



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 32022-004 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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

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

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

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

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION FARMIN & JACKSON

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

CURRENT ZONING SF-7 ?

CURRENT USE SINGLE FAMILY RESIDENCE

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

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

ACREAGE .74 ACRES

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 MIKE & MARY FRASIER

APPLICANT MIKE FRASIER

CONTACT PERSON MIKE FRASIER

CONTACT PERSON \_\_\_\_\_

ADDRESS 704 JACKSON ST

ADDRESS SAM

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-728-6171

PHONE 214 728-6171

E-MAIL MIKE@FRASIERROOFING.COM

E-MAIL MIKE@FRASIERROOFING CO

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

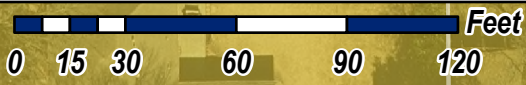
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.


OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map =   
**Z2022-004**  
Specific Use Permit for 704 Jackson Street



# 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.

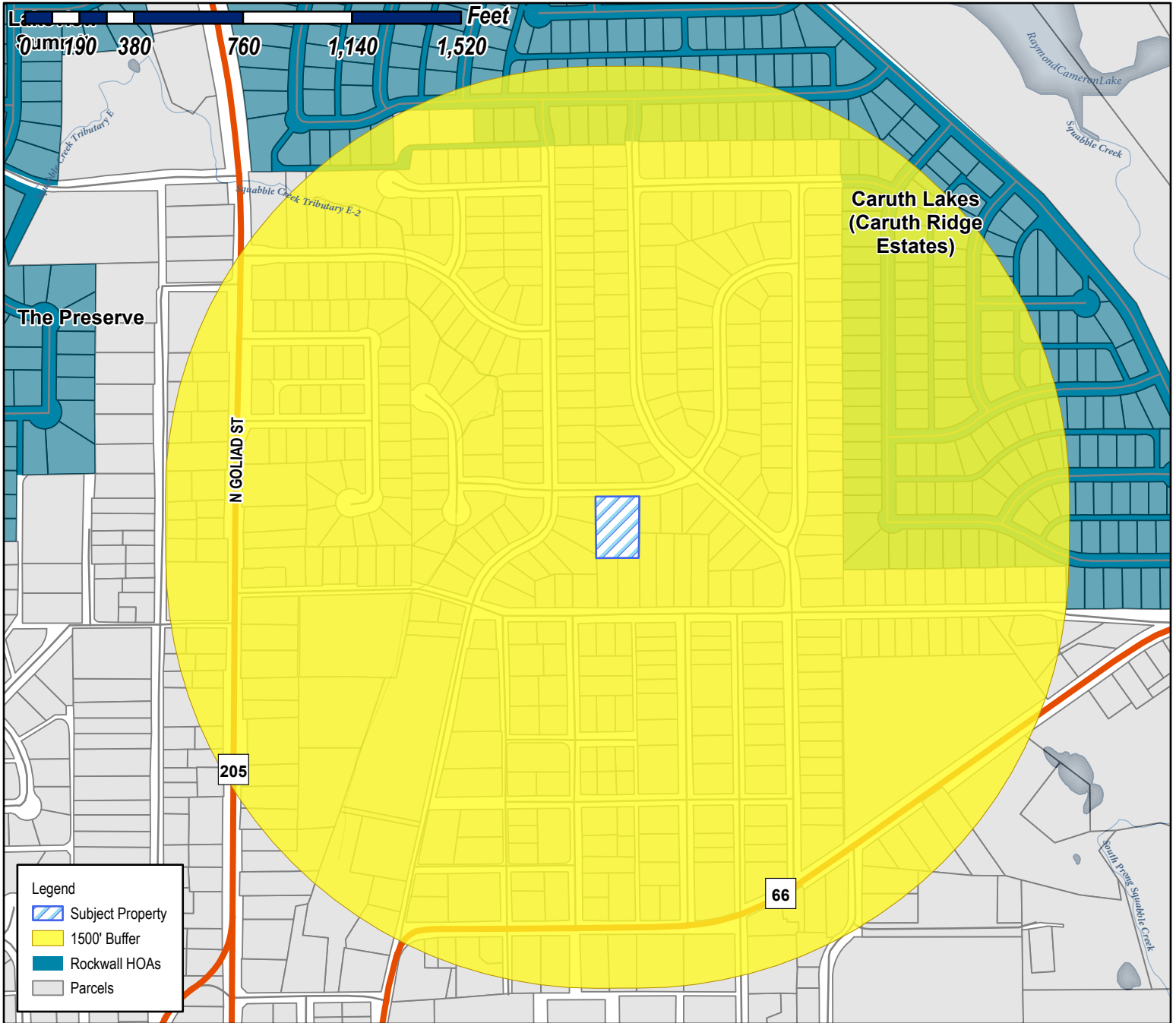




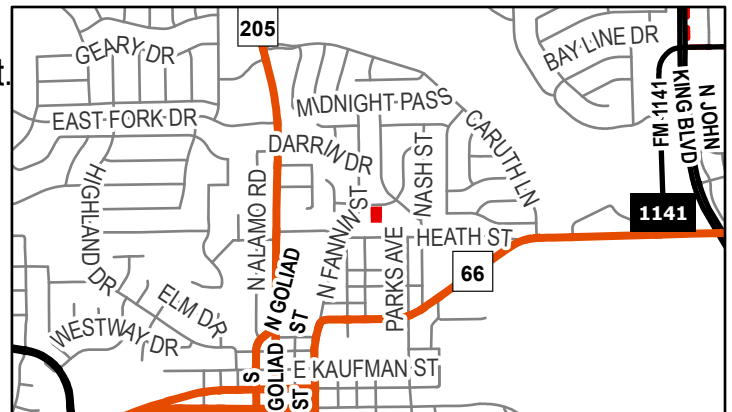
# City of Rockwall

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

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:** Z2022-004  
**Case Name:** Specific Use Permit for 704 Jackson St.  
**Case Type:** Zoning  
**Zoning:** SF-7  
**Case Address:** 704 Jackson St.



