



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.

BE, RPR, letter

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET

SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2

GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING A1 CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME PROPOSED USE SAME

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13TH DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE [Signature]

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





City of Rockwall

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

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

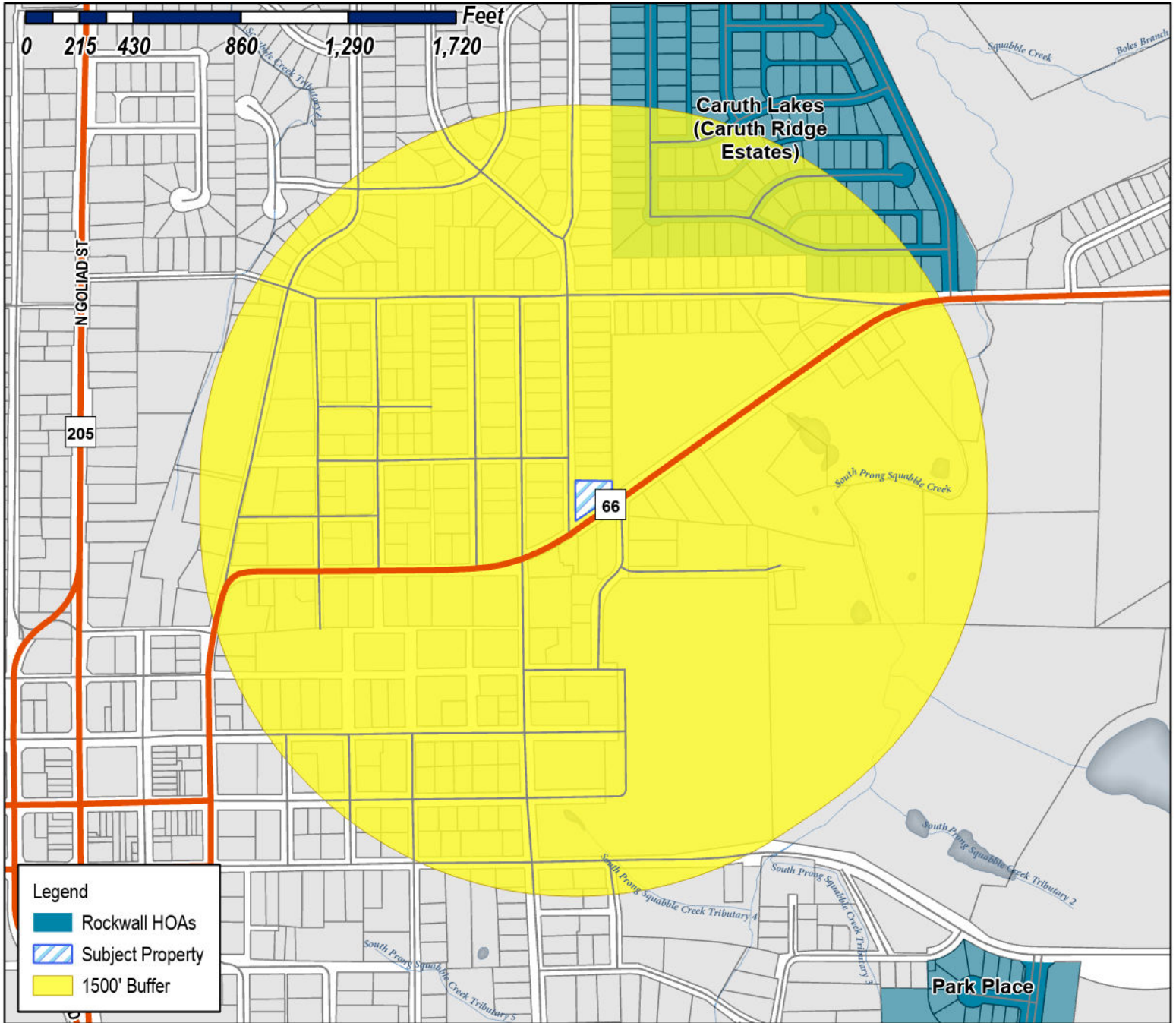




City of Rockwall

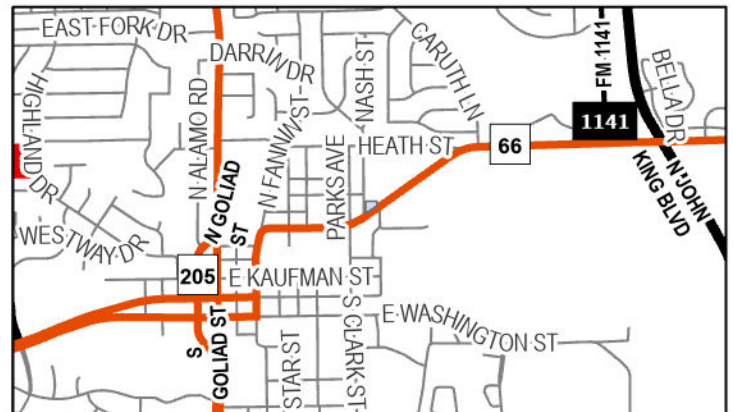
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Case Number: Z2023-009
Case Name: SUP for a Guest Quarters and Detached Garage
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 504 Nash Street

