

AGENDA



BOARD OF ADJUSTMENTS MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 9, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Board of Adjustments (BOA) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Board of Adjustments (BOA) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

- (1) Approval of Minutes for the February 12, 2026 Board of Adjustments (BOA) meeting.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Board of Adjustments (i.e. the yellow forms available at the podium or from staff). The Board of Adjustments Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(2) **BOA2026-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by James Roland on behalf of Leon Walker for the approval of a Variance to the minimum dwelling unit size for a single-family home in a Single-Family 16 (SF-16) District to allow the construction of a single-family home on a 0.6510-acre tract of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jane Lane, and take any action necessary.

(V) ADJOURNMENT

The City of Rockwall Board of Adjustments (BOA) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 3, 2026 at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

BOARD OF ADJUSTMENTS MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 12, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Eric Smith called the meeting to order at 6:00PM. Board Members present were David Rohlf, Sue Conaway, Jimmy Smith and Alternate
5 Dr. Catherine Casteel. Staff members present were Building Inspection Supervisor Rusty McDowell, Plans examiner Craig Foshee, Director of
6 Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning &
7 Zoning Coordinator Melanie Zavala. Staff Absent were Building Official Jeffrey Widmer.
8

9 II. OPEN FORUM
10

11 *This is a time for anyone to address the Board of Adjustments (BOA) on any topic that is not already listed on the agenda for a public hearing. Per the policies*
12 *of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM,*
13 *please know that the Board of Adjustments (BOA) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*
14

15 Chairman Eric Smith explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time.

16 **Noha Dawit**
17 **370 Eva Place**
18 **Rockwall, TX 750832**
19

20
21 Mr. Dawit came forward and addressed the Commission regarding a previous meeting held in October. Mr. Dawit stated that he was present to follow
22 up on a matter related to an additional vote that occurred during that meeting. He explained that he had been contacted by the City Manager or City
23 Planner regarding a potential correction to the record and wanted to receive an update on the status of that matter. Mr. Dawit stated that he was
24 attending the meeting to determine whether the record had been corrected or if any action had been taken regarding the issue.
25

26 Chairman Smith asked if anyone else who wished to speak to come forward at this time; there being no one indicating such Chairman Smith closed
27 the open forum.
28

29 III. CONSENT AGENDA
30

31 1. Approval of Minutes for the January 8, 2026 Board of Adjustments (BOA) meeting.
32

33 Board Member Rohlf explained that line 64 of the minutes contained a grammatical error. Board Member Rohlf requested that the words “with a”
34 be removed so that the line would read “with the stipulation.” Board Member Rohlf stated that with that amendment, he would move to approve the
35 minutes. Chairman Smith seconded the motion which passed by a vote of 5-0
36

37 IV. PUBLIC HEARING ITEMS
38

39 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
40 *submit a Request to Address the Board of Adjustments (i.e. the yellow forms available at the podium or from staff). The Board of Adjustments Chairman will*
41 *call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of*
42 *respect for the time of other citizens.*
43

44 2. **BOA2026-001 (RYAN MILLER)**

45 Hold a public hearing to discuss and consider a request by Jennifer and Duane Piercy for the approval of a Variance to the minimum front yard building setback
46 for the purpose of allowing the construction of a single-family home on a 0.23-acre tract of land identified as a portion of Tract 60 of the R. Ballard Survey,
47 Abstract No. 29 (i.e. Lot 4, Block A, Piercy Place Addition), City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709
48 Hartman Street, and take any action necessary.
49

