



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 2201 E FM 550 Rockwall, Tx 75082

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]

<input checked="" type="checkbox"/> OWNER <u>Destiny Smith</u>	<input type="checkbox"/> APPLICANT <u>Carey Smith</u>
CONTACT PERSON _____	CONTACT PERSON _____
ADDRESS <u>2201 E FM 550</u>	ADDRESS _____
CITY, STATE & ZIP <u>Rockwall Tx 75082</u>	CITY, STATE & ZIP _____
PHONE <u>972-762-3168</u>	PHONE <u>472-295-0555</u>
E-MAIL <u>smiths42008@gmail.com</u>	E-MAIL _____

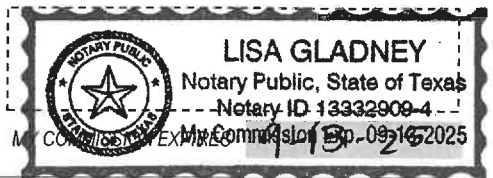
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DESTINY SMITH [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 \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 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 4 DAY OF FEBRUARY, 2025
OWNER'S SIGNATURE Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS L Gladney





Z2025-004: Specific Use Permit (SUP) to allow a Guest Quarters/Secondary Living Unit at 2201 E. FM-550

0 215 430 860 1,290 1,720 Feet

AG

550

E FM 550

Case Location Map = 



City of Rockwall

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

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

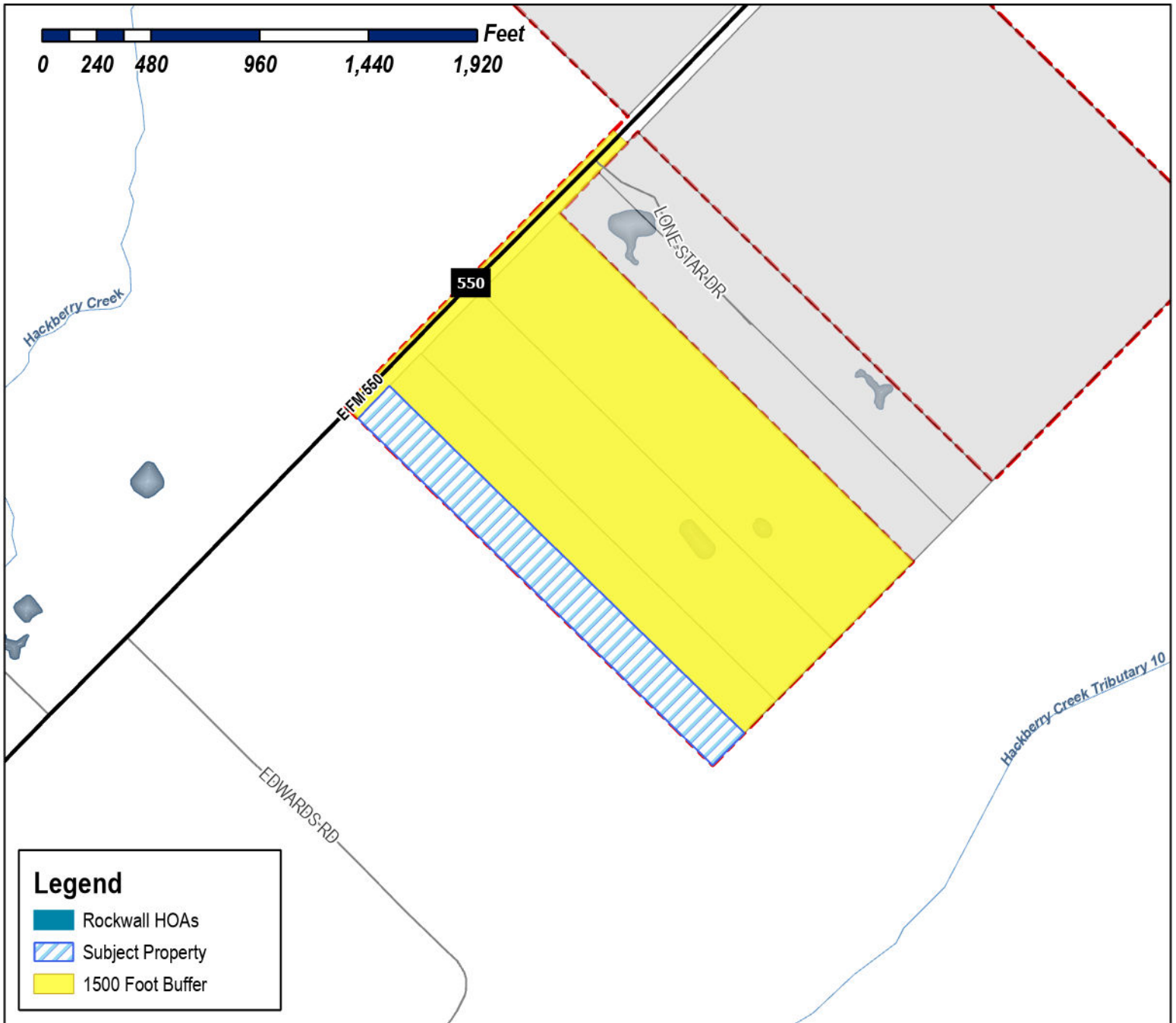




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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025
 For Questions on this Case Call (972) 771-7745