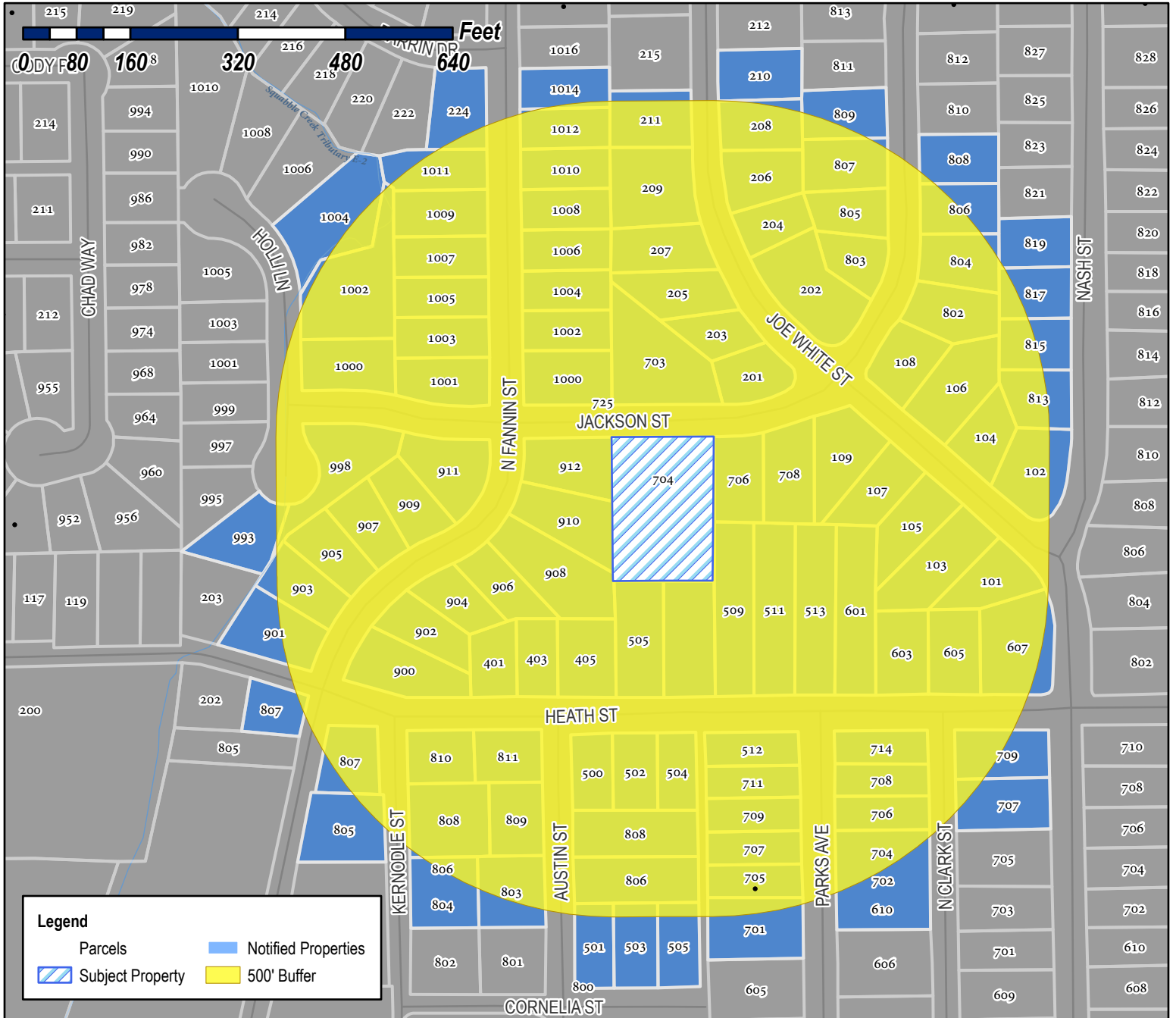
**Date Saved:** 1/14/2022  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

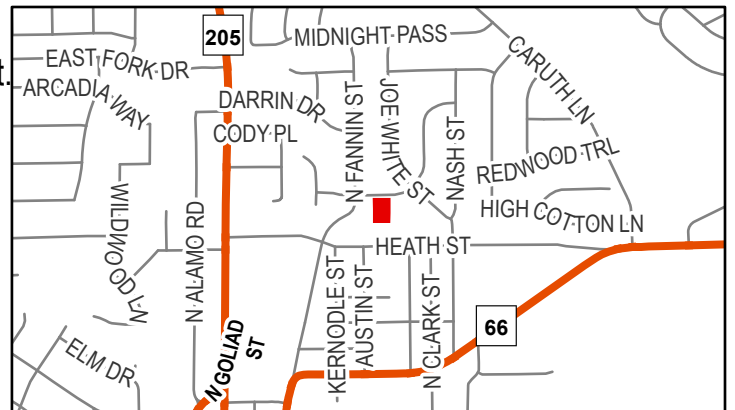
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2022-004  
**Case Name:** Specific Use Permit for 704 Jackson St.  
**Case Type:** Zoning  
**Zoning:** SF-7  
**Case Address:** 704 Jackson St.

**Date Saved:** 1/14/2022  
 For Questions on this Case Call (972) 771-7745



HUME LINDA L  
911 N FANNIN ST  
ROCKWALL, TX 75087

HARRIS BENJAMIN AND  
NICOLE BLAKE  
1002 HOLLI LANE  
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE  
224 DARRIN DRIVE  
ROCKWALL, TX 75087

J J M B INVESTMENT LP  
PO BOX 460247  
GARLAND, TX 75046

CASTRO RENE & BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

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

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

SOJOURN FARMS LLC SERIES A  
1578 FM 1141  
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K  
907 N FANNIN ST  
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA  
1005 N FANNIN STREET  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

SCHIMMEL JARROD J  
1009 FANNIN ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

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

JORDAN JOHN & ALLISON  
709 NASH STREET  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
10713 MEADOWBROOK BV  
FORNEY, TX 75044

DOLLINS ROBIN KAY AND GEORGE OEN  
403 E HEATH  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

CLARK LARISSA  
1004 HOLLI LN  
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY  
TRUSTEES OF THE JERAY FAMILY LIV TRUST  
795 RIDGE ROAD WEST  
ROCKWALL, TX 75087

GARNER ROY O & KAREN  
1002 N FANNIN ST  
ROCKWALL, TX 75087

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

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

PACHECO RUBEN & AMANDA  
1004 N FANNIN ST  
ROCKWALL, TX 75087

ROSS THOMAS II & LACY  
905 N FANNIN ST  
ROCKWALL, TX 75087

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

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

BROWN GARI K  
807 JACKSON ST  
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC  
805 JACKSON ST  
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA  
714 PARKS AVE  
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

AUSTIN TRENTON C  
806 AUSTIN ST  
ROCKWALL, TX 75087

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

TAYLOR JACOB DAVID AND  
CAROLE ANNE TAYLOR  
703 JACKSON STREET  
ROCKWALL, TX 75087

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

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

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

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

ANGUISH ROBERT H ET UX  
1550 CHAMPIONS DR  
ROCKWALL, TX 75087

MACCORMACK BRENDA & JOHN  
207 JOE WHITE ST  
ROCKWALL, TX 75087

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

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

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

NIXON LINDA LOUISE  
711 PARKS AVENUE  
ROCKWALL, TX 75087

BARRON ARMANDO  
709 PARKS AVE  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

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

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE  
1008 N FANNIN ST  
ROCKWALL, TX 75087

