

# AGENDA



## BOARD OF ADJUSTMENTS MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

**FEBRUARY 12, 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 January 8, 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) **BOA2026-001 (RYAN MILLER)**

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 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, 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 Hartman Street, and take any action necessary.

### (V) EXECUTIVE SESSION

*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 Government Code:*

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

### (VI) ADJOURN EXECUTIVE SESSION

### (VII) RECONVENE PUBLIC MEETING

### (VIII) TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

### (IX) ADJOURNMENT

### (X) WORK SESSION

- (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 12, 2026 Board of Adjustments (BOA) meeting.

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 February 6, 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  
JANUARY 8, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

Chairman Eric Smith called the meeting to order at 6:00PM. Board Members present were David Rohlf, Sue Conaway, Jimmy Smith and Galen Hillard. Staff members present were Building Inspection Supervisor Rusty McDowell, Plans examiner Craig Foshee and Director of Planning and Zoning Ryan Miller. Staff Absent were Building Official Jeffrey Widmer.

## 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.*

Chairman Eric Smith explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Eric Smith closed the open forum.

## III. CONSENT AGENDA

### 1. Approval of Minutes for the October 9, 2025 Board of Adjustments (BOA) meeting.

Board Member David Rohlf made a motion to approve the Consent Agenda. Jimmy (James) Smith seconded the motion which passed by a vote of 5-0.

## 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. BOA-2025-4-V (RUSTY MCDOWELL)

Hold a public hearing to discuss and consider a request by Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a Variance to the lot depth requirements for the purpose of subdividing a 12.035-acre tract of land identified as Lots 1 & 7, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southwest corner of the intersection of Corporate Crossing and Discovery Boulevard, and take any action necessary.

Director of Planning & Zoning Ryan Miller presented the case and provided the board with a presentation explaining the request.

Chairman Smith opened the public hearing and Shannon Foltz with the REDC came to explain the request and answer any questions from the board. Afterwards with no other speakers the Public Hearing was closed.

After a brief discussion Board Member David Rohlf made a motion to approve the case, Jimmy (James) Smith seconded the motion. Motion passed with a vote of 4 in favor and 1 opposed (Chairman Eric Smith in opposition)

### 3. BOA-2025-5-V (RUSTY MCDOWELL) [THE APPLICANT HAS REQUESTED TO WITHDRAW THIS CASE]

Hold a public hearing to discuss and consider a request by Truman Nixon for the approval of a Variance to the minimum lot depth for the purpose of subdividing a 0.65-acre parcel of land identified as Lot 1, Block A, Gentry Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

The applicant requested to withdraw BOA-2025-5-V.

### 4. BOA-2025-6-V (RUSTY MCDOWELL)

Hold a public hearing to discuss and consider a request by Seth & Lacy Blanck for the approval of a Variance to the minimum front yard building setback for the purpose of allowing a new single-family home on a 0.1398-acre tract of land identified as Block 16 of the Amick Addition City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 N. Alamo Street, and take any action necessary.

Director of Planning & Zoning Ryan Miller presented the case and provided the board with a presentation explaining the request.

Chairman Smith opened the public hearing and Lacy Blanck property owner of 401 N. Alamo Street requested reducing the front setback to 8 feet instead of the required 20 feet and answered any questions from the board. Afterwards, with no other speakers the Public Hearing was closed.

63 After a brief discussion Board Member David Rohlf made a motion to approve the case, Jimmy (James) Smith seconded the motion. Motion passed  
64 with a with the stipulation that the front setback to be reduced to 12 feet instead of the required 20 feet. Jimmy (James) Smith seconded the motion.  
65 Motion passed with a vote of 5 in favor and 0 opposed.  
66

67 V. ADJOURNMENT  
68

69 Chairman Smith adjourned the meeting at 6:48PM  
70

71  
72 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
73 \_\_\_\_\_, 2026.  
74

75  
76 \_\_\_\_\_  
76 Eric Smith, Chairman

77 Attest:  
78 \_\_\_\_\_  
79 Melanie Zavala, Planning Coordinator  
80



# 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

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**TO:** Board of Adjustments (BOA)  
**DATE:** February 12, 2026  
**APPLICANT:** Jennifer and Duane Piercy  
**SUBJECT:** BOA2026-001; *Variance Request for 709 Hartman Street*

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### SUMMARY

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 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, 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 Hartman Street, and take any action necessary.