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

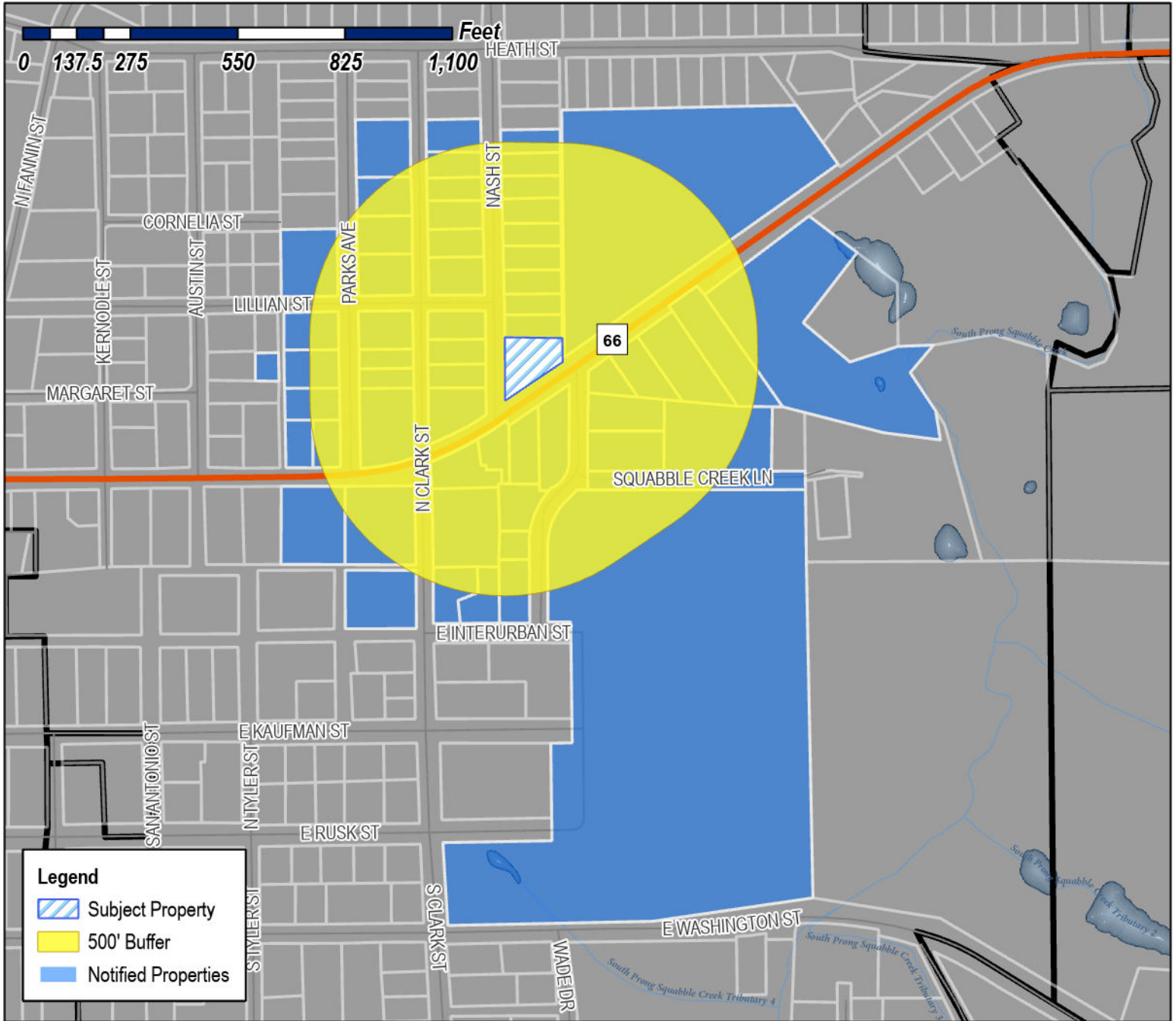




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MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY
601 WILLIAMS ST
ROCKWALL, TX 75087

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

SHERMAN PATRICIA AND MARK
503 NASH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

OCCUPANT
701 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH ST
ROCKWALL, TX 75087

MOSES REX & KERRI
804 WILLIAMS
ROCKWALL, TX 75087

OCCUPANT
606 PARKS AVE
ROCKWALL, TX 75087

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

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

DAVIS JUDY
505 NASH ST
ROCKWALL, TX 75087

OCCUPANT
506 NASH ST
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT
1708 OVID ST
HOUSTON, TX 77007

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

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

EICH CHRIS AND ELENA
601 PARKS AVE
ROCKWALL, TX 75087

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

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

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

SPILLMAN PATRICIA C
402 S NASH ST
ROCKWALL, TX 75087

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

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

DAVIS SHANN M
306 N CLARK ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

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

OCCUPANT
906 WILLIAMS ST
ROCKWALL, TX 75087

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

OCCUPANT
301 NASH ST
ROCKWALL, TX 75087

HENISEY CHUCK
PO BOX 250851
PLANO, TX 75025

OCCUPANT
303 NASH ST
ROCKWALL, TX 75087

CULLINS KYM
210 RAINBOW CIR