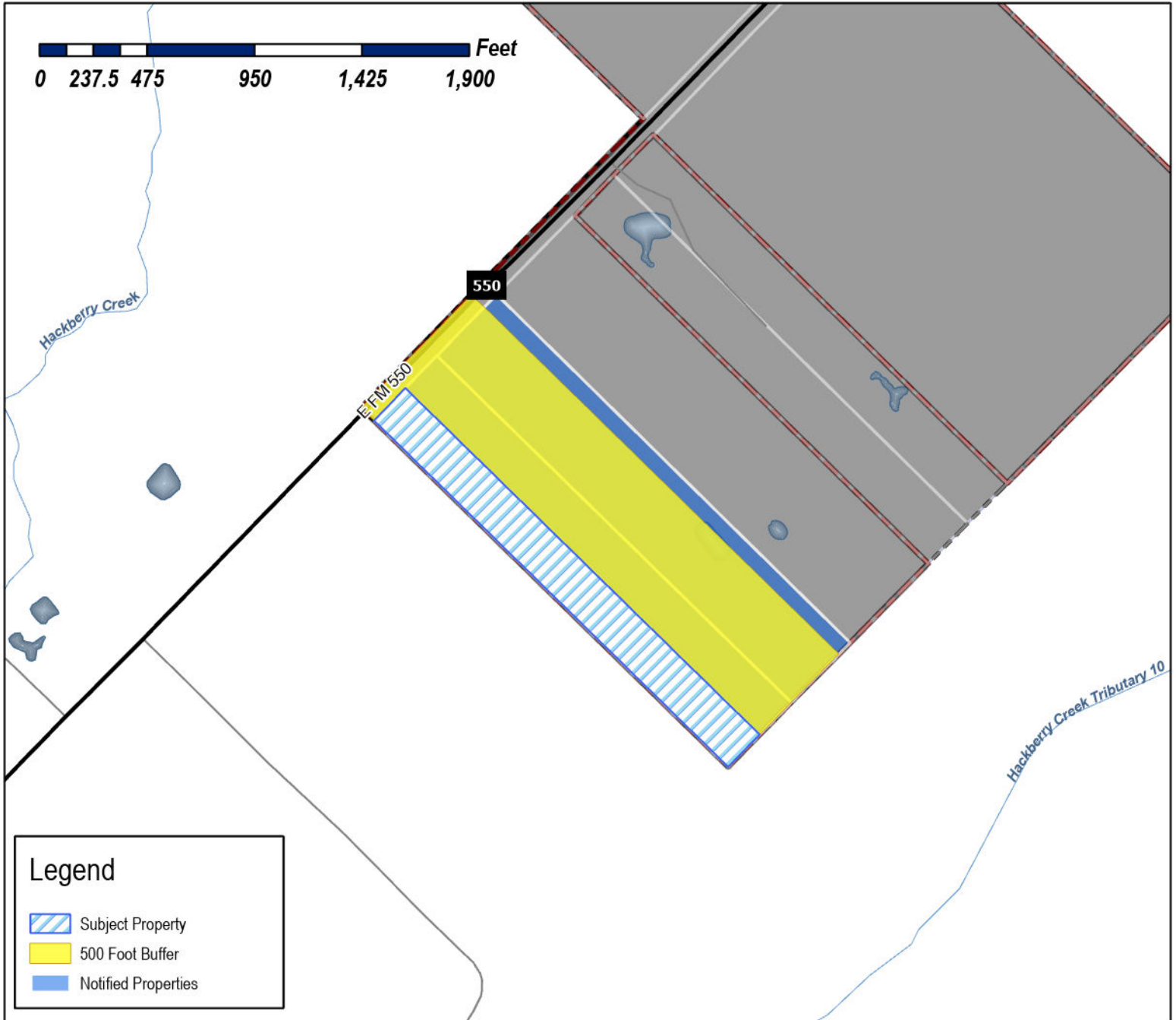