SEAMAN WANDA L  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

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

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA  
701 PARKS AVE  
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND  
MICHAEL ANTHONY BOSMA AND LAURA L  
BOSMA  
505 CORNELIA ST  
ROCKWALL, TX 75087  
BAUTISTA TEOBALDA SANTOS AND  
MARIA LOURDES ORTEGA AGUILLON  
1012 NORTH FANNIN STREET  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TRAIL  
ROCKWALL, TX 75087

HANSON BRANDON R  
703 PARKS AVE  
ROCKWALL, TX 75087

BRIGHTMEADOW LLC  
ONE BRIGHT MEADOW RD  
ROCKWALL, TX 75032

HALEY DAVID G ETUX  
1001 N FANNIN ST  
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C  
1003 N FANNIN ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

LOPEZ JOSE DEJESUS  
8727 FOREST HILL BLVD  
DALLAS, TX 75218

PERRY HERMAN E & DIANNA L  
104 JOE WHITE ST  
ROCKWALL, TX 75087

PEDDIE VIRGINIA A  
106 JOE WHITE STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L REVOCABLE  
LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE  
210 JOE WHITE ST  
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC  
956 CHAD WAY  
ROCKWALL, TX 75087

BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

WIEHE JOHN THOMAS  
900 N FANNIN ST  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
602 N VICTORIA RD LOT 172  
DONNA, TX 75087

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

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

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



JMS CUSTOM HOMES LLC  
58 WINDSOR DRIVE  
ROCKWALL, TX 75087

SOLIS JOE & FLORA  
1004 HOLLI LN  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

BAF 3 LLC  
5001 PLAZA ON THE LAKE  
SUITE 200  
AUSTIN, TX 78746

JONES MATTHEW AND MYA  
204 JOE WHITE STREET  
ROCKWALL, TX 75087

HELMS MIKEL B  
206 JOE WHITE STREET  
ROCKWALL, TX 75087

JOSEY CHRIS  
C/O BROOKE PADACHY  
121 QUEENS DR  
POTTSBORO, TX 75076

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

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC  
M/R  
<Null>, TX 0

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

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

ZYLKA PROPERTIES LLC  
M/R  
<Null>, TX 0

PARK STUFF LLC  
2301 LAFAYETTE DR  
HEATH, TX 75032

ABEAR HOMES LLC SERIES 3  
3400 N CENTRAL EXPY  
#110  
RICHARDSON, TX 75087

ZYLKA PROPERTIES LLC  
M/R  
<Null>, TX 0

HAGENY MARY  
910 N FANNIN STREET  
ROCKWALL, TX 75087

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

VANILLA BEAN PROPERTIES SERIES 10 LLC  
2 MANOR COURT  
HEATH, TX 75032

# PUBLIC NOTICE



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

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

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

**Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street**

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson 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, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 22, 2022 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. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street**

Please place a check mark on the appropriate line below:

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

Name:

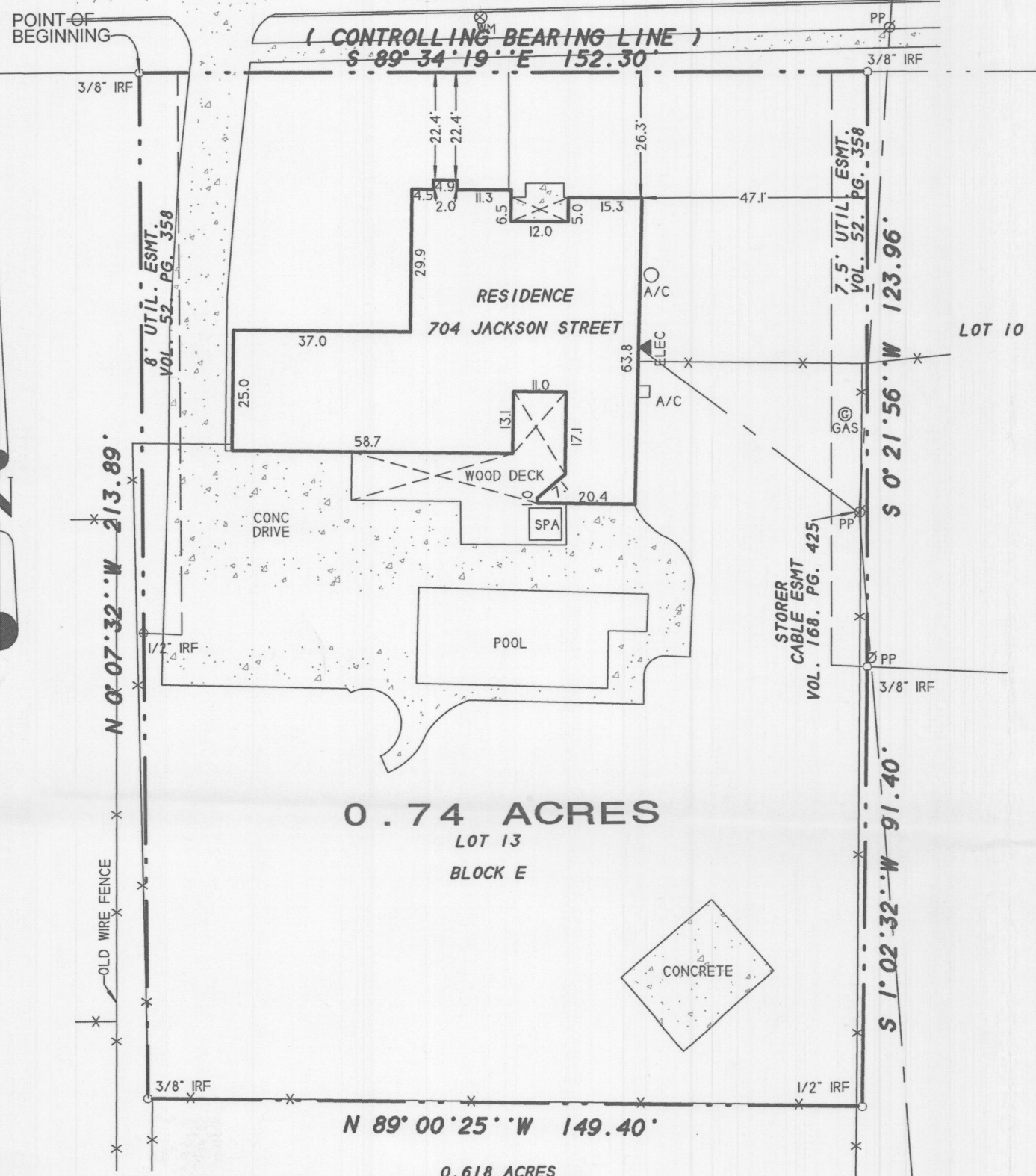
Address:

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

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

PLAT OF SURVEY

JACKSON STREET  
50' R.O.W. PER PLAT



0.74 ACRES  
LOT 13  
BLOCK E

0.618 ACRES  
CLARENCE NOEL, JR.  
VOL. 74, PG. 45

DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of February, 2016.

