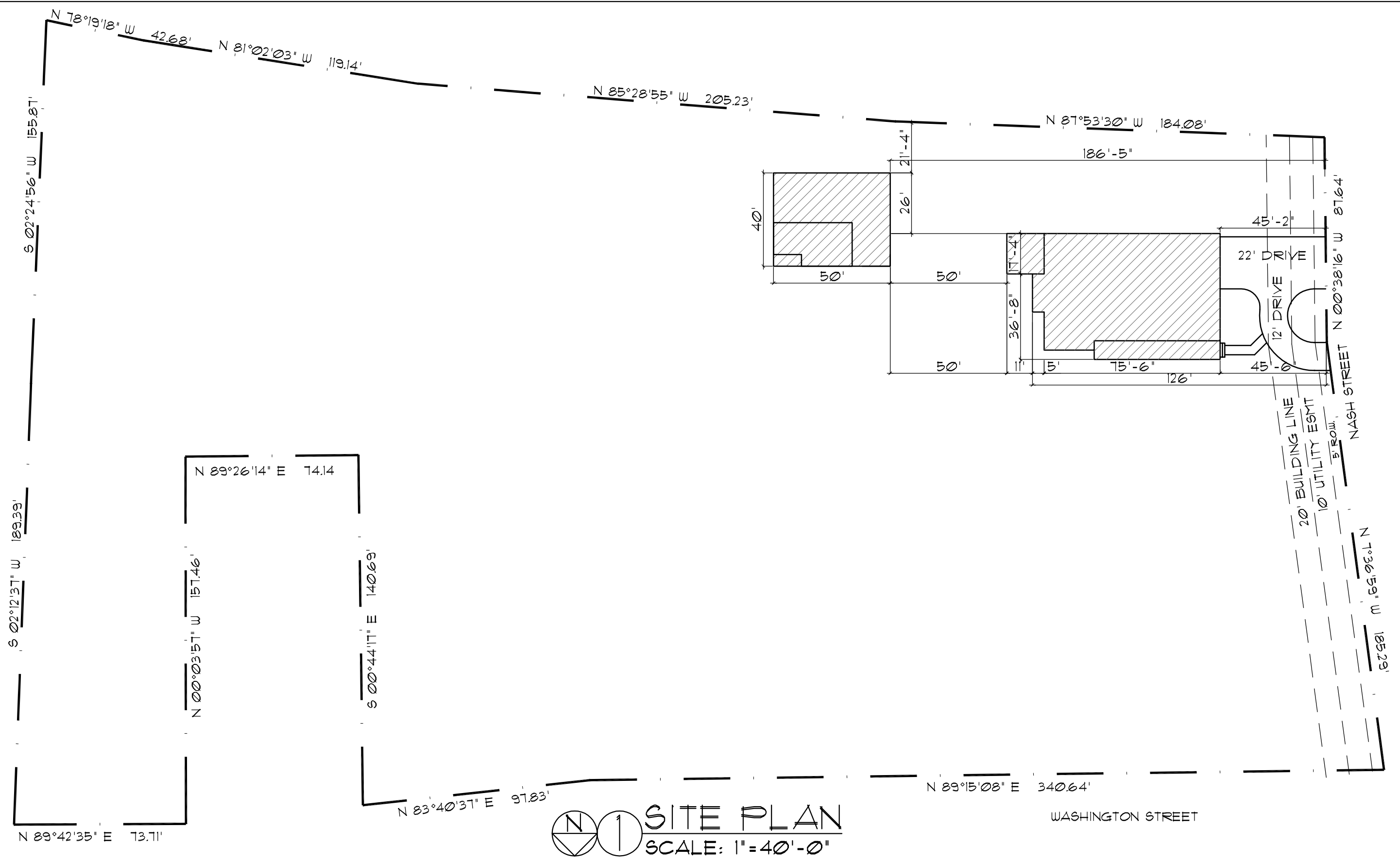
SHANNON NEUSOM  
MARK NEUSOM  
CADAZIGN  
3709 C.R. 2522  
ROYSE CITY, TEXAS 75189  
469-338-9863

DATE  
02/05/19

REVISION DATE:

SHEET  
A6

JOB NO.  
15418CAD



**WOOD RESIDENCE**  
BILL & SANDIE  
207 SOUTH NASH  
ROCKWALL, TEXAS

**TITLE:**  
SITE PLAN / HOUSE ROOF PLAN

**SCALE:**  
AS SHOWN

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

**DATE**  
02/05/19

**REVISION DATE:**

**SHEET**  
A1

**JOB NO.**  
15418CAD