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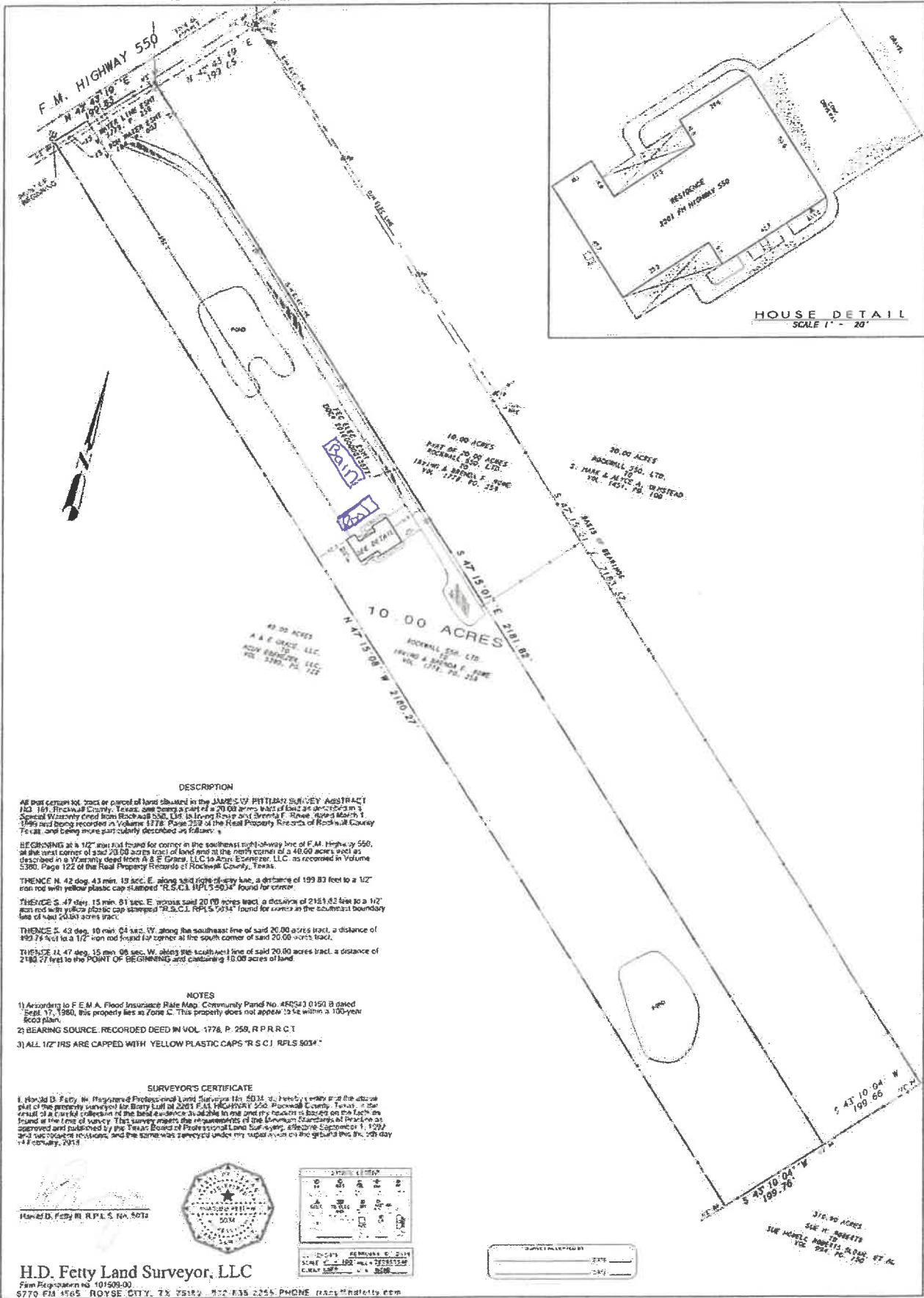


PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032



DESCRIPTION

4E that certain lot, tract or parcel of land situated in the JAMES W. PHILLIPS SURVEY, ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract as described in a Special Warranty Deed from Rockwall 250, Ltd. to Irvine Rose and Brenda F. Rose, dated March 3, 1988 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BE BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acres Enterprise, LLC, as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 13 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acres tract, a distance of 2181.62 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner as the southeast boundary line of said 20.00 acres tract;

THENCE E. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.78 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract;

THENCE N. 47 deg. 15 min. 06 sec. W. along the southeast line of said 20.00 acres tract, a distance of 2190.77 feet to the POINT OF BEGINNING and containing 18.00 acres of land.

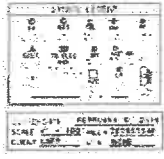
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. 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 Bryan Lutz at 2083 E.43, Highway 250, Rockwall County, Texas, is the result of a careful collection of the field evidence available to me and my location 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 Surveyors, effective September 1, 1997, and was conducted in accordance with the same and was completed under my supervision on the 29th day of February, 2015.

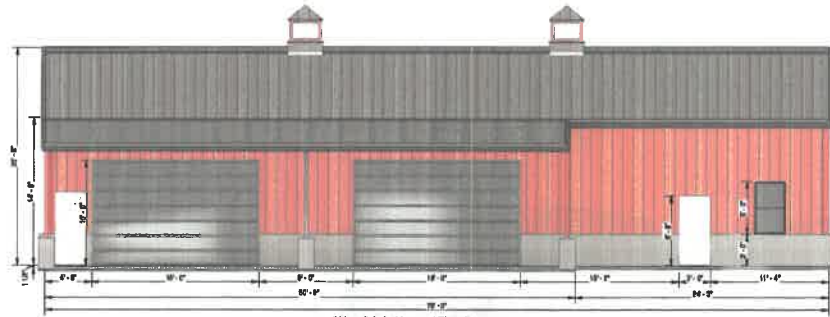
Harold D. Fetty III R.P.L.S. No. 5034



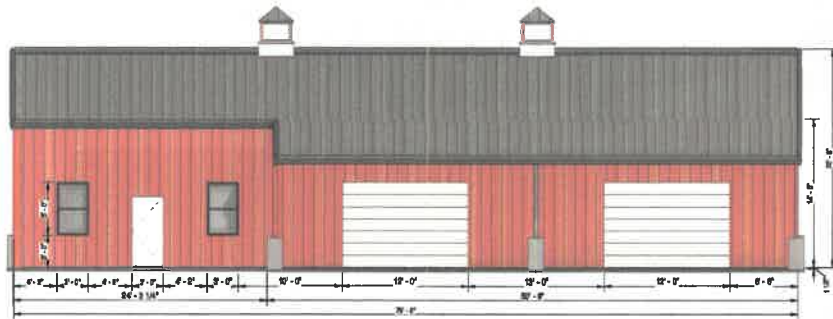
H.D. Fetty Land Surveyor, LLC
 5770 FM 1565 ROYSE CITY, TX 75182 727.635.2255 PHONE hary@hdfetty.com

DATE	2/27/15
BY	HDF
SCALE	AS SHOWN
CHECKED	HDF

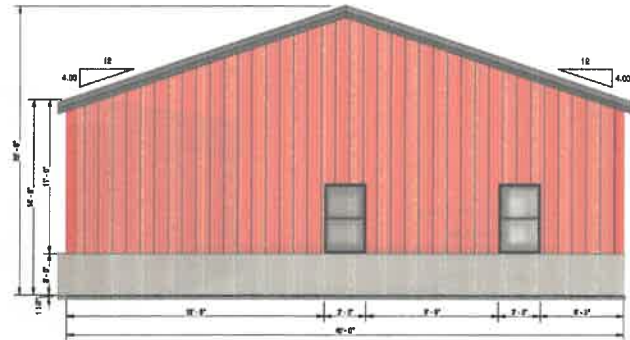
HOUSE DETAIL
SCALE 1" = 20'