ROCKWALL, TX 75032

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

RAGSDALE CHRISTOPHER W
706 WILLIAMS ST
ROCKWALL, TX 75087

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

LATTIG LAUREN
902 WILLIAMS ST
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE
704 WILLIAMS ST
ROCKWALL, TX 75087

OCCUPANT
304 N CLARK ST
ROCKWALL, TX 75087

BRYANT RANDALL E
811 S MAGNOLIA ST
ROCKPORT, TX 78382

OCCUPANT
702 E INTERURBAN ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

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

OCCUPANT
607 NASH ST
ROCKWALL, TX 75087

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

FREEMAN WILLIAM B JR
508 PARKS AVE
ROCKWALL, TX 75087

OCCUPANT
506 PARKS AVE
ROCKWALL, TX 75087

CONAWAY SUE ANN
7123 OCONNELL ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

OCCUPANT
505 PARKS AVE
ROCKWALL, TX 75087

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

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

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

SPILLMAN JAMES T JR
940 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON
ROCKWALL, TX 75087

OCCUPANT
901 WILLIAMS ST
ROCKWALL, TX 75087

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

GALASSI TORI D
606 NASH ST
ROCKWALL, TX 75087

HOWARD DEBORAH K
604 NASH ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

OCCUPANT
610 NASH ST
ROCKWALL, TX 75087

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

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

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

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

February 10, 2023

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

Dear Recipient:

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

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

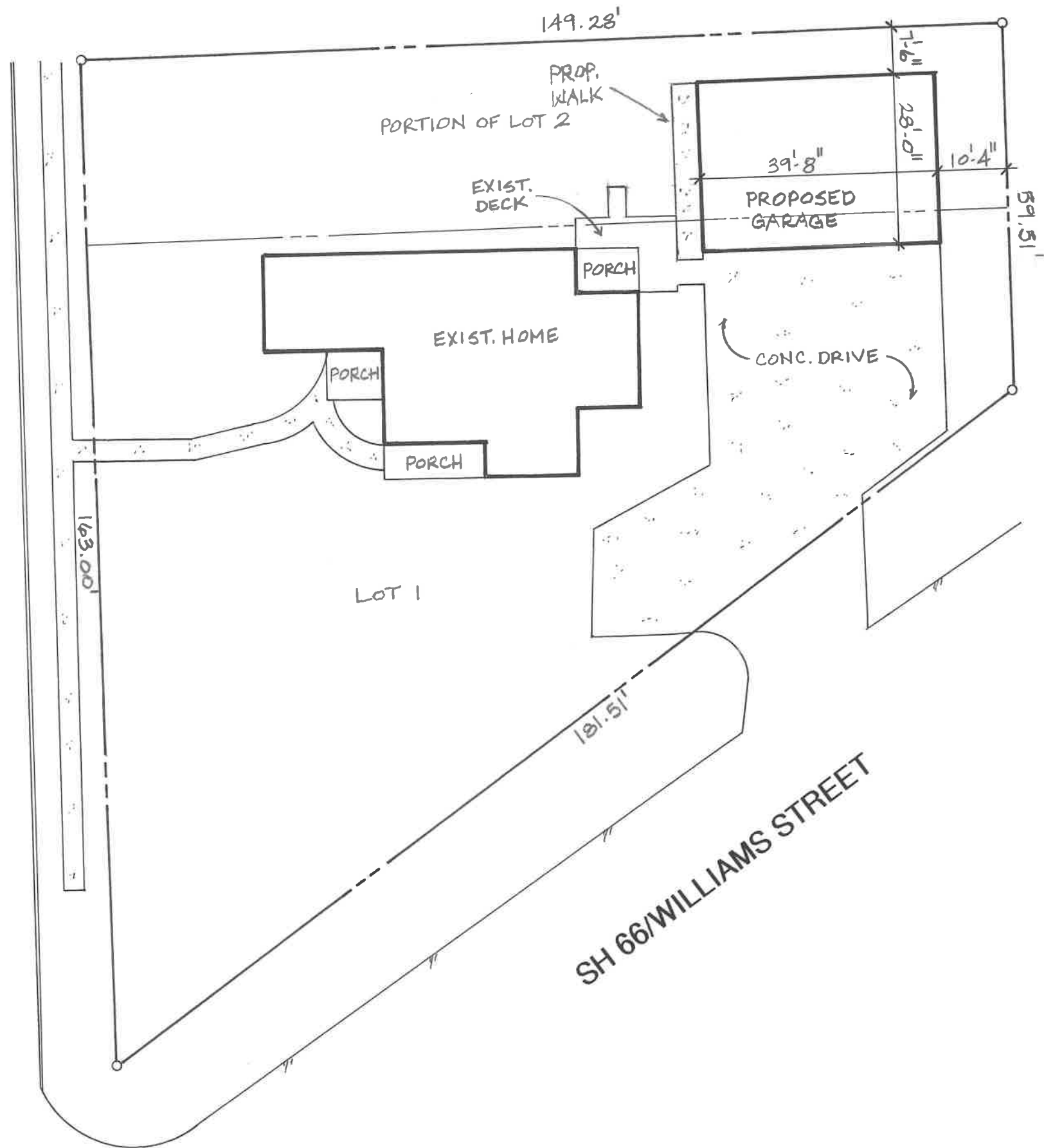
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach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