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



SYMBOL LEGEND			
⊙	⊕	⊞	⊞
TV	GAS	TEL	FH
TELEVISION	METER	PHONE	FIRE
CABLE RISER	RISER	RISER	HYDRANT
⊞	⊞	⊞	⊞
ELEC	ELEC	W	LP
ELECTRIC	BOX	WATER	LIGHT
METER	SUBSURFACE	METER	POLE
	JUNCTION BOX		
-X-	EASEMENT LINE	A/C	PP
FENCE	PROPERTY LINES	AIR COND. UNIT	PROPRANE TANK

SURVEY ACCEPTED BY:

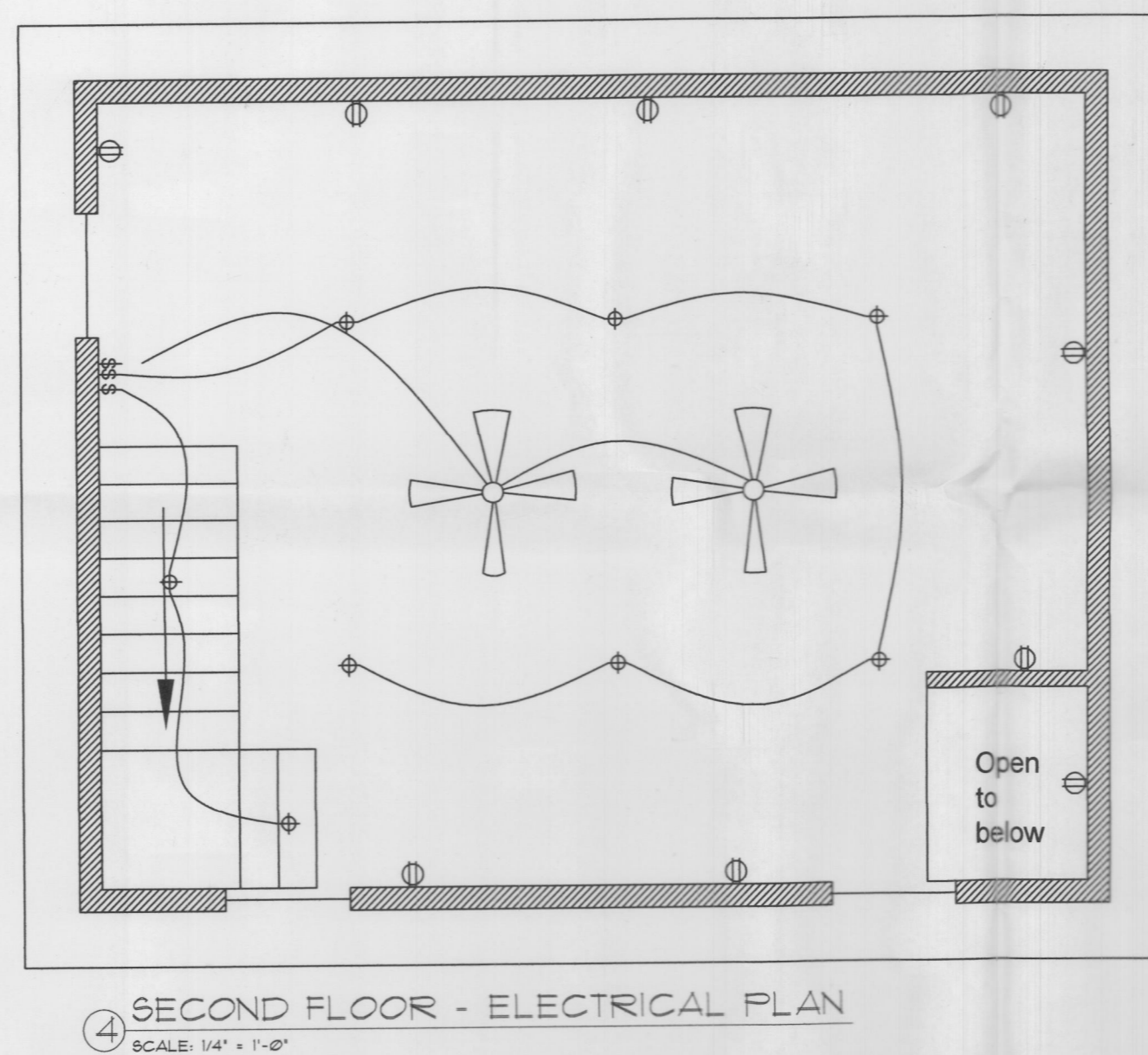
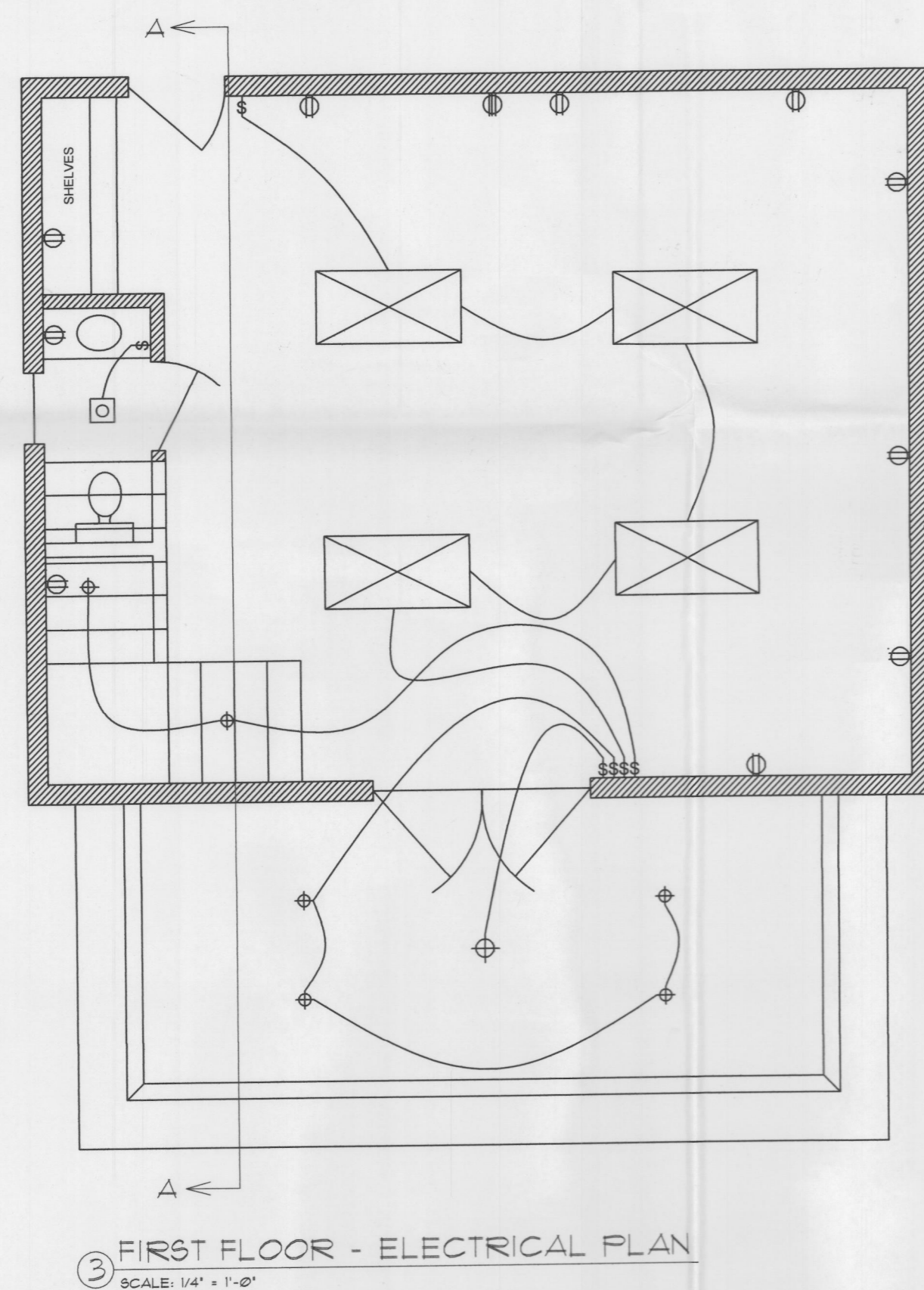
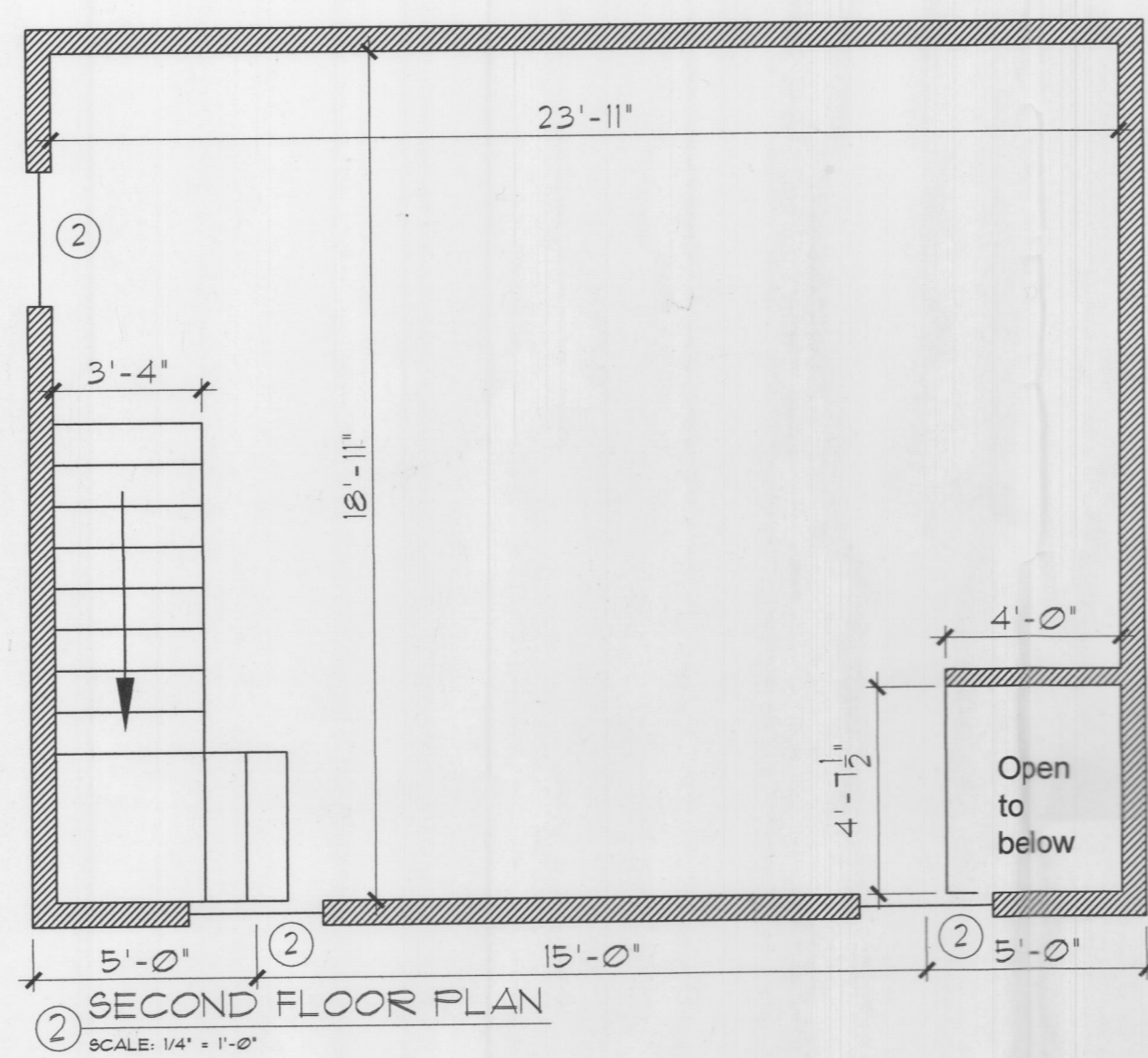
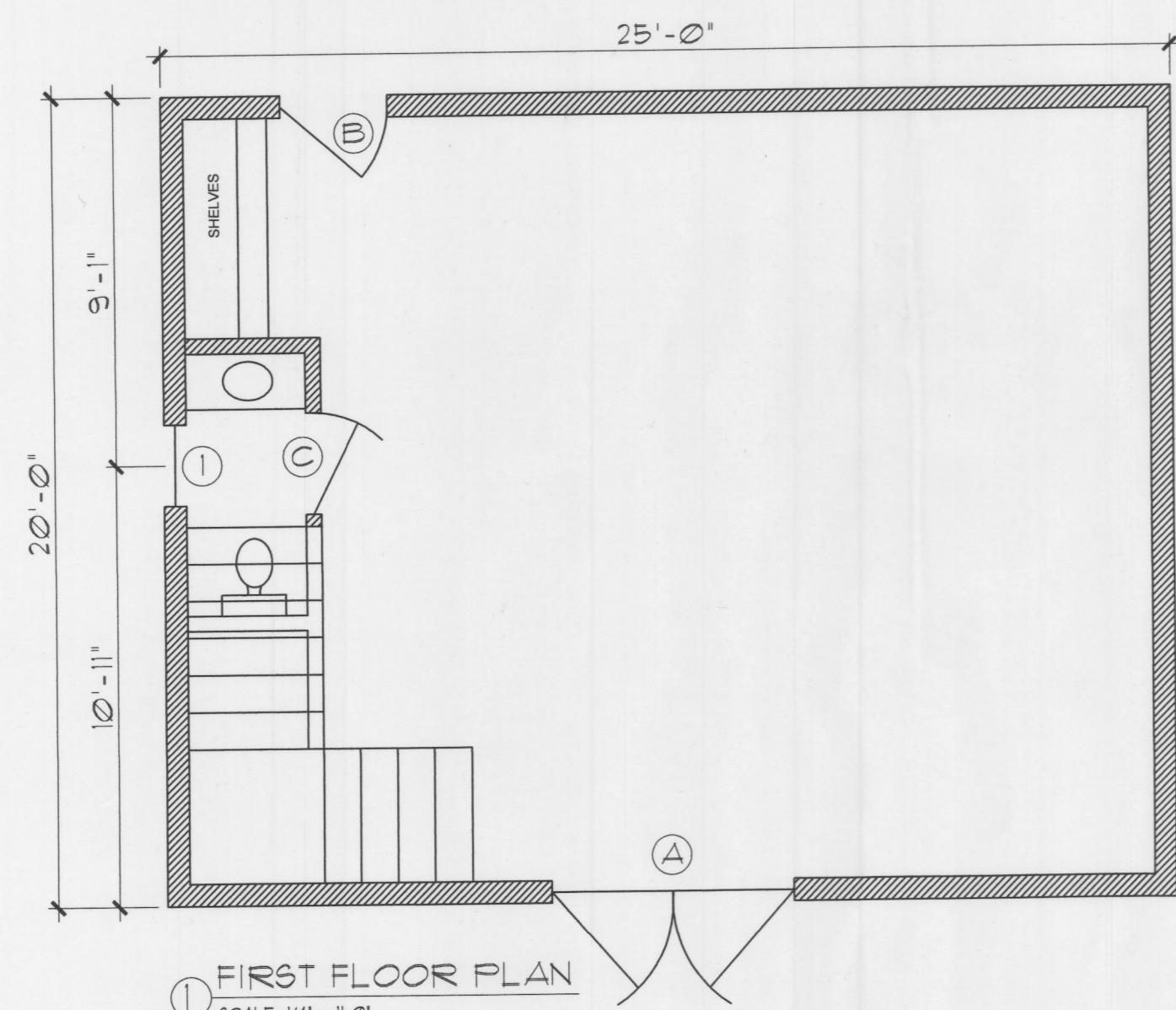
\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 12, 2016  
SCALE 1" = 30' FILE # 20001339-F  
CLIENT FRASIER GF# NONE