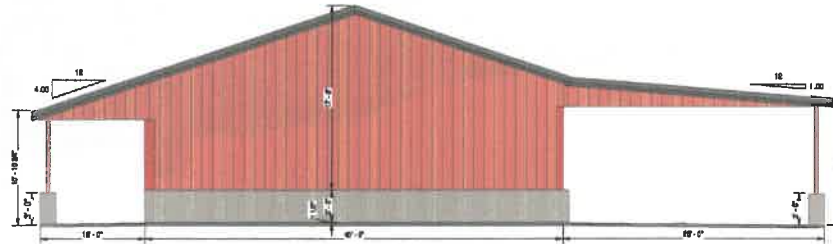
① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

17-2147
12/21/17 PM
Printed

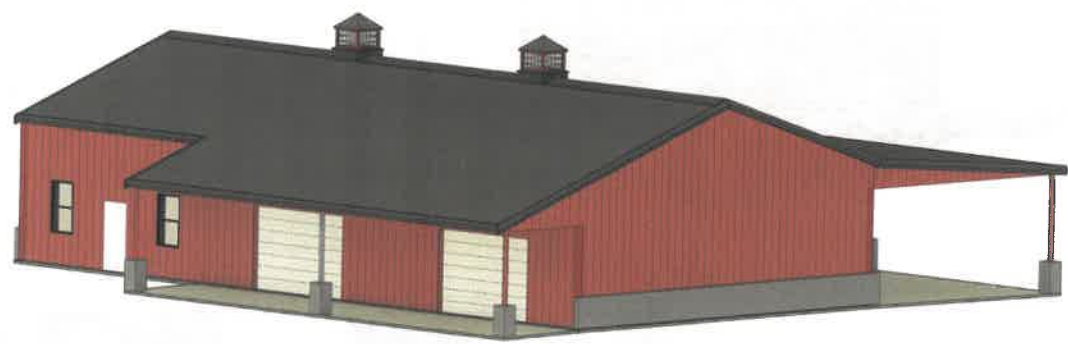
40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

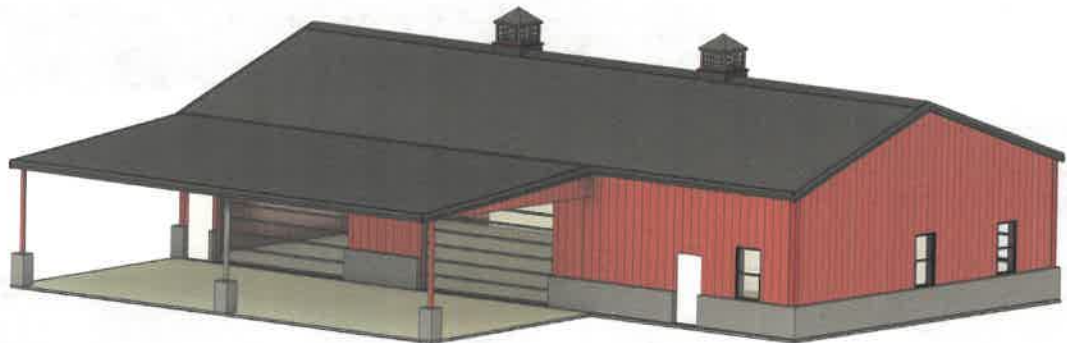
- Wall Sheeting: PBR Rustic Red
- Roof Sheeting: PBR Burned Slate
- Roof: Burned Slate
- Fluor: Burned Slate
- Corner: Rustic Red
- Skirt Transition: None
- Head Trim: Rustic Red
- Rulin Caps: Burned Slate
- Skirt Trim: Burned Slate
- Downspout: Burned Slate
- Soffit Sheeting: None