50 Director of Planning and Zoning Ryan Miller provided a brief summary regarding the applicant’s request. Mr. Miller stated that the subject property,
51 located at 709 Hartman Street, is currently zoned Single-Family 7 District and is located at the northeast corner of the intersection of Hartman Street
52 and Wade Street. Mr. Miller explained that the applicant is requesting approval of a variance to reduce the required 20-foot front yard building setback
53 adjacent to Wade Street to 10 feet in order to construct a single-family residence on the property. Mr. Miller provided background information
54 regarding the property and stated that it was originally part of a 0.66-acre tract of land that contained two single-family homes, which were
55 constructed in 1975. He explained that the previous configuration created a legally non-conforming condition. He stated that the applicant obtained
56 demolition permits, removed the existing homes, and received approval for a subdivision of the property through City Council. He explained that the
57 replat was approved on January 20, 2026, and once filed, the subject property will be identified as Lot 3, Block A, Piercy Place Addition. Mr. Miller
58 stated that the applicant intends to construct a single-family residence on the property. He also explained that the variance request is being
59 considered because the property is classified as a corner lot, and more specifically a keystone lot, meaning the property has two street frontages
60 and the rear lot line is adjacent to the front yard of the property behind it. He stated that, according to Article 13 of the Unified Development Code,
61 properties with multiple street frontages are required to provide a front yard setback along each street. Therefore, the property is required to maintain
62 a 20-foot setback along both Hartman Street and Wade Street. Mr. Miller explained that the applicant is requesting to reduce the setback along Wade
63 Street from 20 feet to 10 feet. He stated that the proposed home will face Hartman Street, making the requested variance applicable to the side yard
64 adjacent to Wade Street. Mr. Miller noted that all other aspects of the request comply with the Single-Family 7 District requirements. Mr. Miller

65 provided an overview of the surrounding area and stated that the existing homes previously located on the property had a 10-foot side yard setback,
66 which is consistent with the property across the street. He explained that the area is an older section of the City with homes ranging in construction
67 dates from the 1920s to present day, and many lots were established prior to the current Unified Development Code standards. Mr. Miller stated that,
68 as a result, several corner lots in the area were originally developed with a 10-foot build line. Mr. Miller explained that staff conducted an analysis of
69 surrounding properties and identified multiple examples of homes with a 10-foot side yard setback adjacent to a street. He noted that the property
70 located at 707 Hartman Street, directly across Wade Street from the subject property, provides a similar example to the applicant's request. Mr. Miller
71 stated that based on staff's analysis, the requested reduction in setback would not alter the essential character of the neighborhood, substantially
72 weaken the purpose of the zoning regulations, or negatively impact adjacent properties. Mr. Miller acknowledged that the request could be considered
73 a self-created hardship due to the recent replat and resulting lot configuration; however, staff recognizes that strict enforcement of the 20-foot
74 setback in this location could create development constraints inconsistent with the established development pattern of the surrounding area. Mr.
75 Miller explained that the Board of Adjustments is responsible for evaluating the request based on the criteria outlined in the Unified Development
76 Code and state law, including whether the variance would injure adjacent properties, adversely affect public health, safety, or welfare, be contrary
77 to the public interest, maintain harmony with the intent of the Unified Development Code, involve unique circumstances, and whether any hardship
78 is self-created. Mr. Miller stated that, as with all variance requests, approval is a discretionary decision of the Board of Adjustments. Mr. Miller stated
79 that, in accordance with the Texas Local Government Code and the Unified Development Code, staff mailed 17 notices to property owners and
80 occupants within 200 feet of the subject property on January 27, 2026. He further stated that the request was published in the Rockwall Herald-
81 Banner and, as of the meeting date, staff had not received any responses from surrounding property owners. Mr. Miller added that he met with the
82 property owner north of the subject property, who indicated she had no concerns with the requested variance.
83

84 Board Member Jimmy Smith asked if the 20 feet is measured from the right-of-way and not necessarily where the road is today.

85
86 Director of Planning and Zoning Ryan Miller explained it was measured from the property line.

87
88 Board Member Smith also asked for clarification if the front of their home would face Hartman street.

89
90 Duane Piercy
91 709 Hartman Street
92 Rockwall, TX 75087
93

94 Mr. Piercy came forward and addressed the Board regarding the requested variance. Mr. Piercy explained that the home is being designed so that
95 the garage portion of the structure will maintain the required 20-foot setback due to driveway requirements and the potential future reconstruction
96 of the roadway to a 50-foot width. He stated that the intent is not to place the driveway or garage area closer to the street, but rather that the requested
97 variance would apply only to a smaller portion of the rear area of the home. Mr. Piercy clarified that the proposed design will continue to provide
98 adequate driveway space and accommodate potential future roadway improvements.
99

100 Board Member Rohlf asked what the applicant's alternative plan would be if the requested variance was not approved.

101
102 Director of Planning and Zoning clarified the property has been subdivided.

103
104 Chairman Smith opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
105 such, Chairman Smith closed the public hearing and brought the item back to Commission for discussion or action.
106

107 Chairman Smith made a motion to approve B2026-001. Board Member Jimmy Smith seconded the motion which passed by a vote of 5-0.
108

109 V. EXECUTIVE SESSION

110
111 *The City of Rockwall Board of Adjustments (BOA) will recess into executive session to discuss the following matter as authorized by Chapter 551 of the Texas*
112 *Government Code:*
113

114 3. Discussion regarding Order No. BOA2025-3-V pursuant to Section 551.071 (*Consultation with Attorney*).
115

116 VI. ADJOURN EXECUTIVE SESSION

117
118 Chairman Smith adjourned from executive session at 6:13PM
119

120 VII. RECONVENE PUBLIC MEETING

121
122 Chairman Smith reconvened the public meeting at 6:24PM
123

124 VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

125
126 Chairman Smith made a motion to approve B2025-3-V. Board Member Conway seconded the motion. The motion to approve failed by a vote of 3 in
127 favor, 1 opposed, and 1 abstention, with Board Member Rohlf voting in opposition and Dr. Catherine Casteel abstaining.
128

129 IX. ADJOURNMENT

130
131 Chairman Eric Smith adjourned the meeting at 6:25PM
132

133 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
134 _____, 2026.

135
136

Eric Smith, Chairman

137

138 Attest:

139

140 _____
Melanie Zavala, Planning Coordinator

141

142 X.WORK SESSION

143

144 4. Work Session. A work session for general training purposes will be held in the City Council meeting room immediately following the adjournment of the February
145 12, 2026 Board of Adjustments (BOA) meeting.



CITY OF ROCKWALL

BOARD OF ADJUSTMENTS (BOA) CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Board of Adjustments (BOA)

DATE: July 9, 2026

APPLICANT: James Roland

SUBJECT: BOA2026-002; *Variance Request for 1204 Marilyn Jane*

SUMMARY

Hold a public hearing to discuss and consider a request by James Roland on behalf of Leon Walker for the approval of a Variance to the minimum dwelling unit size for a single-family home in a Single-Family 16 (SF-16) District to allow the construction of a single-family home on a 0.6510-acre tract of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jane Lane, and take any action necessary.

REQUEST

On June 11, 2026, the applicant – *James Roland* -- submitted an application requesting a variance to the minimum dwelling unit size requirement for a property in the Single-Family 16 (SF-16) District for the purpose of allowing the construction of a new single-family home on the subject property. Specifically, the applicant is requesting to reduce the required minimum 2,400 SF requirement to 2,050 SF, or a reduction of 350 SF.

BACKGROUND

The subject property was annexed on March 2, 2020 by *Ordinance No. 20-03 [Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,066 SF single-family home constructed in 1984, [2] a 625 SF detached garage constructed in 2010, and [3] three accessory buildings constructed in 2000. These structures were all constructed before the subject property was incorporated into the City's corporate limits.

Staff should note that the applicant has indicated that the existing single-family home experienced a fire in January 2026 and the applicant intends to raze the home from the property. In order to construct a new single-family home, the applicant is required to rezone the subject property, and complete a Specific Use Permit (SUP) for residential infill. The applicant submitted the zoning case (*i.e. Case No. Z2026-027*) for the subject property on May 15, 2026. During this process, the applicant informed staff the intended single-family home will be smaller than the minimum square footage permitted within a Single-Family 16 (SF-16) District.

DIMENSIONAL REQUIREMENTS

The density and dimensional requirements for properties in a Single-Family 16 (SF-16) District are as follows:

TABLE 1: SINGLE-FAMILY 16 (SF-16) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	2.7
MINIMUM DWELLING UNIT SIZE	2,400 SF
MINIMUM LOT AREA	16,000 SF
MINIMUM LOT WIDTH ⁽¹⁾	90'
MINIMUM LOT DEPTH	100'

MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK (2)	8'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES (3), (4), & (5)	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.
- 5: A TWO (2) CAR GARAGE IS REQUIRED.

Staff should note, that the applicant’s request does conform to all other aspects of the Single-Family 16 (SF-16) District with the exception of the minimum dwelling unit size requirement.

CRITERIA FOR APPROVAL OF A VARIANCE

According to Subsection 04.03, *Jurisdiction*, of Section 04, *Board of Adjustments*, of Article 2, *Development Review Authority*, of the Unified Development Code (UDC), “...the Board of Adjustments (BOA) may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards authorize the following special exceptions to the regulations herein established: ... (G) *Non-Conforming Structure*. To authorize the reconstruction and occupancy of a non-conforming structure, or a structure containing a non-conforming use...” In considering requests for a variance, the Board of Adjustments (BOA), pursuant to the powers conferred upon it by state law, is asked to consider the following criteria:

- (1) If such variance will substantially or permanently injure the appropriate use of adjacent property in the same district;
- (2) If such variance will adversely affect the health, safety or general welfare of the public;
- (3) If such variance will be contrary to the public interest;
- (4) If such variance will authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located;
- (5) If such variance will be in the harmony with the spirit and purpose of the Unified Development Code (UDC);
- (6) If such variance will alter the essential character of the district in which the property is located and for which the variance is sought;
- (7) If such variance will substantially weaken the general purposes of the zoning regulations established for the district in which the property is located;
- (8) If the variance is due to special conditions, a literal enforcement of the Unified Development Code (UDC) would result in unnecessary hardship;
- (9) If the plight of the owner of the property for which the variance or exception is sought is due to unique circumstances existing on the property, including, but not limited to, the area, shape or slope, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to the result of general conditions in the district in which the property is located;
- (10) If the variance or exception is a self-created hardship; and,
- (11) If the variance is clearly identified as a variance to the City’s standards on the concept plan, site plan or text of the Unified Development Code (UDC).

STAFF ANALYSIS AND RECOMMENDATION

According to the Rockwall Central Appraisal District (RCAD), the original single-family home was 2,066 SF, or 16 SF larger than the proposed home being requested by the applicant. In addition, staff has performed an analysis of the area and determined that many of the homes in this subdivision are similar in size than the proposed home. Given this, what the applicant is requesting would: [1] *not* change the essential nature character of the neighborhood, [2] *not* substantially weaken the general purpose of the zoning regulations, nor [3] negatively impact adjacent properties. In addition, while this request could be considered a self-created hardship, staff is of the opinion that “... the plight of the owner of the property for which the variance or exception is sought is due to unique circumstances...” and the literal enforcement of the Unified Development Code (UDC) could be seen as

unnecessary. Based on this, staff recommends approval of the variance with *Staff Recommendations*; however, the approval of any variance to the minimum dwelling unit size requirements is a discretionary decision for the Board of Adjustments (BOA).

NOTIFICATION

In accordance with the requirements of the Texas Local Government Code (TLGC) and the Unified Development Code (UDC), staff mailed 15 notices to all property owners and occupants within 200-feet of the subject property on June 22, 2026. In addition, staff advertised the case in the Rockwall Herald Banner on June 19, 2026. As of the date of this case memo, staff has not received any notices in favor or opposition to the applicant's request.

CONDITIONS OF APPROVAL

Should the Board of Adjustments (BOA) choose to approve the applicant's request, staff would recommend the following *Conditions of Approval*:

- (1) The single-family home shall not be less than 2,050 SF; and,
- (2) Any construction resulting from the approval of this Variance 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.



BOARD OF ADJUSTMENTS (BOA) 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 HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):
 VARIANCE (\$200.00) OR APPEAL OF AN ADMINISTRATIVE DECISION (\$200.00) OR APPEAL OF A CODE DECISION (\$200.00)

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1204 MARILYN WAYNE LANE
SUBDIVISION MAYTONA RANCH ESTATES LOT 17 BLOCK
LEGAL DESCRIPTION (IF NOT IN A RECORDED SUBDIVISION)

LAND USE AND ZONING INFORMATION [PLEASE PRINT]

ZONING SF 16
CURRENT LAND USE SINGLE FAMILY HOME
ACREAGE .65 NUMBER OF LOTS 1

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

OWNER APPLICANT
CONTACT PERSON LEON WALKER CONTACT PERSON JAMES ROLAND
ADDRESS [REDACTED] ADDRESS [REDACTED]
CITY, STATE & ZIP [REDACTED] CITY, STATE & ZIP [REDACTED]
PHONE [REDACTED] PHONE [REDACTED]
E-MAIL [REDACTED] E-MAIL [REDACTED]

VARIANCE REQUEST INFORMATION [PLEASE PRINT]

REASON FOR VARIANCE REQUEST OR REASON APPEALING AN ADMINISTRATIVE OR CODE DECISION
PROPOSED HOME IS 2,050 SF. OF AC AREA. THIS IS BELOW THE MINIMUM SF FOR THE ZONING. WE ARE REPLACING A TOTAL FIRE LOSS.

CODE REQUIREMENT BEING APPEALED OR VARIED FROM

NOTARY VERIFICATION [REQUIRED]

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

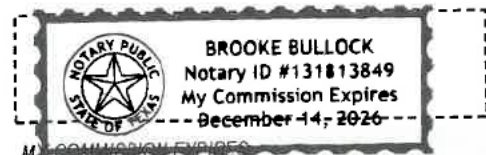
"I HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF JUNE, 2026 BY SIGNING 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 11th DAY OF June, 2026

OWNER'S SIGNATURE Leon Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brooke Bullock



0 30 60 120 180 240 Feet

B2026-002: Variance to the Minimum Dwelling Unit Size at 12304 Marilyn Jane

MARILYN-JAYNE LN



AG

CORNELIUS RD

SFE-1.5

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.

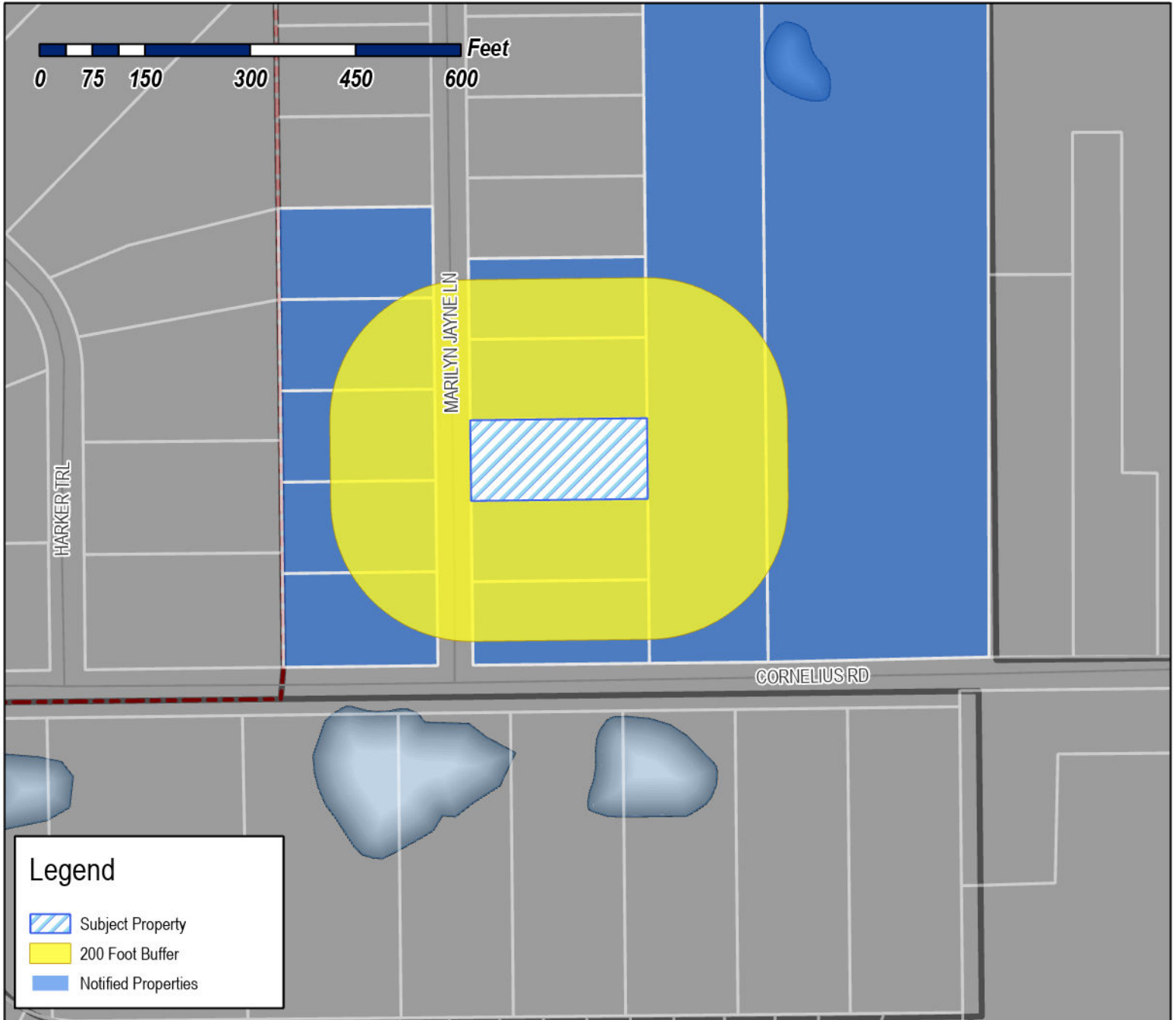




City of Rockwall

Planning & Zoning Department
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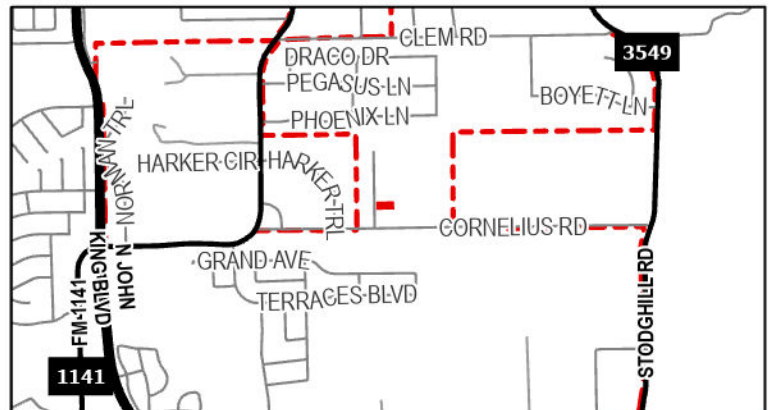
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Case Number: B2026-002
Case Name: Variance to the Minimum Dwelling Unit Size
Case Type: Board of Adjustments
Zoning: Single-Family 16 (SF-16) District
Case Address: 1204 Marilyn Jane

Date Saved: 6/19/2026

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



THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

RESIDENT
1209 MARILYN JAYNE LN
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING & 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 Board of Adjustments will consider the following application:

BOA2026-002: Variance to the Minimum Dwelling Unit Size

Hold a public hearing to discuss and consider a request by James Roland on behalf of Leon Walker for the approval of a Variance to the minimum dwelling unit size for a single-family home in a Single-Family 16 (SF-16) District to allow the construction of a single-family home on a 0.6510-acre tract of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 1204 Marilyn Jane Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Board of Adjustments will hold a public hearing on Thursday, July 9, 2026 at 6:00 PM in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas. As an interested property owner, you are invited to attend this meeting. If you prefer to express your thoughts in writing please return the form to:

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

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

Your comments must be received by Thursday, July 9, 2026 before 4:00 PM to ensure they are included in the information provided to the Board of Adjustments (BOA).

Sincerely,

Ryan Miller
Director of Planning and Zoning

--- PLEASE RETURN THE BELOW FORM ---

BOA2026-002: Variance to the Minimum Dwelling Unit Size

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:

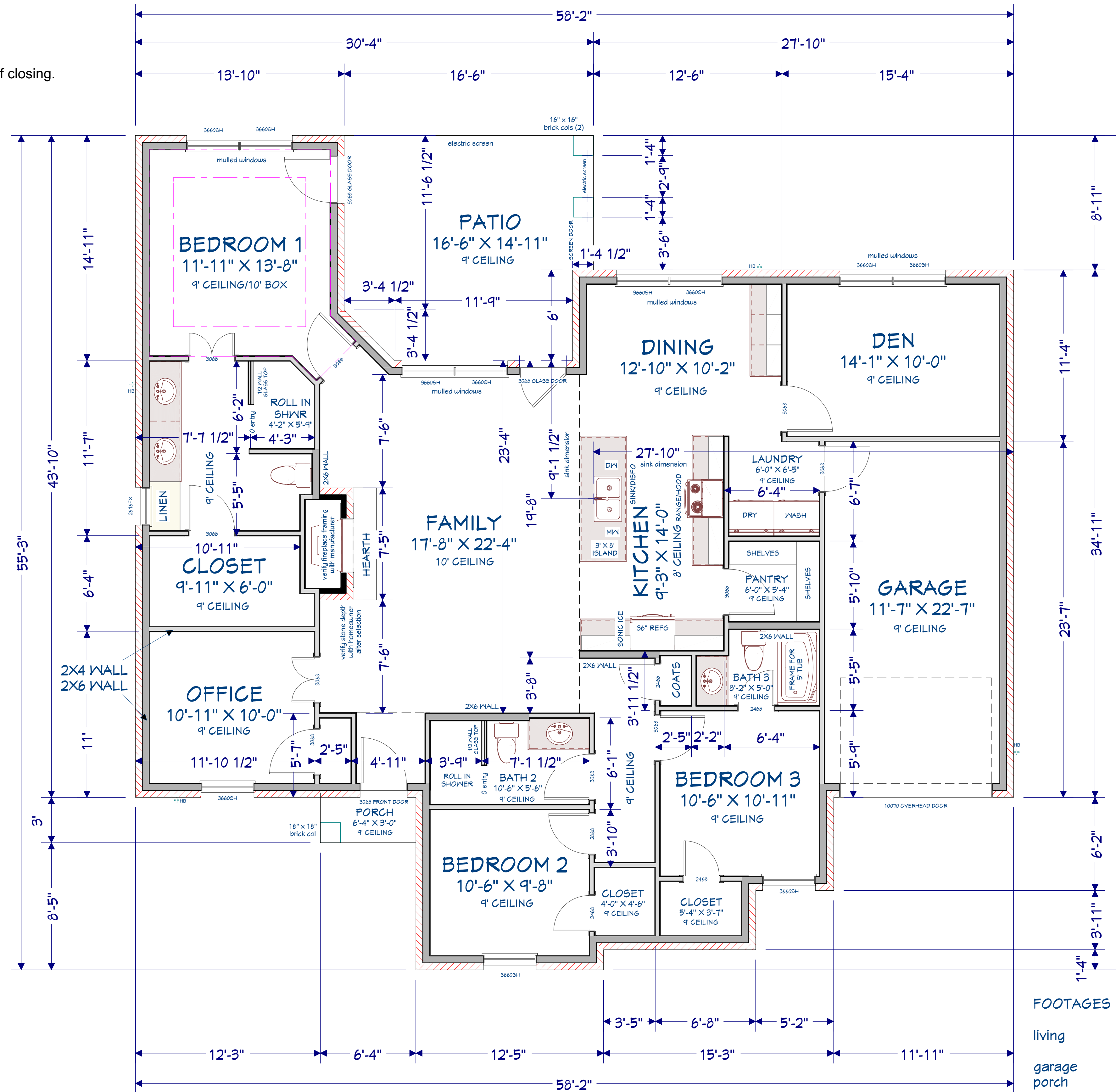
Address:

Tex. Loc. Gov. Code, Sec. 211.0061 (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](#)

FIRST FLOOR NOTES

All heights listed are from slab.
 EXTERIOR WALLS ARE 2X6
 SH windows are NOT equal lite.
 Ceilings are 9'0" unless otherwise noted.
 Windows are at 7'6" head height unless otherwise noted.
 Bedroom windows must not be higher than 42" from the floor.
 Verify appliance selections and locations with client before construction.
 Weatherstrip all exterior doors.
 Door between attached garage and house to be 1 3/8" solid door and be self closing.
 See fireplace manufacturer for fireplace and flue framing details.



FOOTAGES	
living	2050
garage	280
porch	30
patio	230
total	2590



LAURA LOWE DESIGN
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HILLTOP HOMES

THE WALKER RESIDENCE
 1204 Marilyn Jayne Drive
 Lot 17, Maytona Ranch Estates
 Rockwall County, Texas

DATE:
6-27-26

SCALE:
1/4"=1'0"

SHEET:

FLOOR PLAN

2