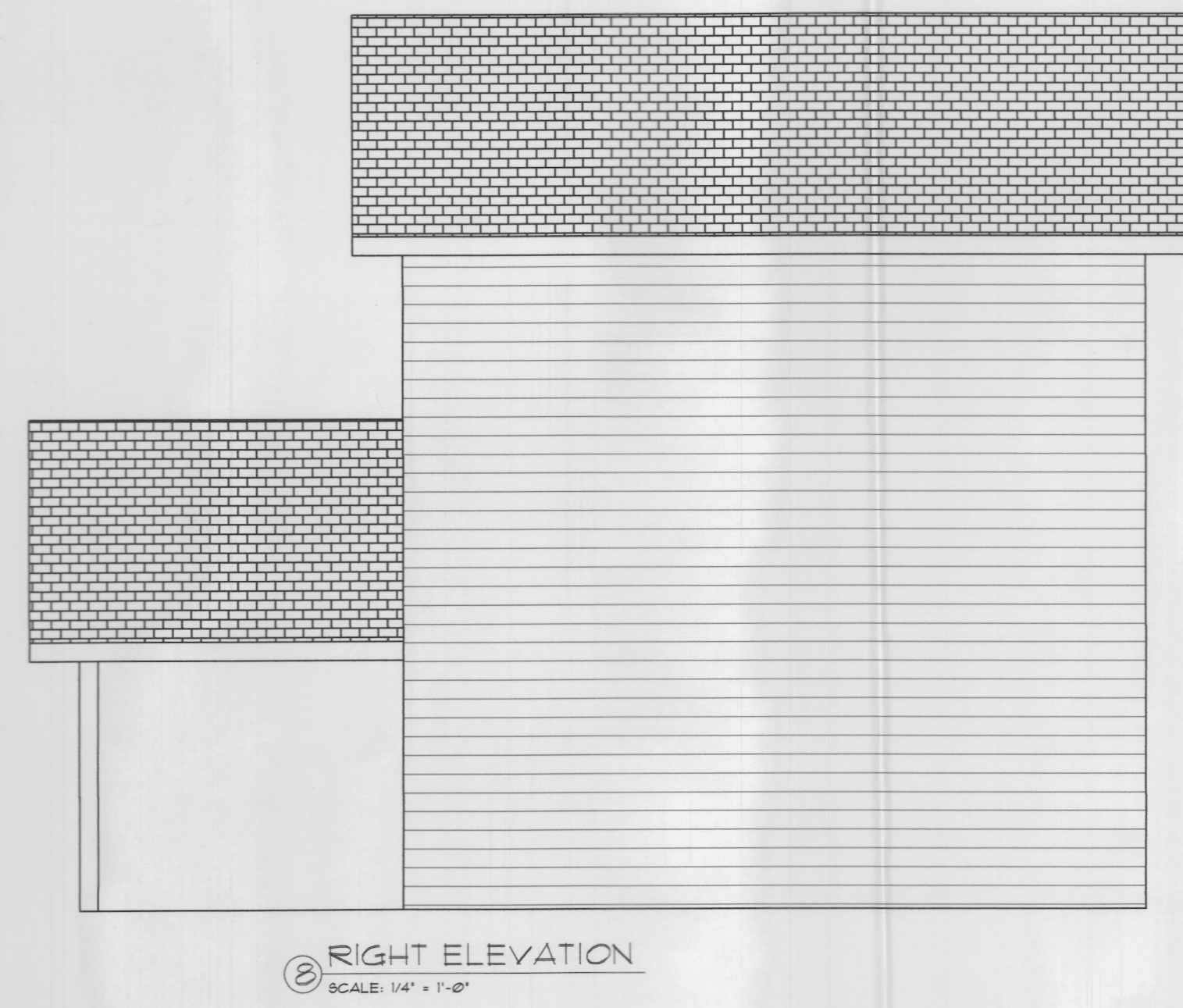


WINDOW & DOOR SCHEDULE

A	2-3068 - FRONT DOOR UNIT
B	2668 - EXTERIOR
C	2668 - INTERIOR
1	2030 GH @ 6'-8" HH
2	3050 GH @ 6'-8" HH

ELECTRICAL LEGEND

⊕	SWITCH
⊖	110 OUTLET
⊖	220 OUTLET
⊕	FAN
⊕	CEILING FIXTURE
⊕	FLUORESCENT
⊕	EXHAUST FAN W/LIGHT



SHOP PLANS  
FRASIER RESIDENCE  
104 JACKSON ST.  
ROCKWALL, TEXAS 75087

TITLE:  
PLANS / ELEVATIONS  
SCALE:  
AS SHOWN

SHANNON NEUSOM  
MARK NEUSOM  
CADAZIGN  
ROYSE CITY, TEXAS 75189  
469-338-9863

DATE  
03/03/20

REVISION DATE:

SHEET  
A1

JOB NO.  
15820CAD

**DESIGN LOADS**

LIVE LOAD: 40PSF  
DEAD LOAD: 10PSF

FLOOR DESIGNED TO  
MEET OR EXCEED L480

FOR QUESTIONS AND SUPPORT CALL:  
AT BOISE CASCADE EWP DEPT  
1-800-966-3334

Revisions: BY:

Boise Cascade



NOTE:  
ALL MEASUREMENTS  
TO BE VERIFIED  
IN THE FIELD.