### REQUEST

On January 15, 2026, the applicants -- *Jennifer and Duane Piercy* -- submitted an application requesting a variance to the minimum front yard building setback requirement for a property in the Single-Family 7 (SF-7) 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 20-foot front yard building setback adjacent to Wade Street to ten (10) feet.

### BACKGROUND

The subject property is a 0.23-acre tract of land (*i.e. being a portion Tract 60 of the R. Ballard Survey, Abstract No. 29*) addressed as 709 Hartman Street. The subject property was annexed into the City of Rockwall prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 *Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District.

Recently, the applicant submitted a replat (*i.e. Case No. P2025-041*) for the subject property, which was approved by the City Council on January 20, 2026. Once this replat is filed with Rockwall County, it will change the legal description of the subject property to Lot 3, Block A, Piercy Place Addition. Staff has included a copy of the subdivision plat for the Board of Adjustment's (BOAs) reference; however, staff should note that the subject property is incorrectly depicted as Lot 3, Block A as opposed to Lot 4, Block A on this subdivision plat (*i.e. staff is awaiting the corrected subdivision plat from the applicant*). Prior to the approval of this replat, the subject property was a 0.66-acre tract of land that had two (2) single-family homes situated on it. According to the Rockwall Central Appraisal District (RCAD) the two (2) homes were constructed in 1975 and were 984 SF and 720 SF; however, after the applicant purchased the subject property on July 15, 2025, the homes were razed from the property through a demolition permit (*i.e. RES2025-4831*). The applicant has stated an intent to subdivide the previous lot for the purpose of constructing two (2) single-family homes (*i.e. one [1] home on each of the newly created lots*).

### DIMENSIONAL REQUIREMENTS

The density and dimensional requirements for properties in a Single-Family 7 (SF-7) District are as follows:

**TABLE 1: SINGLE-FAMILY 7 (SF-7) DISTRICT STANDARDS**

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	5.2

MINIMUM DWELLING UNIT SIZE	1,500 SF
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT WIDTH <sup>(1)</sup>	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	32'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES <sup>(3), (4), &amp; (5)</sup>	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.

The subject property is identified as a *keystone lot*, which is a corner lot (*i.e. a lot with two [2] streets adjacent to the property*) whose rear property line is adjacent to the front yard property line of the property directly behind the subject property. According to Article 13, *Definitions*, of the Unified Development Code (UDC), "...*(w)here lots have multiple frontages on one or more streets, the required front yard [setback] shall be provided on each street ...*" Based on this, the subject property requires a 20-foot setback adjacent to Hartman Street and Wade Street. Staff should note, that the applicant's request does conform to all other aspects of the Single-Family 7 (SF-7) District with the exception of the front yard building setback.

## **CRITERIA FOR APPROVAL OF A VARIANCE**

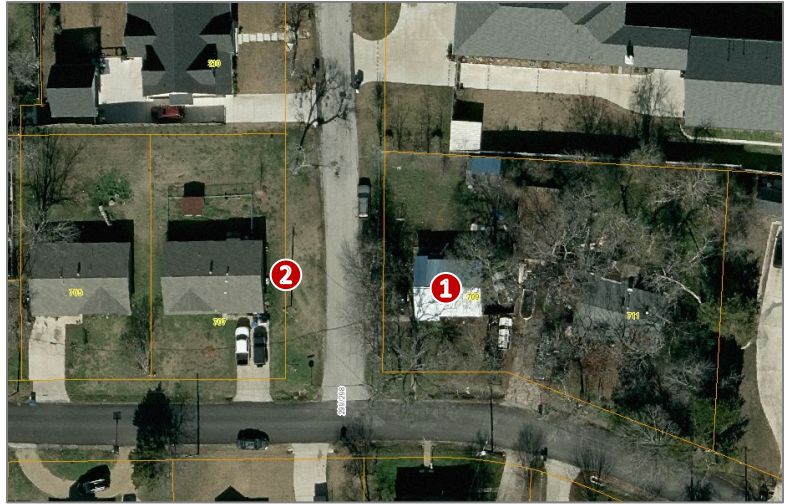
According to Subsection 04.03, *Jurisdiction*, of Section 04, *Board of Adjustments*, of Article 2, *Development Review Authority*, of the Unified Development Code (UDC), "...the Board of Adjustments (BOA) may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards authorize the following special exceptions to the regulations herein established: ... (B) *Odd Shaped Parcels*. Permit such modifications of the height, *YARD AREA*, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being such restricted area, shape, or slope that it cannot be appropriately developed without such modification." 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**