		Corey Smith 989 McDonald St. Heath, TX 75032 40' x 75' x 14' 4:12 w/ 2 Lean-To		<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										<table border="1"> <thead> <tr> <th colspan="2">Exterior Elevations</th> </tr> </thead> <tbody> <tr> <td>Project number:</td> <td>17-2147</td> </tr> <tr> <td>Date:</td> <td>7/26/17</td> </tr> <tr> <td>Drawn by:</td> <td>Corey Smith</td> </tr> <tr> <td>Checked by:</td> <td>Brad Peyer</td> </tr> <tr> <td colspan="2" style="text-align: right;">A.02</td> </tr> <tr> <td colspan="2" style="text-align: right;">Scale As Indicated</td> </tr> </tbody> </table>	Exterior Elevations		Project number:	17-2147	Date:	7/26/17	Drawn by:	Corey Smith	Checked by:	Brad Peyer	A.02		Scale As Indicated	
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S.P. Initial
Cust. Initial



① Wall C & D



② Wall A & B

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

- Notes:**
 Building Type: Shop
 Building Dimensions: 40' x 75' x 14' 4:12 Pitch
 Porch A Dimensions: 10' x 50' x 14' High Side x 10' 8" Low Side 4:12 Pitch
 Porch G Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
 Walk Up: Yes
- Doors:**
 2 - 16'x10' 4" High L/R Break Pitch, Glass Sectional Doors w/ Door Opener
 2 - 12'x8' 8" High L/R Break Pitch, Glass Sectional Doors
 1 - 30" Metal Walk Door w/ Deadbolt
 2 - 30" Residential Walk Door
- Windows:**
 5 - 30" Single Hung, Vinyl Low E, Argon Injected Color TBD
 Insulation: 3" VR-R Fiberglass Insulation
 Cupolas: 2 - 40' x 40'
 Ridge Vents: None
 Skylights: None
 Stone: Austin Stone Chopped

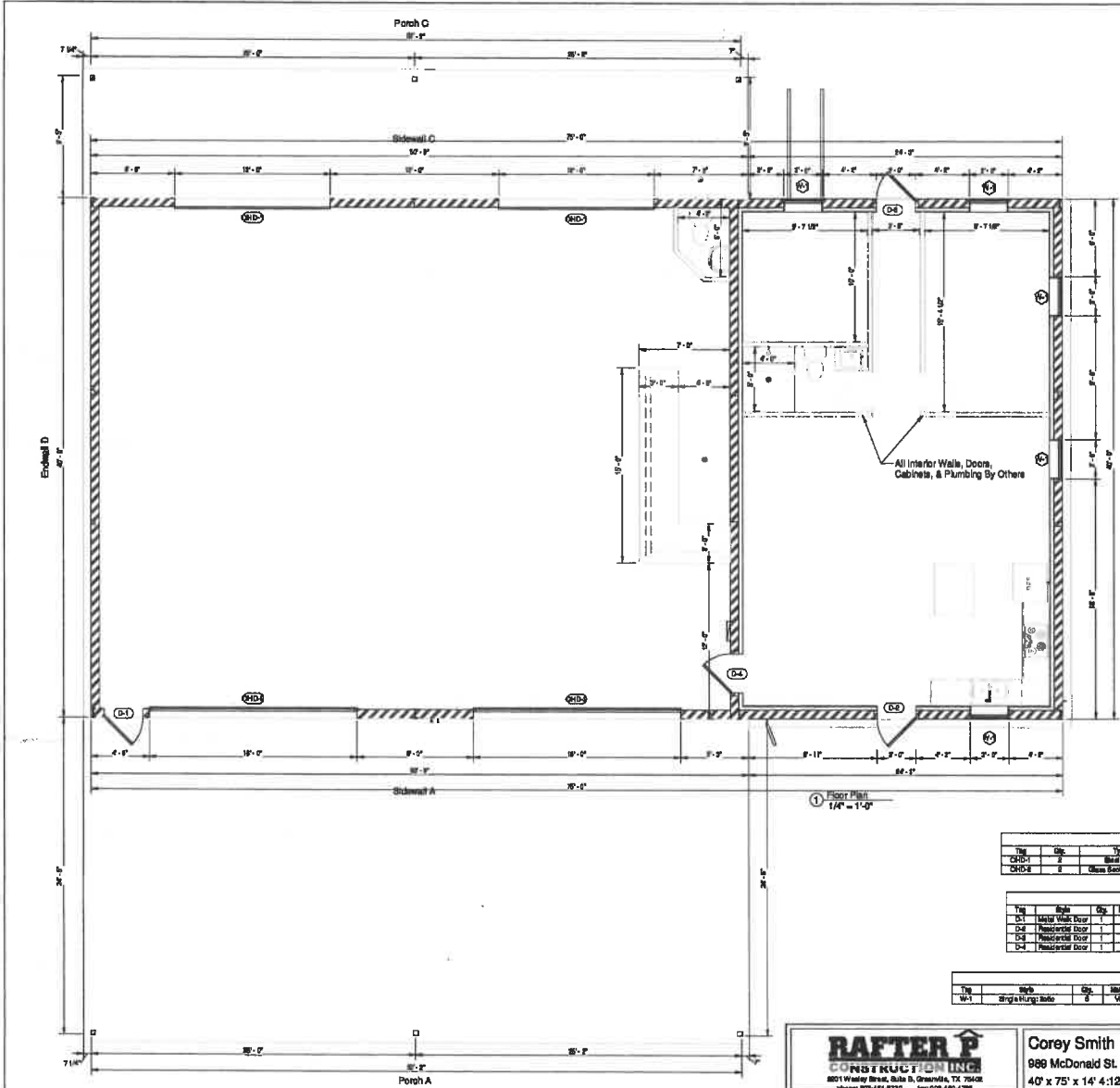
- Wall Sheeting: FBH Plastic Panel
- Ridge Sheeting: DBS Burnished Slate
- Ridge: Burnished Slate
- Eave: Burnished Slate
- Compact: Rustic Red
- Eave Trim: None
- Head Trim: Rustic Red
- Chimney Cap: Rustic Red
- Outlets: Burnished Slate
- Downspout: Burnished Slate
- Roof Sheeting: None

RAFTER P
CONSTRUCTION LLC
 8821 Wesley Street, Suite B, Overalls, TX 75082
 phone: 802-454-8232 fax: 802-460-4768

Corey Smith
 889 McDonald St. Heath, TX 75032
 40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Isometric
 Project number: 17-2147
 Date: 12/25/14
 Drawn by: Anthony Patton
 Checked by: Brad Pyor
A.01
 Scale



S.P. Initial
 Cust. Initial

04/28/2023
 12:24:17 PM
 Permet:

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
 Corey Smith

1 Floor Plan
 1/4" = 1'-0"

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Remarks
OD-1	1	Roll Back	12 x 12	18'-0"	8'-0"	Dark Brown	White	Yes	2 High Lift Brake Pads
OD-2	2	Glass Sectional Door	10 x 10	16'-0"	10'-0"	Clear	Thermal Glass	4 High Lift Brake Pads & Door Opener	

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Remarks	Notes
D-1	1	Wood	3'-0"	7'-0"	1/2" - 1.00"	Right Opening	Starter	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	1/2" - 1.00"	Left Opening	Starter	Double	
D-3	1	Wood	3'-0"	7'-0"	1/2" - 1.00"	Right Opening	Starter	Double	
D-4	1	Wood	3'-0"	7'-0"	1/2" - 1.00"	Left	Starter	Double	

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Insulation	Gas	Remarks
W-1	1	Single Hung	3'-0"	4'-0"	3'-0"	3'-0"	8'-0"	Argon	Maxlow 5

RAFTER P
 CONCRETE & MASONRY
 801 Wesley Street, Suite B, Greenville, TX 75042
 phone: 857-454-8332 fax: 857-440-4788

Corey Smith
 989 McDonald St. Heath, TX 75032
 40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Cost

Main Level Floor Plan
 Project number: 17-2147
 Date: 04/28/23
 Drawn by: Zachary Palmer
 Checked by: Brad Pope
A.03
 Scale: 1/4" = 1'-0"

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith

A handwritten signature in black ink, appearing to be 'Corey Smith', written in a cursive style.A handwritten signature in black ink, appearing to be 'Destiny Smith', written in a cursive style.