**SALES PRESENTATION DRAWING**  
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been checked by Boise Engineering.

**OLDHAM FRASIER**  
TJ  
BOISE CASCADE - BMD  
DALLAS, TEXAS

BC FRAMER

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

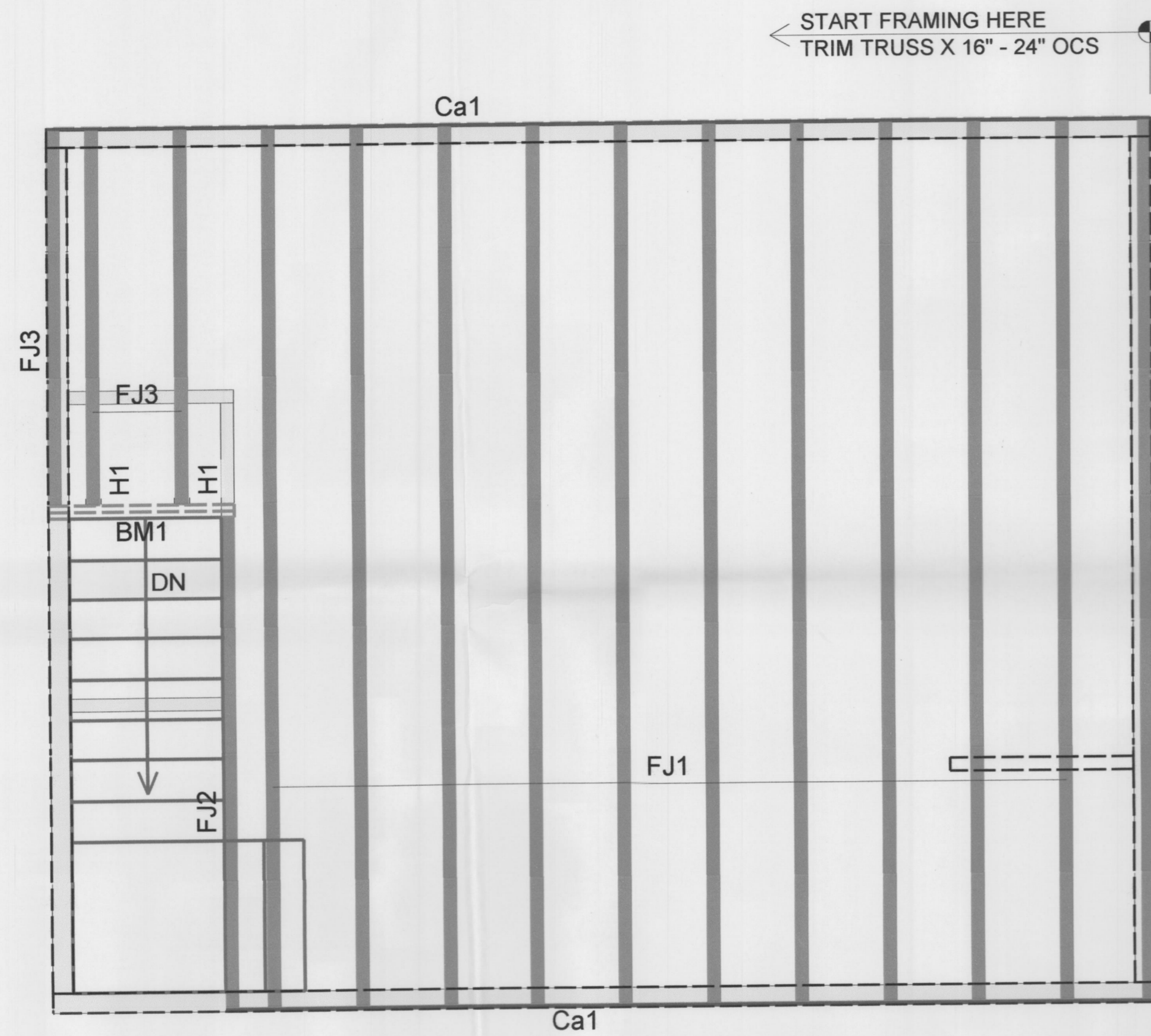
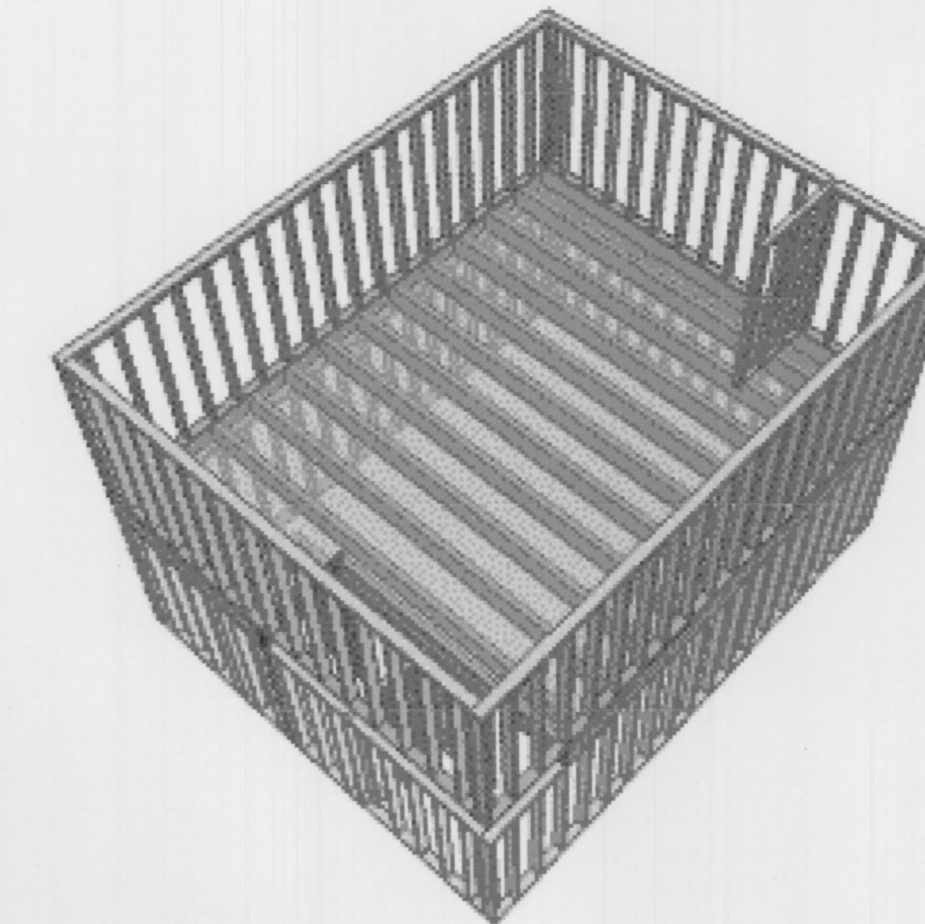
Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