Sincerely,



Jeff Brock-Jones

504 NASH STREET



PLOT PLAN

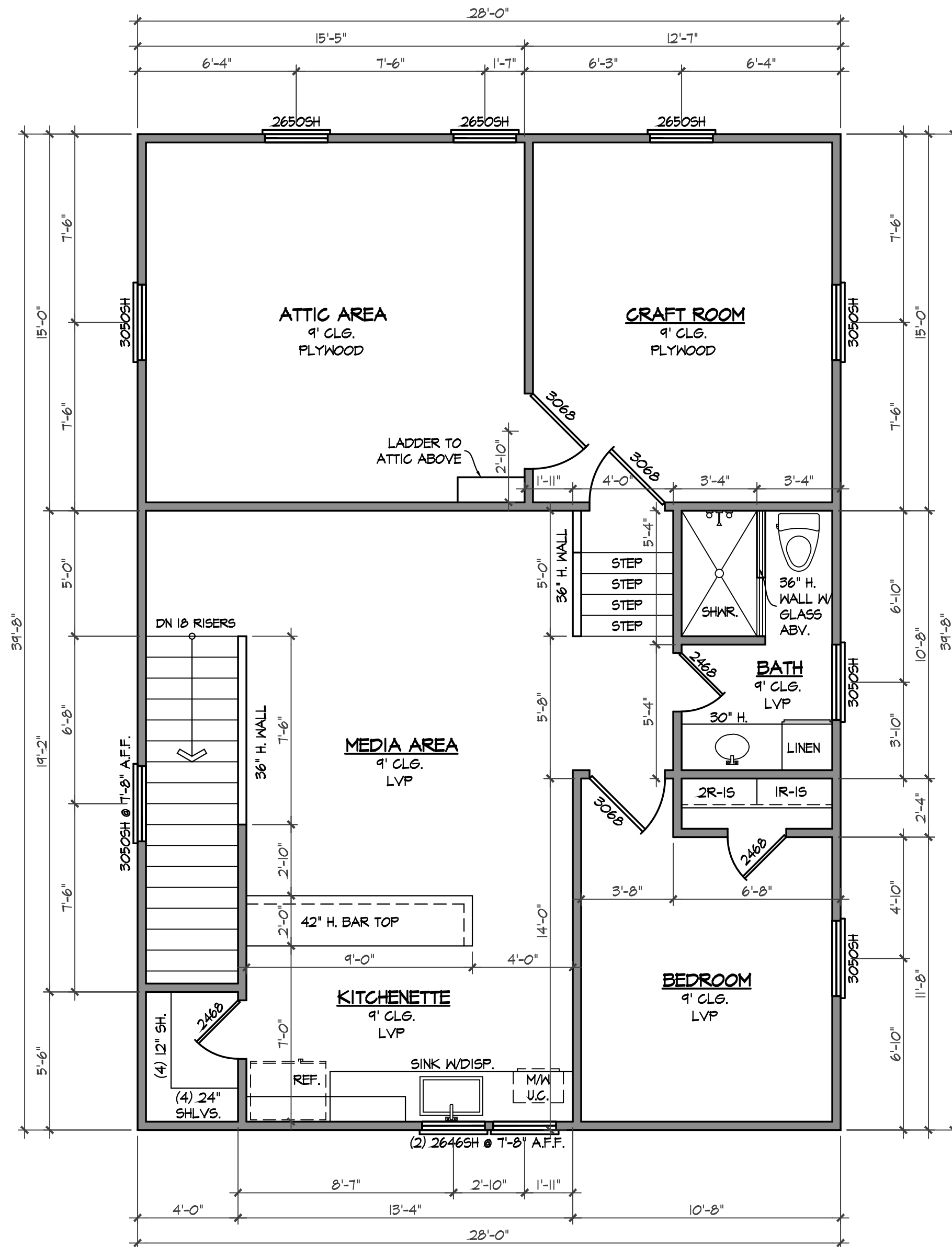
1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

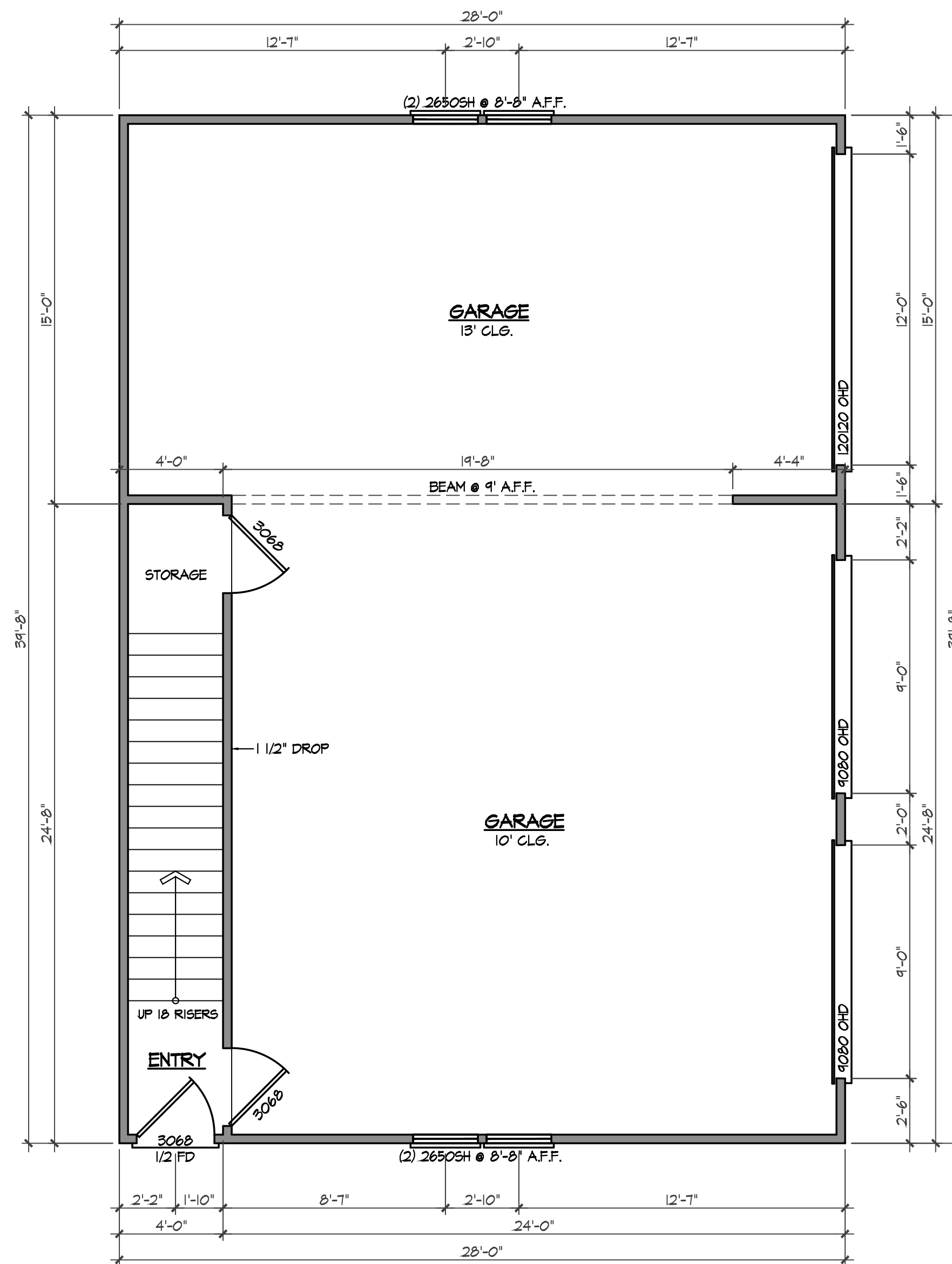
CITY OF ROCKWALL

ROCKWALL COUNTY, TX



SECOND FLOOR PLAN

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



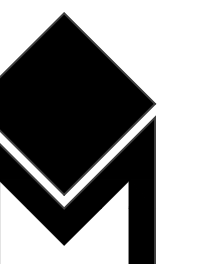
FIRST FLOOR PLAN

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

AREA CALCULATIONS

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

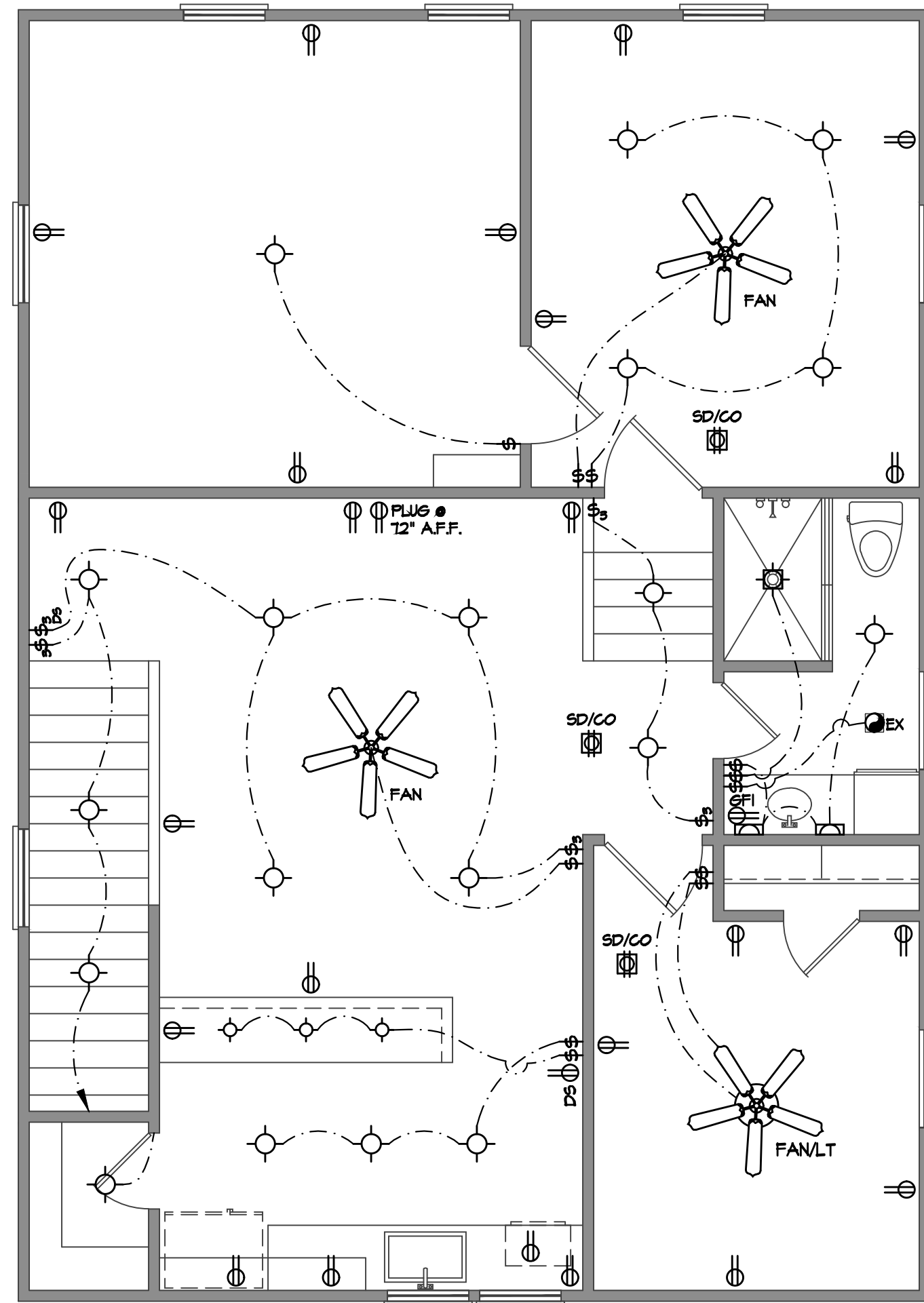
BROCK-JONES ADDITION
504 Nash Street
Rockwall, TX.



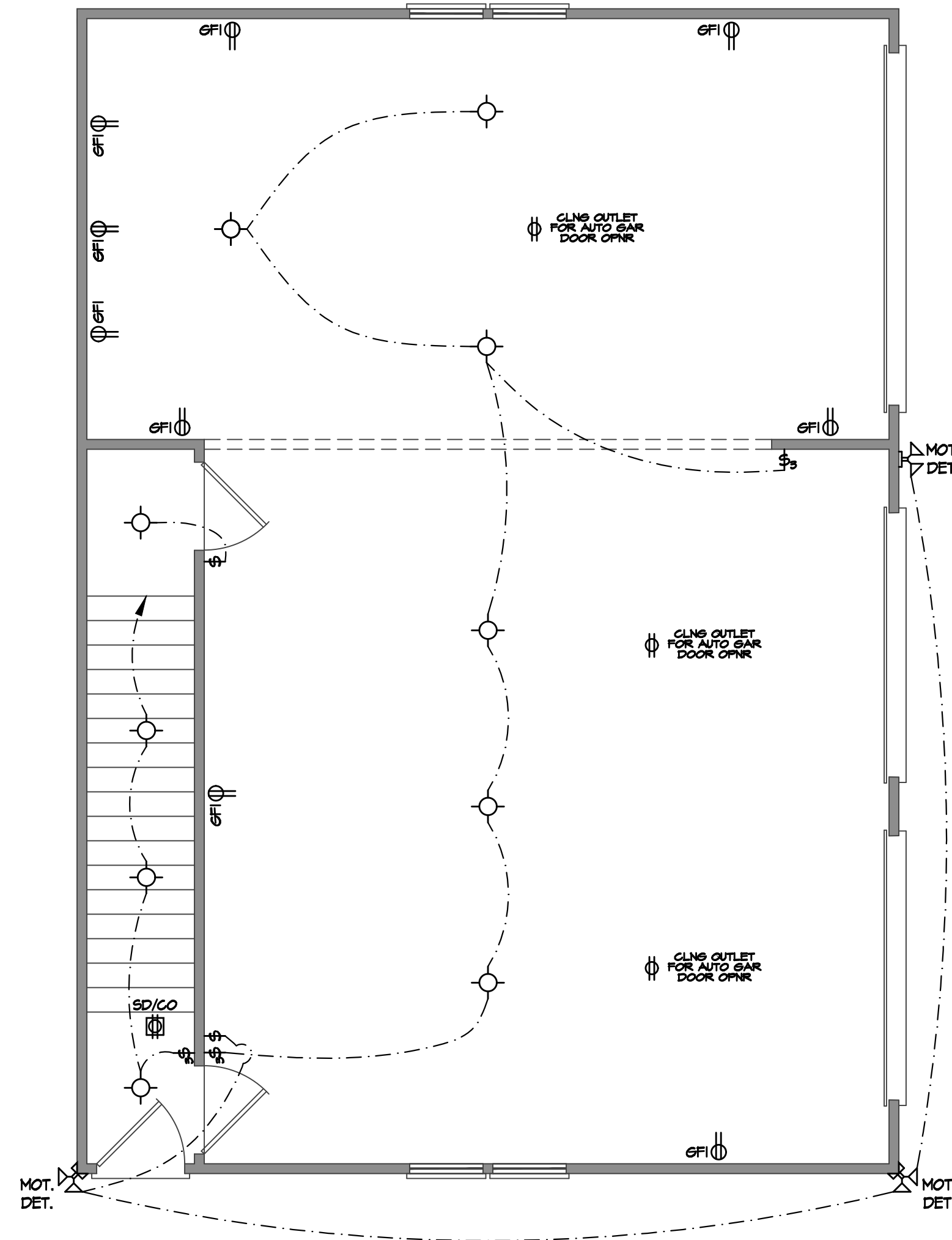
MOORE
RESIDENTIAL DESIGN
102 N. Shiloh Rd.
Suite 302
Garland, TX 75042
Ph. (972) 494-1893
Mbl. (214) 533-1009

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

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



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



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

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BROCK-JONES ADDITION
 504 Nash Street
 Rockwall, TX.



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