In this case, the subject property is considered to be a *Lot of Record* or “(a) parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County ... prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.” In addition, homes in this area of the City were constructed from the 1920’s to present day, and as a result many were constructed with different setback requirements than what the current Unified Development Code (UDC) requires. Staff has performed an analysis of the area and determined that many of the homes in this area were constructed with ten (10) foot side yard setbacks adjacent to streets. A good example of this -- depicted in Figure 1 --, is the property at 707 Hartman Street, which is directly west of the subject property.



**FIGURE 1: SUBJECT PROPERTY AND THE SETBACK FOR 707 HARTMAN STREET ADJACENT TO WADE STREET**

**1: SUBJECT PROPERTY**

**2: 10-FOOT SETBACK ADJACENT TO WADE STREET**

Given that other properties already have ten (10) foot sidewalks adjacent to the street in this area of the City, 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 could be considered a self-created hardship, staff feels that this sort of variance maintains the current aesthetics of the area 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 front yard building setback 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 17 notices to all property owners and occupants within 200-feet of the subject property on January 27, 2026. In addition, staff advertised the case in the Rockwall Herald Banner on January 30, 2025. 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 variance shall be no more than what is approved by the Board of Adjustments (BOA); 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.

BOA2026-1

Application For Board Of Adjustment / Sign Board Of Review

Date: 1/7/25

Fee: \$200.00 (912) 896 6943

Email:

Property Address of Subject: 709 - 711 Hartman St

Applicant Name: Jennifer Duane Piercy Email: cguil.com Day Phone #: (214) 293-3730

Address: 713 Hartman St Rockwall TX 75089

Owner of Property: Duane + Jennifer Piercy Day Phone #: (214) 293-3730

Address: 713 Hartman St Rockwall TX 75087

Legal Description of Property (Description may be attached):

A0029 R Ballard, Tract 60, Acres .66

Total Acreage: .66

Number of Lots: 1 into 2

Current Use of Property: Empty Lot

Proposed Use of Property: Residential New Build

Requirement or Regulation for which a Variance is Requested:

1) 10' build line on Wade St

Reason For Variance Request: (Attach any necessary documents)

The variance from a 20' to 10' build line is requested to help develop the property. Currently Wade + Hartman are fully developed; other structures already have 10' build lines which would impede the city from developing this street. Granting variance would give the city more square foot to tax.

Piercy  
Signature of Applicant

For City Use Only:

Date Received: 1/7/2026 Received By: T. Buehler Current Zoning: SF-7

Amount Paid: \$ 204<sup>00</sup>

Check # Phone Pymt

Case File #: BOA 2026-1





B2026-001: Variance to the  
Minimum Front Yard Setbacks for 709 Hartman  
Street

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.



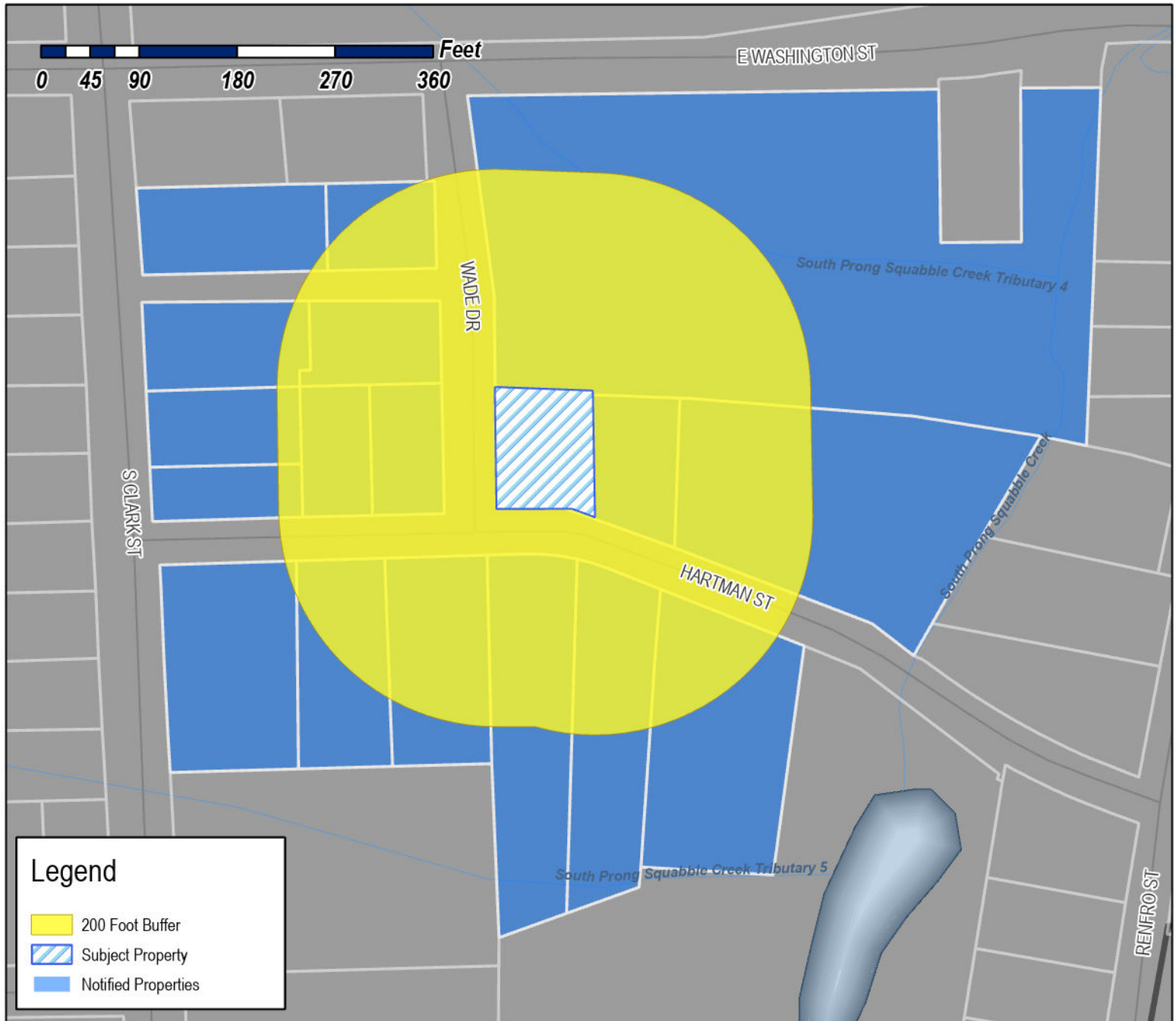




# City of Rockwall

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

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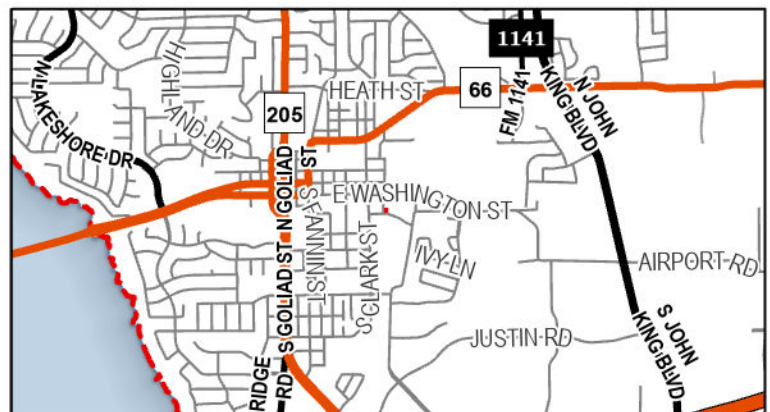
**Legend**

- 200 Foot Buffer
- Subject Property
- Notified Properties

**Case Number:** B2026-001  
**Case Name:** Variance to the Minimum Front Yard Setback  
**Case Type:** Variance  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Hartman Street

**Date Saved:** 1/23/2026

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



FOX JONATHAN  
205 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
205 S CLARK ST  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

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

HARRIS DARRIN COLE  
210 GLENN AVE  
ROCKWALL, TX 75087

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

WELLS RHONDA  
210 WADE DR  
ROCKWALL, TX 75087

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

RESIDENT  
213 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

WALKER KELLI & JESSICA  
603 E Rusk St  
Rockwall, TX 75087

RESIDENT  
705 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
707 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709-711 HARTMAN ST  
ROCKWALL, TX 75087

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

# PUBLIC NOTICE



CITY OF ROCKWALL  
BUILDING INSPECTION DEPARTMENT  
PHONE: (972) 771-7709  
EMAIL: [PERMITS@ROCKWALL.COM](mailto:PERMITS@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:

## **BOA2026-001: Variance to the Minimum Front Yard Setbacks**

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 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, 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 Hartman Street, 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, February 12, 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:

**Ryan Miller**  
Rockwall Building Inspection Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning and Zoning Department at [Planning@Rockwall.com](mailto: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, February 12, 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 ---

## **BOA2026-001: Variance to the Minimum Front Yard Setbacks**

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.

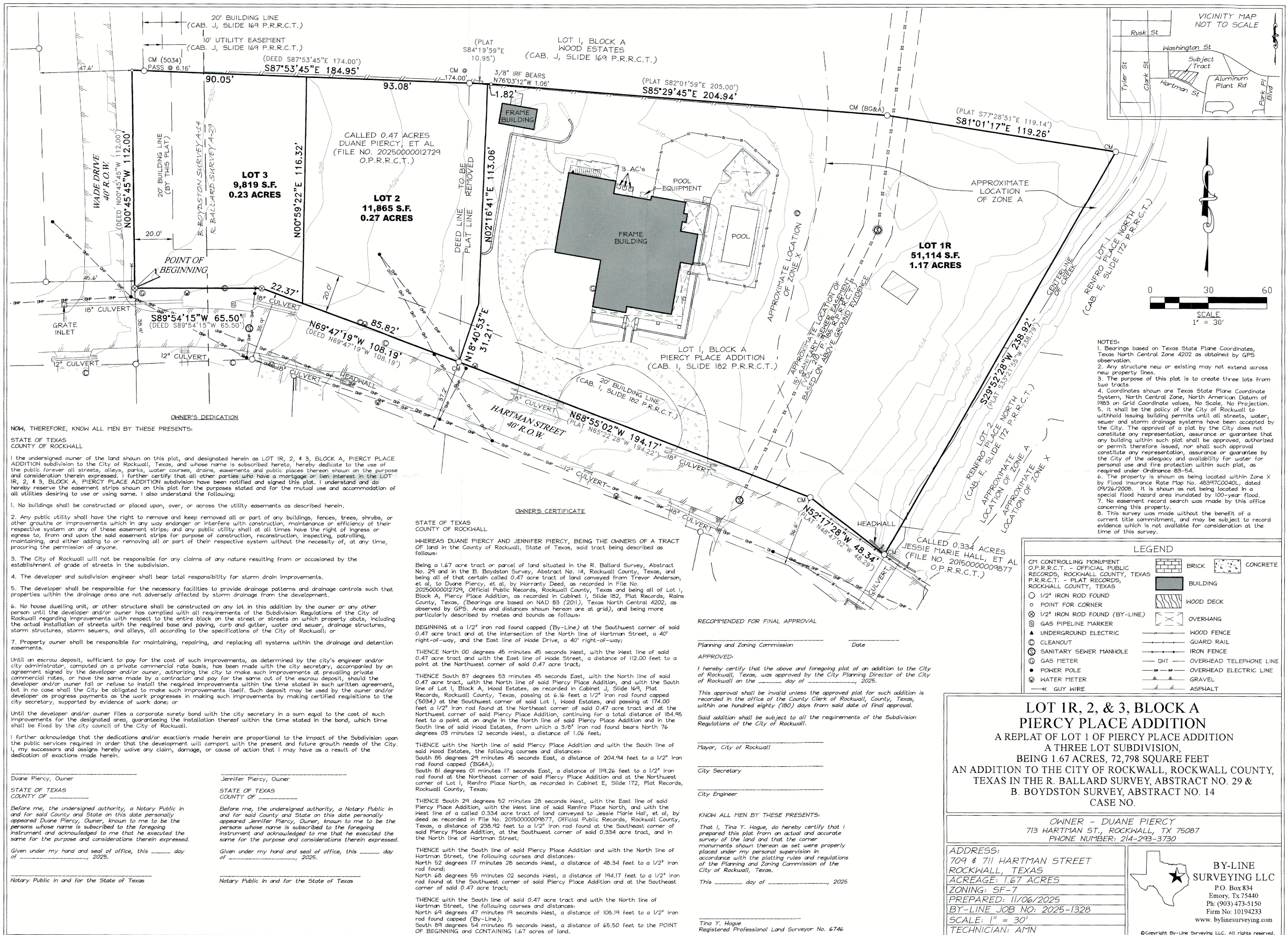
Name:

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.

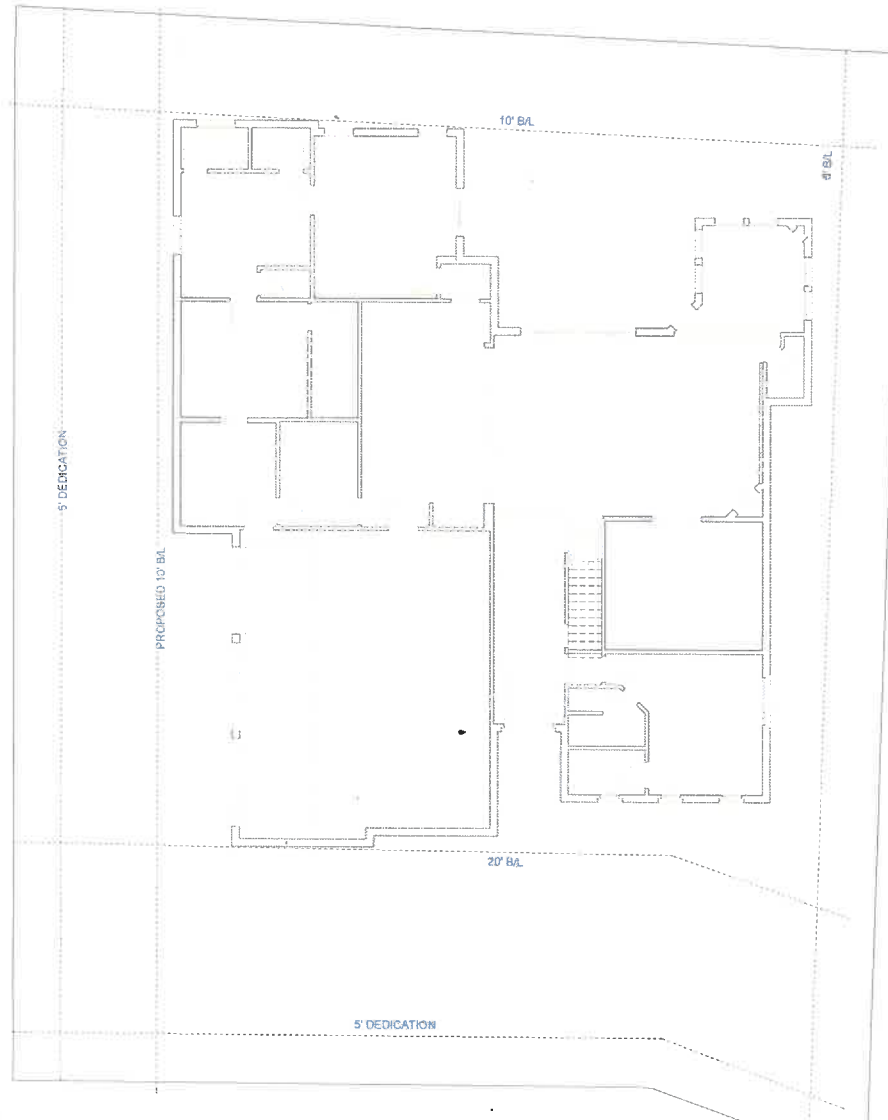
[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)







WADE ST



Plot Plan View  
1 in = 20 ft

1	0	1	2	3
<b>DJP</b> Home Services & Designs				
DRAWN BY: D. PIERCY				
DATE: REV: 1/1/2026 NONE				
FILENAME: 709 Hartman				
SCALE: 1/8" = 1'-0"				
PAGE SIZE: Letter (8.5" x 11")				
SHEET: 1				

PROJECT DESCRIPTION:

709 Hartman

PAGE DESCRIPTION:

Project Overview