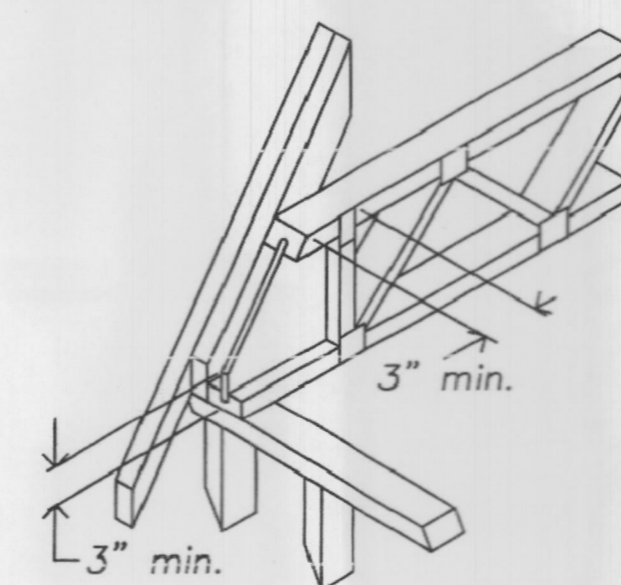
Sheet: 1/1



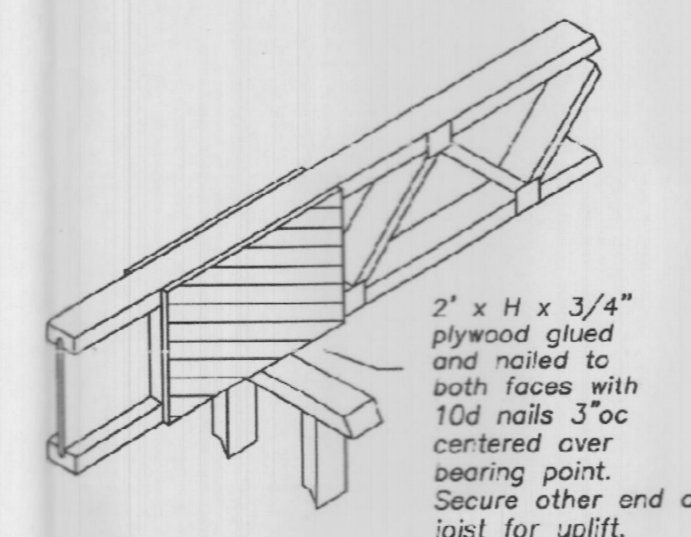
Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

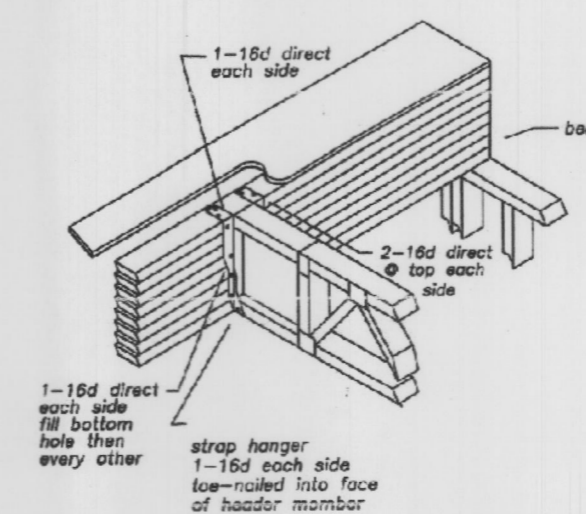
Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None



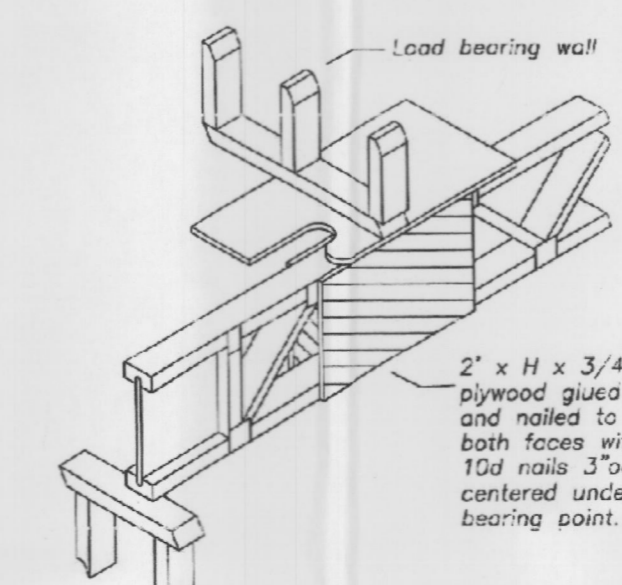
RAFTER CUT



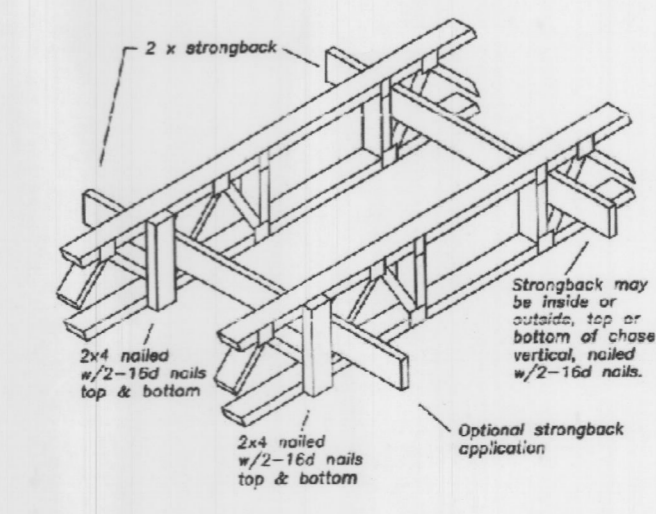
CANTILEVER JOIST



HANGER/ JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION