



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-011 P&Z DATE 05/11/21 CC DATE 05/17/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-011

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
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OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 804 S. Alamo Road

SUBDIVISION Highridge Est

LOT 5

BLOCK A

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]

☒ OWNER Kristi Bryant

☒ APPLICANT Same

CONTACT PERSON

CONTACT PERSON

ADDRESS 710 S. Alamo Rd

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE 972-989-7005

PHONE

E-MAIL Kristi and brent a@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi + Brent Bryant (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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. 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."

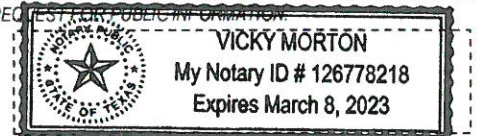
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Kristi Bryant

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



MY COMMISSION EXPIRES

March 8, 2023



Map data ©2021, Map data ©2021 20 ft

Greenhouse
is
here

Photos



Photos





City of Rockwall
The New Horizon

3/10/2021

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

NEIGHBORHOOD IMPROVEMENT SERVICES DEPARTMENT

RE: Notice of Code Violation
Case Number: CE2021-996
Legal Description: HIGHRIDGE EST, BLOCK A, LOT 5
Location: 710 S ALAMO RD, ROCKWALL, 75087

During a recent inspection of your property located at 710 S ALAMO RD, ROCKWALL, 75087, the following violation of the City of Rockwall Code of Ordinances has been identified:

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PLEASE CONTACT BUILDING INSPECTIONS DEPARTMENT TO OBTAIN PERMIT FOR GREENHOUSE IN REAR YARD. 972-771-7709. THANK YOU.

- accessory
building

rockwall.com

Survey
!

The compliance date for the above noted violation is **Ten (10) Days** from the date of this letter. Failure to comply may result in the issuance of a citation or a case being filed in Municipal Court.

If I can be of any assistance, please contact me at 972-772-6437

Sincerely,

Jennifer Wolfe
Neighborhood Improvement Services
Email: jwolfe@rockwall.com



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Planning and Zoning Department
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STAFF USE ONLY

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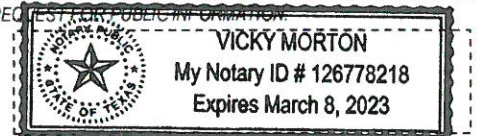
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



MY COMMISSION EXPIRES

March 8, 2023



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.

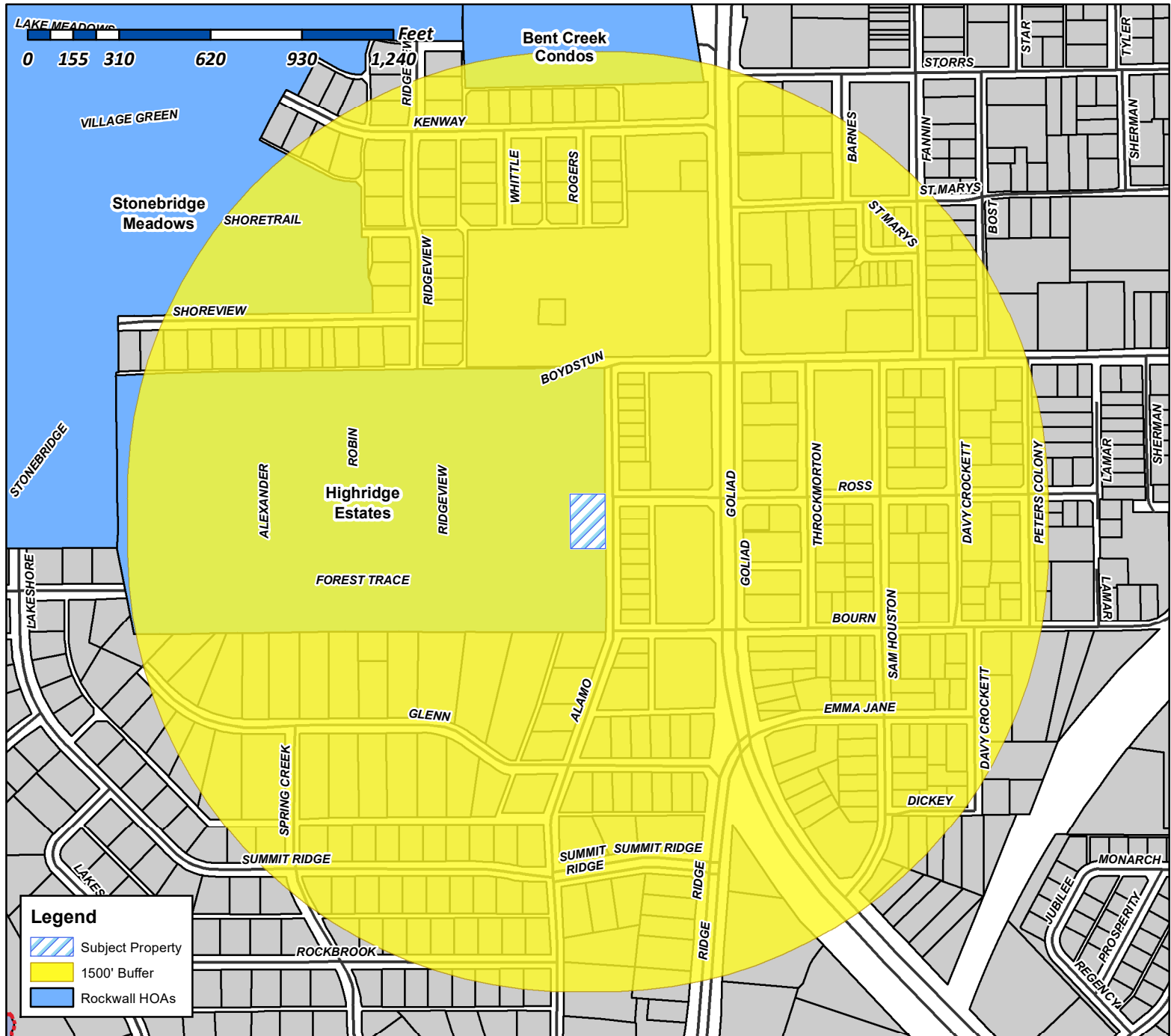




City of Rockwall

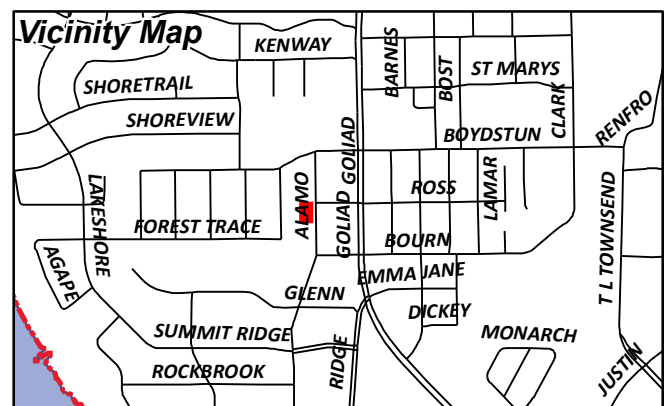
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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745

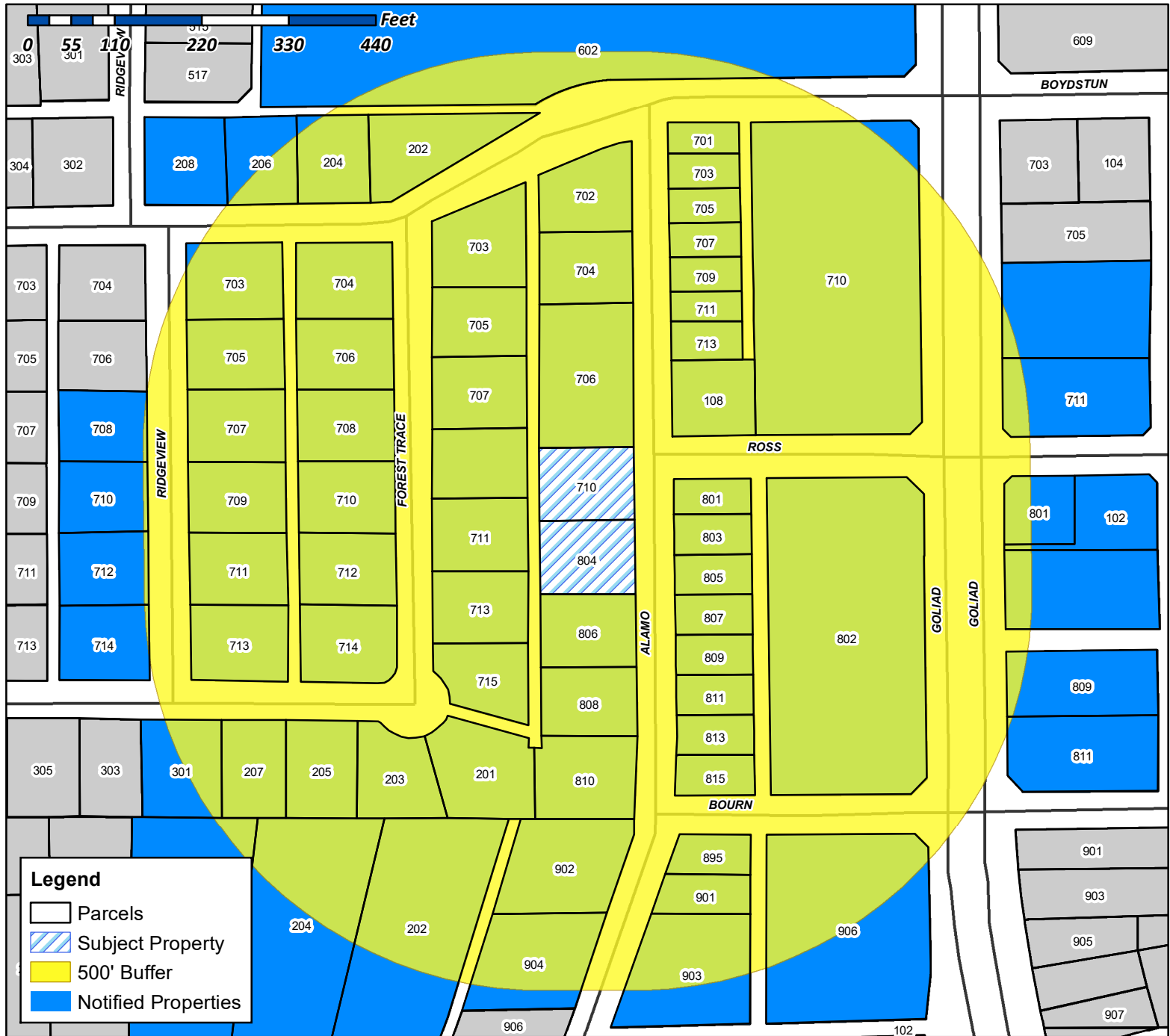




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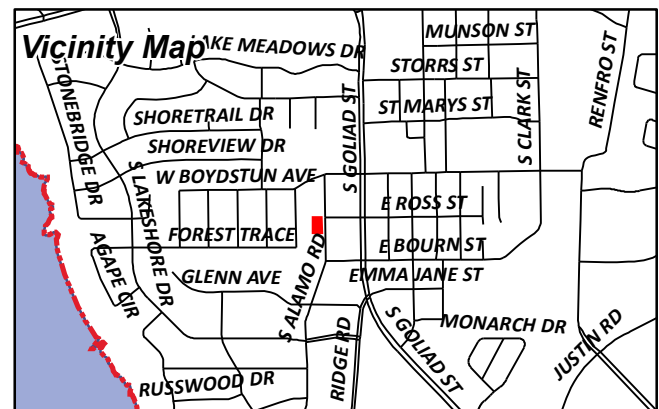
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Map data ©2021, Map data ©2021 20 ft

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Photos



Photos





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The New Horizon

3/10/2021

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If I can be of any assistance, please contact me at 972-772-6437

Sincerely,

Jennifer Wolfe
Neighborhood Improvement Services
Email: jwolfe@rockwall.com

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/23/2021

PROJECT NUMBER: Z2021-011
PROJECT NAME: SUP for Existing Greenhouse at 804 S. Alamo Road
SITE ADDRESS/LOCATIONS: 804 S ALAMO RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/22/2021	Approved w/ Comments
04/22/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Street.			
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email Hlee@rockwall.com.			
M.3 For reference, include the case number (Z2021-011) in the lower right-hand corner of all pages on future submittals.			
I.4 The existing greenhouse exceeds the maximum allowed size of an accessory structure. The maximum permitted size is 144 Sqft; the existing greenhouse is 288 Sqft or double the permitted size. Exceeding this requirement is what prompted this SUP request.			
M.5 Please review the attached Draft Ordinance prior to the April 27, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 4, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.			
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 4, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 11, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 27, 2021.			
I.7 The projected City Council meeting dates for this case will be May 17, 2021 (1st Reading) and June 7, 2021 (2nd Reading).			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/21/2021	Needs Review

04/21/2021: Need a site plan that indicates the distance from the property line to the exterior walls of the greenhouse. Must be 10-feet or greater.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/19/2021	Approved

04/19/2021: No comments



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. 2021-011

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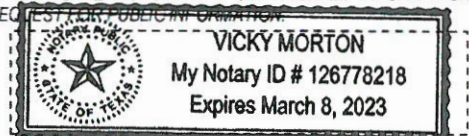
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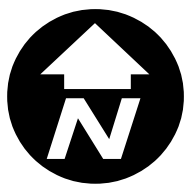
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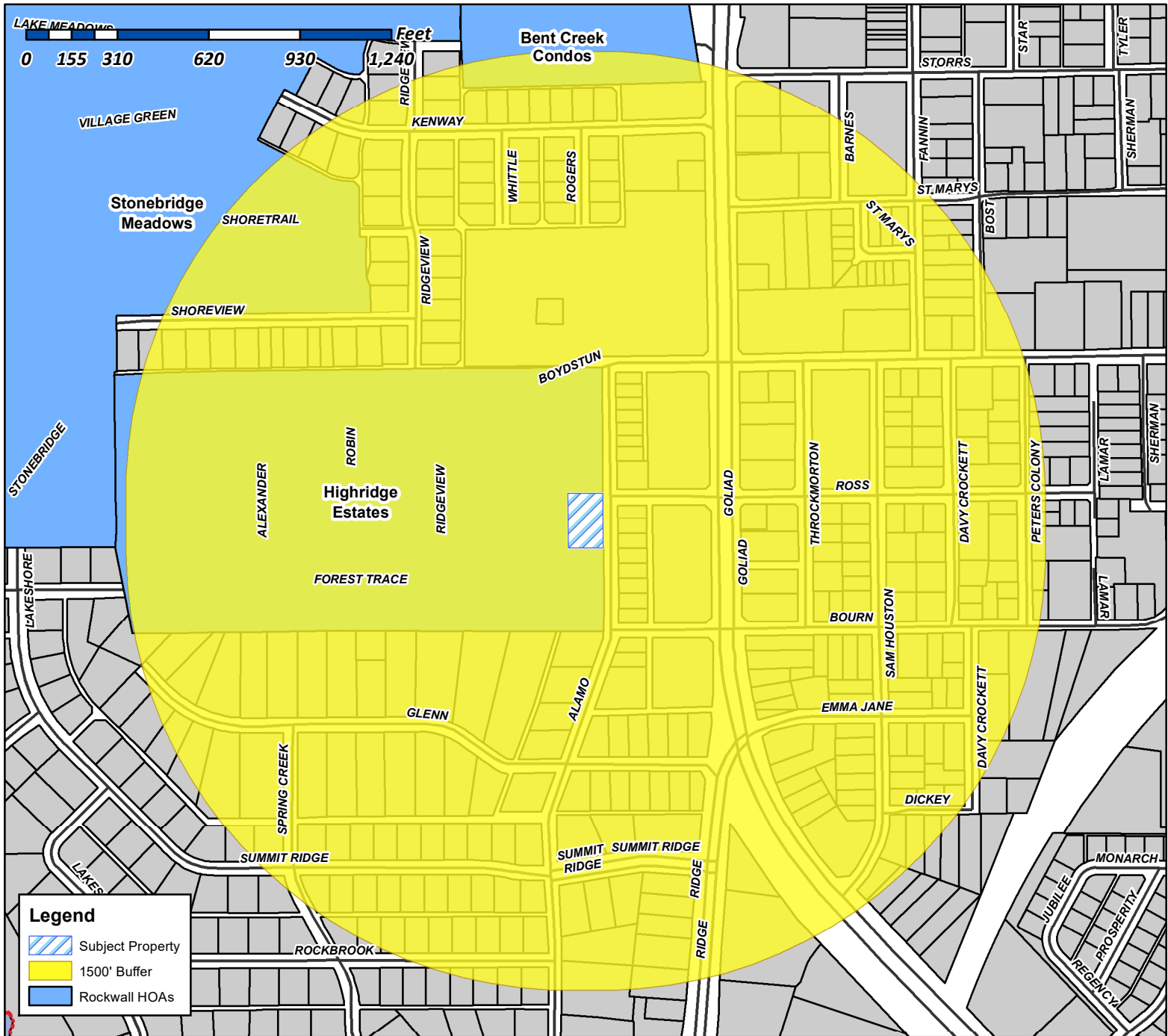




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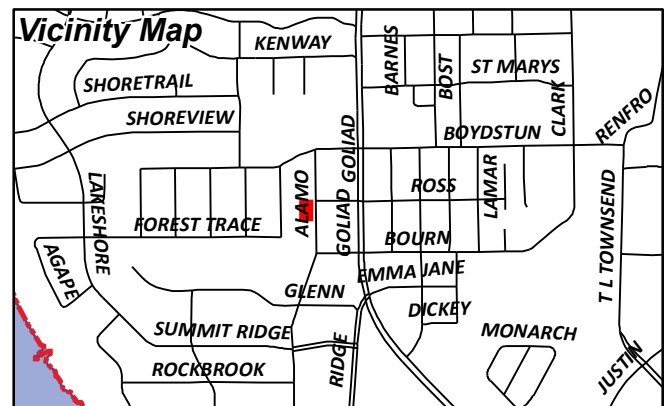
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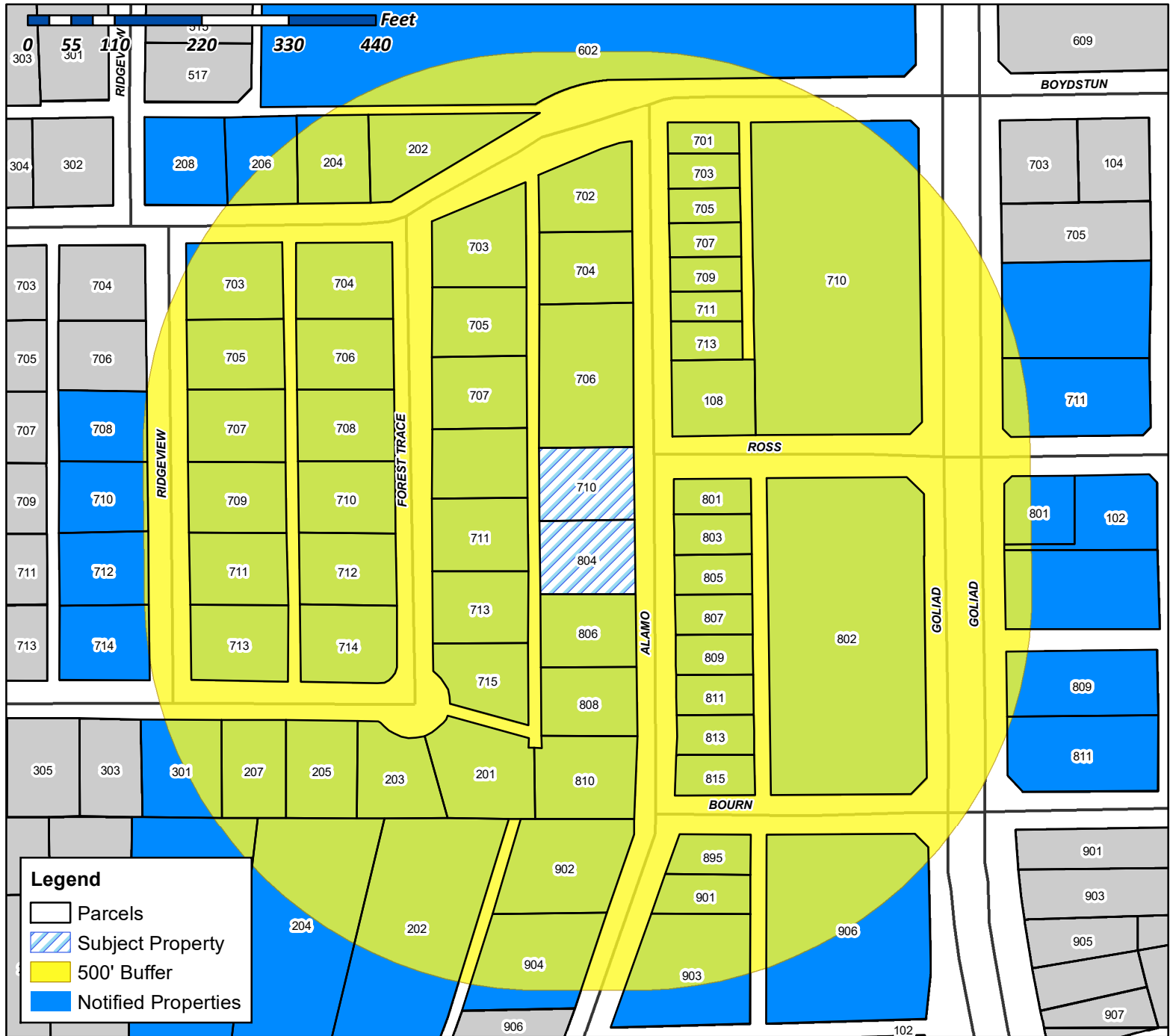




City of Rockwall

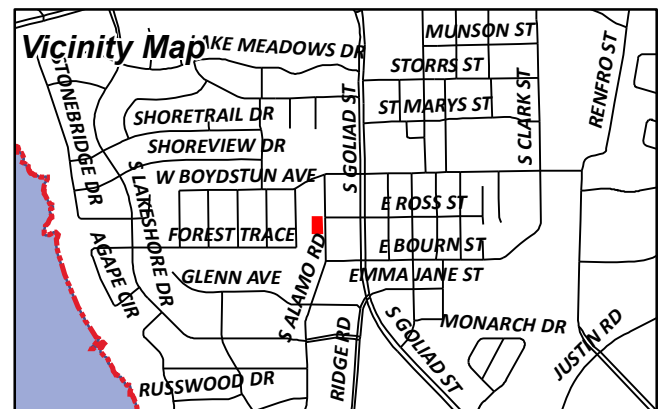
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

ROHLF DAVID E
102 E ROSS AVE
ROCKWALL, TX 75087

MILLS CHARLES O
108 ROSS AVE
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

HUTTO JENNIFER L AND MICHAEL
201 FOREST TRACE
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

STOVALL RAYMOND P
203 FOREST TRACE
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

HAYDICKY JOSEPH N
205 FOREST TRACE
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M
206 GLENN AVE
ROCKWALL, TX 75087

UPTON RHONDA D AND CHUCK L
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

TABOR WHITNEY J
207 FOREST TRACE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY
301 FOREST TRACE
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
6104 LYNDON B JOHNSON FREEWAY APT#2502
DALLAS, TX 75240

SCUDDER PERRIN AND SHELLY K HARPER
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

OTTO IRIS
702 S ALAMO DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BAUMANN HARRY EDWARD
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
704 S ALAMO DR
ROCKWALL, TX 75087

MEINECKE ANGELA AND JEFFERY
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND SHELLY K HARPER
705 S ALAMO
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND
SHELLY K HARPER
707 S ALAMO
ROCKWALL, TX 75087

WILSON CATHI E AND GLEN H
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

FLEMING LINDA
709 S ALAMO RD
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

RADNEY JAMES C
710 RIDGEVIEWDR
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY AND KEITH H
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM & KATHERINE
712 FOREST TRCE
ROCKWALL, TX 75087

MORI DANIEL J & JUDY
712 RIDGEVIEW DR
ROCKWALL, TX 75087

HILLMAN DORIANN E
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

SIPLE MARIAN C
714 RIDGEVIEW DR
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

LEITHE KURT
7702 STONEHAVEN DR
ROWLETT, TX 75089

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
801 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
809 ALAMO RD
ROCKWALL, TX 75087

LIVAY LLC
809 S GOLIAD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

EDWARDS JASON
811 S GOLIAD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

ROCHIER KELLY BRUNNER
901 S ALAMO RD
ROCKWALL, TX 75087

ANDREWS VIRGINIA
902 S ALAMO
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

PRESLEY ELIZABETH
904 S ALAMO RD
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
906 S GOLIAD
ROCKWALL, TX 75087

ROHLF DAVID E
PO BOX 1137
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738



City of Rockwall
The New Horizon

3/10/2021

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

NEIGHBORHOOD IMPROVEMENT SERVICES DEPARTMENT

RE: Notice of Code Violation
Case Number: CE2021-996
Legal Description: HIGHRIDGE EST, BLOCK A, LOT 5
Location: 710 S ALAMO RD, ROCKWALL, 75087

During a recent inspection of your property located at 710 S ALAMO RD, ROCKWALL, 75087, the following violation of the City of Rockwall Code of Ordinances has been identified:

Article XII, Sec 3, 3.1 Building Permits Required:

No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Building Official. A building permit shall not be issued except in conformity with the provisions of this Ordinance, unless otherwise authorized by the Board of Adjustment in the form of a variance as provided by this Ordinance.

PLEASE CONTACT BUILDING INSPECTIONS DEPARTMENT TO OBTAIN PERMIT FOR GREENHOUSE IN REAR YARD. 972-771-7709. THANK YOU.

- accessory
building

rockwall.com

Survey
!

The compliance date for the above noted violation is **Ten (10) Days** from the date of this letter. Failure to comply may result in the issuance of a citation or a case being filed in Municipal Court.

If I can be of any assistance, please contact me at 972-772-6437

Sincerely,

Jennifer Wolfe
Neighborhood Improvement Services
Email: jwolfe@rockwall.com



Map data ©2021, Map data ©2021 20 ft

Greenhouse
is
here

Photos



Photos





Lee, Henry

From: Planning
Sent: Friday, April 23, 2021 8:04 AM
To: Lee, Henry
Subject: FW: Zoning notice at 710 S. Alamo Rd

From: Sharon Edwards [mailto:prescription4life@hotmail.com]
Sent: Thursday, April 22, 2021 3:15 PM
To: Planning
Subject: Zoning notice at 710 S. Alamo Rd

Dear zoning department,
Please explain the zoning notice.

I reached out to the permit department on March 6th, 2021 concerning an unapproved greenhouse that was installed without a permit that does not match the existing architecture.

The greenhouse is in violation of required setbacks. There have been numerous unpleasant odors emitted from the residence. Not only is the barn type structure unsightly and diminishes my property value the family continually burns trash and tree limbs a few feet off my fence on open ground. I contacted the Fire Marshall concerning this fire hazard. The residence is also behind on city tax payments. The family also parks a school bus on the property on a regular basis. I have also witnessed multiple non family residents living in the back yard in tents. This family apparently has no regard for civil process or respect for city laws and ordinance.

Please update me on the hearings dates and rulings so I may attend with my protest.

I expect due process concerning my property rights as a citizen of Rockwall as well. As a fellow citizen I was held accountable for precise adherence to code restrictions and rules while construction was ongoing on my property over the past several seasons. I expect there to be no discrimination personally by holding my residence to stricter standards and relaxing standards for another neighbor.

Thanks

Sharon French
[469-338-3112](tel:469-338-3112)

Sent from my Verizon LG Smartphone

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: May 11, 2021

APPLICANT: Kristi Bryant

CASE NUMBER: Z2021-011; *Specific Use Permit (SUP) for an Existing Greenhouse on 804 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed prior to August 25, 1934 according to the 1934 Sanborn Maps. Based on the January 3, 1972 zoning map, the subject property was zoned Single Family 2 (SF-2) District. On June 1, 1972 the subject property was platted as Lots 5 & 6, Block A, Highridge Estates Addition. According to Rockwall Central Appraisal District (RCAD), a 3,422 SF single-family home was constructed on Lot 5, Block A, Highridge Estates Addition (710 S. Alamo Road) in 1981. In 1983, a 528 SF addition, a 792 SF attached garage, and 70 SF covered porch were constructed onto the single-family home. Sometime between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single Family 10 (SF-10) District. No other changes have been made to the subject property since the addition in 1983.

On March 10, 2021, the applicant was sent a *Notice of Code Violation* for the construction of a greenhouse (*i.e. accessory building*) without a building permit (*Case No. CE2021-996*). A copy of this notice has been included in the attached packet for the Planning and Zoning Commission's review. Based on this notice, the applicant contacted the Building Inspections Department to seek the necessary permits for the greenhouse; however, since the structure exceeded the maximum permissible size, the property owners was told that she would have to request a Specific Use Permit (SUP).

PURPOSE

The property owner and applicant -- *Kristi Bryant* -- is requesting the approval of a Specific Use Permit (SUP) to permit an accessory building that was constructed on a gravel foundation without a building permit and that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 804 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.50-acre parcel of land developed with a single-family home situated on it (706 S. Alamo Road). Beyond this are two (2) vacant parcels of land (702 & 704 S. Alamo Road). North of this is W. Boydston Avenue, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond W. Boydston Avenue is 9.43-acre parcel of land that is developed with *House of Worship (i.e. First Baptist Church)*. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are seven (7) lots developed with residential homes that are zoned Single Family 10 (SF-10) District. Beyond this is Glenn Avenue, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) lots developed with residential homes (801, 803, & 805 S. Alamo Road) that are zoned Zero Lot Line (ZL-5) District. East of this is a parking lot situated on a 1.80-acre parcel of land zoned General Retail (GR) District. Beyond this is S. Goliad Street, which is identified as a P6D (*i.e. principal arterial, six lane [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is one (1) vacant parcel of land (709 Forest Trace) and two (2) lots developed with single-family homes (711 & 713 Forest Trace). All of these properties are zoned Single Family 10 (SF-10) District. Beyond this is Forest Trace, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of residential homes that are zoned Single Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and photos requesting to permit a 288 SF greenhouse (*i.e. accessory building*) that was constructed without a building permit. The applicant has indicated that the accessory building is ten (10) feet in height and is situated on a gravel foundation. Based on the information provided by the applicant, the accessory building is 12-feet by 24-feet (*or 288 SF*). The exterior of the building is composed of a wood frame, with aluminum supports, and plexiglass panels. The proposed building is situated at the rear of the southernmost lot that makes up a portion of the subject property. This structure is approximately situated 8.25-feet from the rear property line and 17.67-feet from the southern side yard property line.

CONFORMANCE TO THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. Accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the size of the accessory building exceeds the maximum permissible size by 144 SF. Staff performed a review using aerial imagers of the surrounding area (*i.e. a total of 26 single-family homes are in this area*) and determined only two (2) of the 26 homes surveyed had accessory structures. These accessory structures were estimated to measure 90 SF and 616 SF. Staff should note that the existing accessory structure does not have a concrete foundation, and as part of the draft ordinance for this Specific Use Permit (SUP) request a condition of approval allows the structure to remain on the existing gravel foundation. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 26, 2021, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Brent Creek Condos, Stonebridge Meadows, and the Highridge Estates Homeowners Associations (HOAs), which is are the only HOA's/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had received one (1) notice within the notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building on a gravel foundation that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The *Accessory Building* shall not exceed a maximum size of 288 SF.
 - (c) The subject property shall not have more than one (1) accessory building.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2021-011

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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 804 S. Alamo Road

SUBDIVISION Highridge Est

LOT 5

BLOCK A

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]

☒ OWNER Kristi Bryant

☒ APPLICANT Same

CONTACT PERSON

CONTACT PERSON

ADDRESS 710 S. Alamo Rd

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE 972-989-7005

PHONE

E-MAIL Kristi and brent a@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

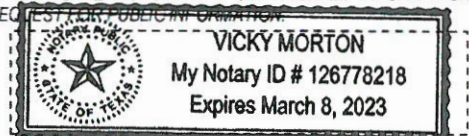
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi + Brent Bryant [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. 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 16 DAY OF April, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

March 8, 2023



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.

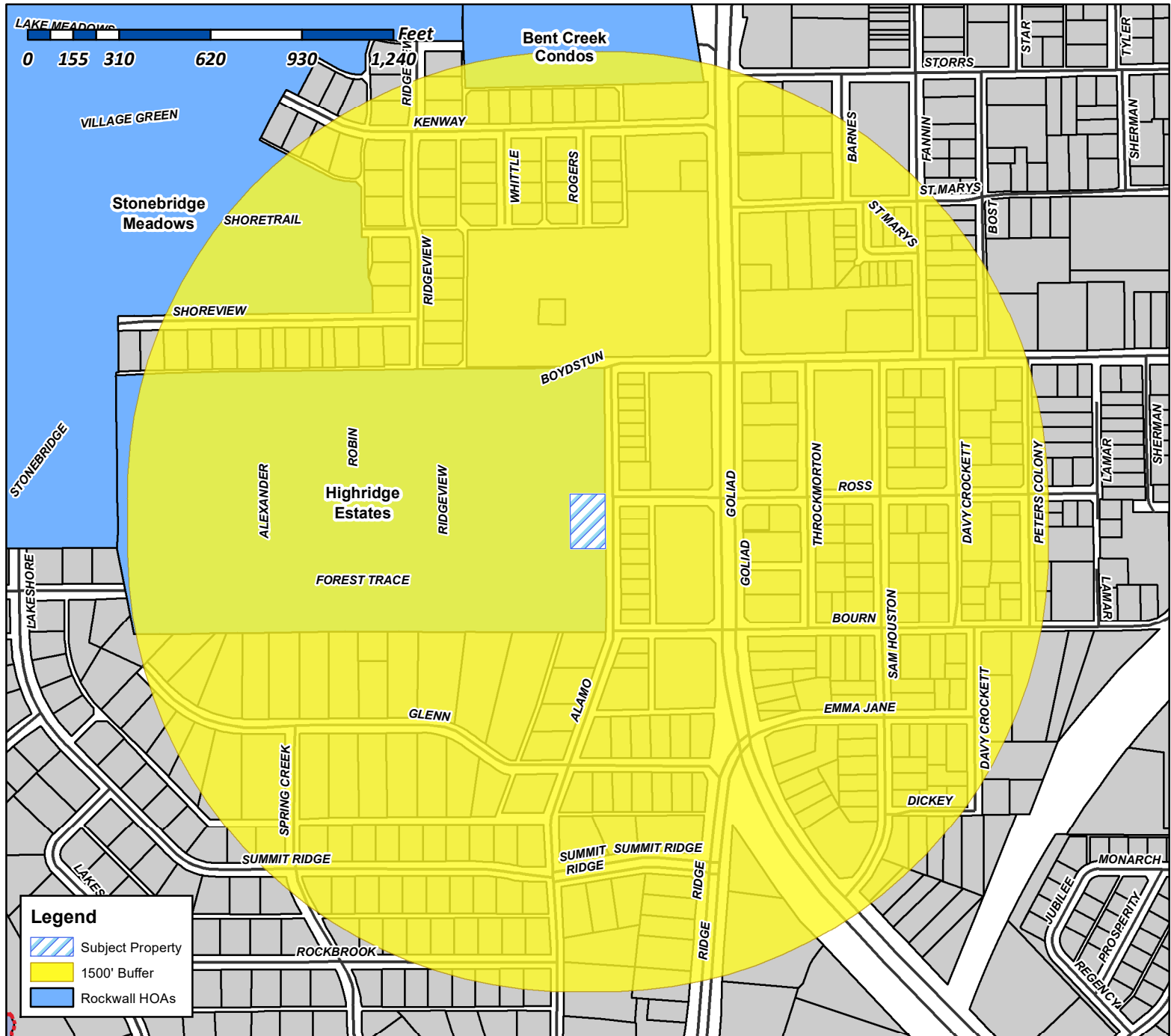




City of Rockwall

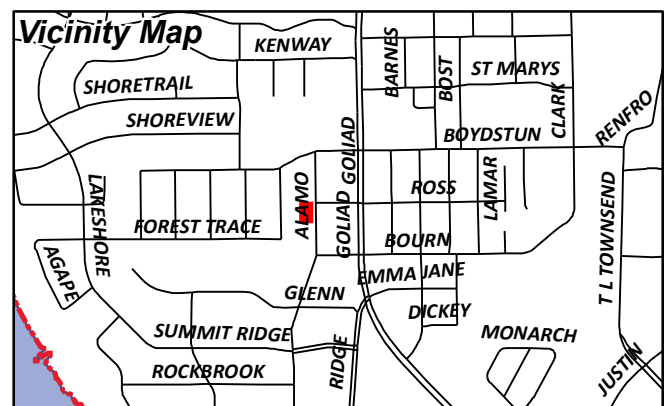
Planning & Zoning Department
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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, April 23, 2021 3:34 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Map [Z2021-011]
Attachments: Public Notice (04.27.2021).pdf; HOA Map Z2021-011.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *April 23, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 11, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 17, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-011 SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

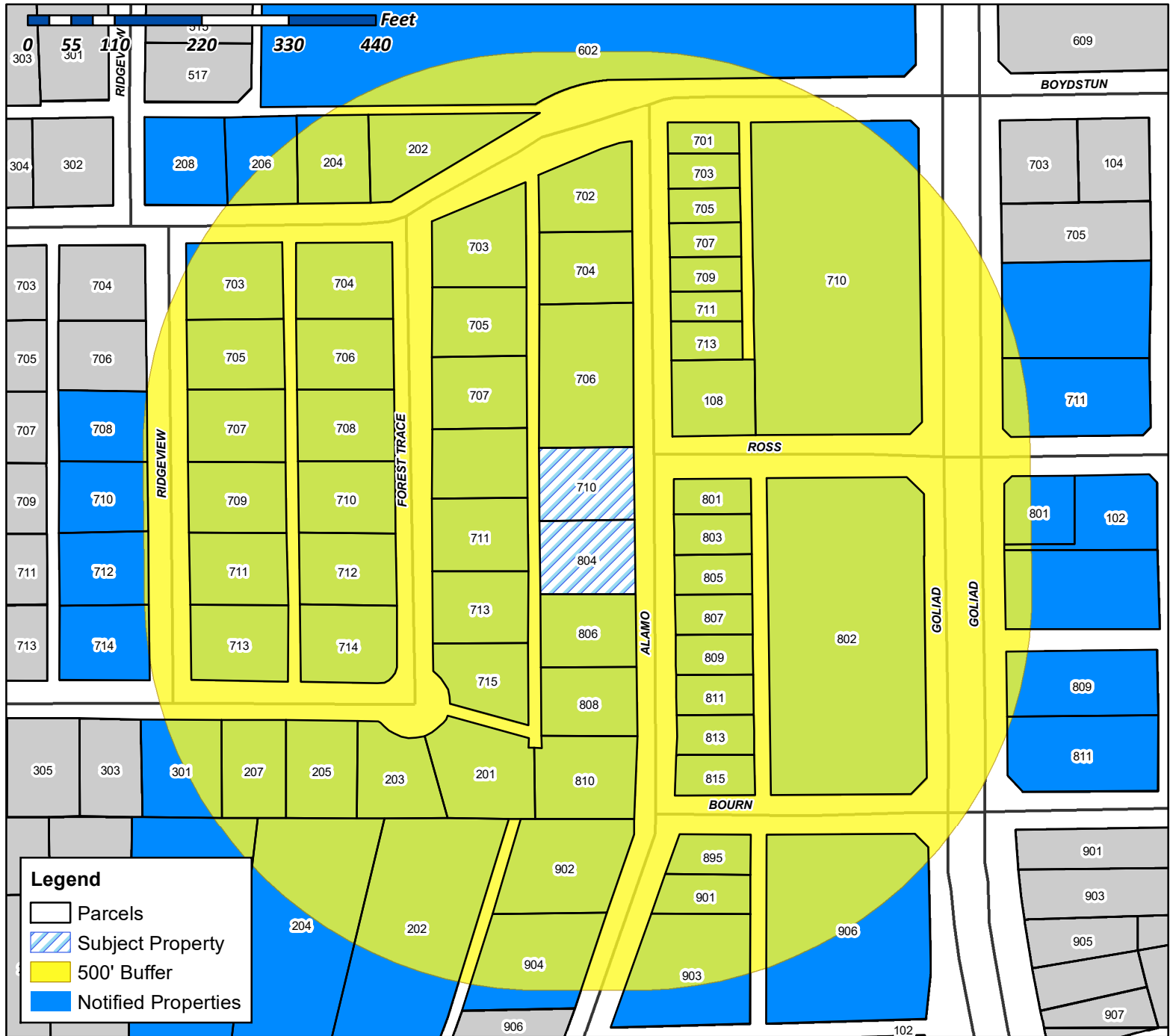
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City of Rockwall

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: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

ROHLF DAVID E
102 E ROSS AVE
ROCKWALL, TX 75087

MILLS CHARLES O
108 ROSS AVE
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

HUTTO JENNIFER L AND MICHAEL
201 FOREST TRACE
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

STOVALL RAYMOND P
203 FOREST TRACE
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

HAYDICKY JOSEPH N
205 FOREST TRACE
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M
206 GLENN AVE
ROCKWALL, TX 75087

UPTON RHONDA D AND CHUCK L
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

TABOR WHITNEY J
207 FOREST TRACE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY
301 FOREST TRACE
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
6104 LYNDON B JOHNSON FREEWAY APT#2502
DALLAS, TX 75240

SCUDDER PERRIN AND SHELLY K HARPER
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

OTTO IRIS
702 S ALAMO DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BAUMANN HARRY EDWARD
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
704 S ALAMO DR
ROCKWALL, TX 75087

MEINECKE ANGELA AND JEFFERY
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND SHELLY K HARPER
705 S ALAMO
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND
SHELLY K HARPER
707 S ALAMO
ROCKWALL, TX 75087

WILSON CATHI E AND GLEN H
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

FLEMING LINDA
709 S ALAMO RD
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

RADNEY JAMES C
710 RIDGEVIEWDR
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY AND KEITH H
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM & KATHERINE
712 FOREST TRCE
ROCKWALL, TX 75087

MORI DANIEL J & JUDY
712 RIDGEVIEW DR
ROCKWALL, TX 75087

HILLMAN DORIANN E
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

SIPLE MARIAN C
714 RIDGEVIEW DR
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

LEITHE KURT
7702 STONEHAVEN DR
ROWLETT, TX 75089

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
801 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
809 ALAMO RD
ROCKWALL, TX 75087

LIVAY LLC
809 S GOLIAD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

EDWARDS JASON
811 S GOLIAD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

ROCHIER KELLY BRUNNER
901 S ALAMO RD
ROCKWALL, TX 75087

ANDREWS VIRGINIA
902 S ALAMO
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

PRESLEY ELIZABETH
904 S ALAMO RD
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
906 S GOLIAD
ROCKWALL, TX 75087

ROHLF DAVID E
PO BOX 1137
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

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. Z2021-011: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo 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, May 11, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 17, 2021 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 17, 2021 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. Z2021-011: Specific Use Permit for Accessory Building

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

Lee, Henry

From: Planning
Sent: Friday, April 23, 2021 8:04 AM
To: Lee, Henry
Subject: FW: Zoning notice at 710 S. Alamo Rd

From: Sharon Edwards [mailto:prescription4life@hotmail.com]
Sent: Thursday, April 22, 2021 3:15 PM
To: Planning
Subject: Zoning notice at 710 S. Alamo Rd

Dear zoning department,
Please explain the zoning notice.

I reached out to the permit department on March 6th, 2021 concerning an unapproved greenhouse that was installed without a permit that does not match the existing architecture.

The greenhouse is in violation of required setbacks. There have been numerous unpleasant odors emitted from the residence. Not only is the barn type structure unsightly and diminishes my property value the family continually burns trash and tree limbs a few feet off my fence on open ground. I contacted the Fire Marshall concerning this fire hazard. The residence is also behind on city tax payments. The family also parks a school bus on the property on a regular basis. I have also witnessed multiple non family residents living in the back yard in tents. This family apparently has no regard for civil process or respect for city laws and ordinance.

Please update me on the hearings dates and rulings so I may attend with my protest.

I expect due process concerning my property rights as a citizen of Rockwall as well. As a fellow citizen I was held accountable for precise adherence to code restrictions and rules while construction was ongoing on my property over the past several seasons. I expect there to be no discrimination personally by holding my residence to stricter standards and relaxing standards for another neighbor.

Thanks

Sharon French
[469-338-3112](tel:469-338-3112)

Sent from my Verizon LG Smartphone

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PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

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. Z2021-011: Specific Use Permit for Accessory Building

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.

- 1) Unsightly and Unsafe
- 2) Blocks Drainage
- 3) Breaks Precedent

Name: Sharon French

Address: 806 S. Alamo Rd Rockwall, TX 75087

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



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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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



May 6, 2021

Dear City Commissioners and Board,

I am writing today in reference to Z2021-011 request by Kristi Bryant for a special use permit for an accessory building greenhouse discussed in the April 27th Planning and zoning meeting. I own the property at 806 S. Alamo Rd adjacent to Mrs. Bryant.

My concern today is upholding a standard that is consistent with Rockwall living. It is not to find fault or assign blame to anyone. This community prides itself in development and new growth. As we grow we need to follow ordinances and regulations while we exemplify consideration for our neighborhoods.

High Ridge Estates was developed in the 1970's and contains infrastructure not current as modern cities. Lot to Lot Drainage is the standard of the day in my neighborhood. Water roars though the streets, across property lines, and empties into drainage confluences. Storm and sewer drains are either absent or improperly placed.

When accessory structures are relocated against city ordinances and without proper permits the outcome can be devastating to other homeowners. My property is living proof of these conditions.

As city improvements and infrastructure upgrades began, my neighborhood was not included in the projects. I was told it was too expensive to tie in to these upgrades and would require securing extra funds through bonds. Over the past 3 to 5 years I have been battling flooding from street runoff and adjacent neighbor properties. None of those damages were covered by homeowners insurance or FEMA. I have had conversations with city engineers and neighbors about my concerns.

I have spent more than \$75,000 restoring my property from damage and that does not include my swimming pool. For a single mother those costs were financially devastating. I have worked very hard to provide a nice home for my family. This was a serious economic investment. Restoration required engineered retaining walls, 3 patios, decking, fences, a French drainage system and catch basins to make my property usable and accessible. Water shed and poor drainage eroded and damaged my property. Some of those repairs bettered 804 S. Alamo Rd and prevented more damage to my own property. All repairs were permitted and performed to code standards. All contractor deficiencies were corrected.

Barbara Merriman sold her home at 804 S. Alamo Rd in 2019 to Brent and Kristy Bryant for cash and avoided disclosing the issues and paying for those repairs. The Bryant's did not pay the contractor for those repairs and I was subsequently charged.

Last February I began to notice tree clearing and open burning during ban periods at 804 S. Alamo Rd. On Feb 26th I called the fire department and sprayed my fence and surrounding ground when the flames rose above my 8 foot fence. The burning continued.

The evening of March 5th I noticed more burning and heard hydraulic lift and air brake sounds. I was unable to determine the source until the following morning when a very large structure was dropped.

I have included a flash drive of photos and video to assist with my explanation. Please refer to the photos titled 804 S. Alamo Accessory Building View. In the photos you will see the structure is visible from each angle of my property (i.e. pool area, sun patio, garage, drive way, mailbox, and street.) You will also notice the structure was not preexisting in my photo from 2/11/21.

This 12 ft. x24 ft. weathered barn like structure with a shiny metal roof rises 3 to 4 feet above my 8 foot fence. In full sun, sunshades are required to avoid blinding glare. In the photo there appears to be a sandy base flanked by railroad ties not fastened together. The structure does not appear to be anchored to any foundation and yet sits more than 8 feet above homes below. Please refer to the photos titled Elevation Viewpoint and Viewpoint Prior and Post Structure.

With the sticky clay soil and high ground water, the building is very unstable. Please refer to the videos titled Bryant runoff North to South and Driveway. You can see the watershed from the Bryant's property in the corner where the building sits as well as water rushing onto my driveway. Please also view the other mp4 and quick time videos. Water sheds in the area

- 1) East to West across S. Alamo Rd into my lawn as seen in the video of the stairs
- 2) North to South in the drainage confluence in the alley below, parallel to S. Alamo Rd and Forest Trace as seen jumping the curb in the alley video
- 3) East to West down the drainage flow adjacent to my property at 806 S. Alamo Rd as seen in the video of the drainage confluence
- 4) North to South from 804 S. Alamo Rd onto my driveway and into my garage
- 5) Corner of 804 S. Alamo Rd. into the alley below and under my fence

Events such as these are ongoing and contributed to my property damages, requiring repairs. Poor drainage creates perfect conditions for mosquitos and termites. I noticed today a termite exterminator was onsite at 804 S. Alamo Rd.

Please refer to photos titled 806 S. Alamo Renovations and Drains. The drain boxes, I purchased and paid for installation, are buried by debris, mud and are blocked by the accessory structure and additional railroad ties. My property is once again impacted in spite of repairs. I noticed the effects after the structure arrived. Please refer to the photo titled mudflow.

Mrs. Bryant said on April 27th "She liked our neighborhood because there were no rules." She stated," the structure arrived as a gift from her mother in law." She indicated she didn't have fore knowledge on an item that was big enough to require a permit for shipping along highways and roads and a shipping address before departure. The building has a base of sand and railroad ties underneath that required time to assemble prior to arrival. My property is frequented and dusted by blowing sand since the install. Additionally, Mrs. Bryant said," A solid foundation would be bad for her cactus due to poor drainage." Humidity in a greenhouse is bad for desert dwelling cactus too and so are floods. Mrs. Bryant

referred to her accessory building as a “she shed”. She said, ‘Isn’t it cute. It’s for her cactus. Again what is the purpose for this 2nd accessory structure in addition to her detached garage?

Trees were cleared and burned several weeks prior to the arrival of the structure. Mrs. Bryant stated, “If she had known size restrictions she would have chosen something else.” She implicated herself for not checking into the rules or obtaining a permit prior to ordering and arrival. The structure is twice what is allowed and bigger than my swimming pool. The size is characteristic of a commercial application and institutional learning. Permits are required for both situations in a residential neighborhood.

Previously Ms. Bryant parked a school bus on the city streets, driveway, and on her lawn. She claimed it was her art studio where she taught classes. Additionally she has frequent visitor traffic and large gatherings. Multiple guests have camped in tents on her property. Mrs. Bryant’s intent for use needs to be carefully examined based on her history.

My three areas of major concern are as follow

- 1) The Bryant’s accessory structure is unsightly, dangerous, visible from each angle of my property and does not match the surroundings aesthetically
- 2) The accessory structure was not existing but was transported in and now requires zone changes and exceptions to the rules. A permit was not obtained prior and the building is not within sizing guidelines. The building also is not properly supported without a secure foundation. If this structure is allowed to remain it sets a new precedent that opens opportunity for future violations and will decrease property value. Today’s cactus house is tomorrow’s chicken coup, dog kennel, horse stable, sheep pen, or multiple resident low rent housing, or commercial warehouse.
- 3) The accessory structure blocks critical drainage to the confluence and redirects water to my property causing potential property damage. This has greater environmental impact on watershed.

If this new precedent is allowed to stand you face creating an arbitrary and capricious situation where one neighbor is favored over the other. When you justify the rules for one and break them for another you are in danger of violating the public trust and set a double standard. As city commissioners, zoning and planning committee, I encourage you to hold the line. Your fellow citizens are counting on you to do what is right when others try to bend the rules for their own interest. My story could be your daughter’s, sister’s, mother’s, wife’s, or best friend’s future. Your duty is to protect the public. Do what is right. Thank you for your time and attention to this matter.

Sincerely,

Sharon French

806 S. Alamo Rd

Rockwall TX 75087



City of Rockwall
The New Horizon

3/10/2021

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

NEIGHBORHOOD IMPROVEMENT SERVICES DEPARTMENT

RE: Notice of Code Violation
Case Number: CE2021-996
Legal Description: HIGHRIDGE EST, BLOCK A, LOT 5
Location: 710 S ALAMO RD, ROCKWALL, 75087

During a recent inspection of your property located at 710 S ALAMO RD, ROCKWALL, 75087, the following violation of the City of Rockwall Code of Ordinances has been identified:

Article XII, Sec 3, 3.1 Building Permits Required:

No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Building Official. A building permit shall not be issued except in conformity with the provisions of this Ordinance, unless otherwise authorized by the Board of Adjustment in the form of a variance as provided by this Ordinance.

PLEASE CONTACT BUILDING INSPECTIONS DEPARTMENT TO OBTAIN PERMIT FOR GREENHOUSE IN REAR YARD. 972-771-7709. THANK YOU.

- accessory
building

rockwall.com

Survey
!

The compliance date for the above noted violation is **Ten (10) Days** from the date of this letter. Failure to comply may result in the issuance of a citation or a case being filed in Municipal Court.

If I can be of any assistance, please contact me at 972-772-6437

Sincerely,

Jennifer Wolfe
Neighborhood Improvement Services
Email: jwolfe@rockwall.com



Map data ©2021, Map data ©2021 20 ft

Greenhouse
is
here

Photos



Photos





Lee, Henry

From: Planning
Sent: Friday, April 23, 2021 8:04 AM
To: Lee, Henry
Subject: FW: Zoning notice at 710 S. Alamo Rd

From: Sharon Edwards [mailto:prescription4life@hotmail.com]
Sent: Thursday, April 22, 2021 3:15 PM
To: Planning
Subject: Zoning notice at 710 S. Alamo Rd

Dear zoning department,
Please explain the zoning notice.

I reached out to the permit department on March 6th, 2021 concerning an unapproved greenhouse that was installed without a permit that does not match the existing architecture.

The greenhouse is in violation of required setbacks. There have been numerous unpleasant odors emitted from the residence. Not only is the barn type structure unsightly and diminishes my property value the family continually burns trash and tree limbs a few feet off my fence on open ground. I contacted the Fire Marshall concerning this fire hazard. The residence is also behind on city tax payments. The family also parks a school bus on the property on a regular basis. I have also witnessed multiple non family residents living in the back yard in tents. This family apparently has no regard for civil process or respect for city laws and ordinance.

Please update me on the hearings dates and rulings so I may attend with my protest.

I expect due process concerning my property rights as a citizen of Rockwall as well. As a fellow citizen I was held accountable for precise adherence to code restrictions and rules while construction was ongoing on my property over the past several seasons. I expect there to be no discrimination personally by holding my residence to stricter standards and relaxing standards for another neighbor.

Thanks

Sharon French
[469-338-3112](tel:469-338-3112)

Sent from my Verizon LG Smartphone

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.496-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 5 & 6, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kristi Bryant for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.496-acre tract of land described as Lots 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Road, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 288 SF.
- (3) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JUNE, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 17, 2021

2nd Reading: June 7, 2021

Exhibit 'A'
Zoning Exhibit

Address: 710 & 804 S. Alamo Street

Legal Description: Lots 5 & 6, Block A, Highridge Estates Addition

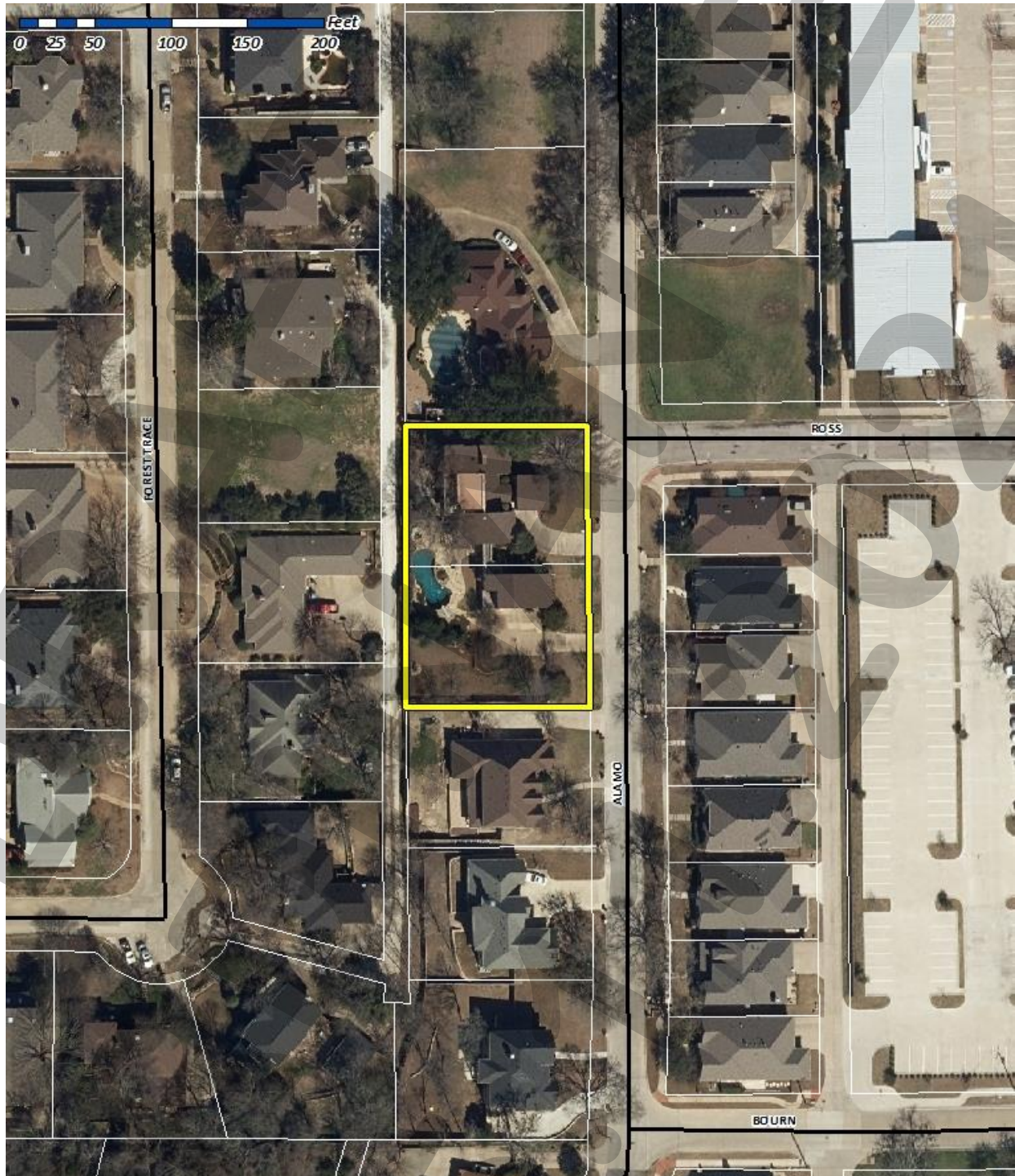


Exhibit 'B':
Site Plan





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: May 17, 2021
APPLICANT: Kristi Bryant
CASE NUMBER: Z2021-011; *Specific Use Permit (SUP) for an Existing Greenhouse on 804 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed prior to August 25, 1934 according to the 1934 Sanborn Maps. Based on the January 3, 1972 zoning map, the subject property was zoned Single Family 2 (SF-2) District. On June 1, 1972 the subject property was platted as Lots 5 & 6, Block A, Highridge Estates Addition. According to Rockwall Central Appraisal District (RCAD), a 3,422 SF single-family home was constructed on Lot 5, Block A, Highridge Estates Addition (710 S. Alamo Road) in 1981. In 1983, a 528 SF addition, a 792 SF attached garage, and 70 SF covered porch were constructed onto the single-family home. Sometime between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single Family 10 (SF-10) District. No other changes have been made to the subject property since the addition in 1983.

On March 10, 2021, the applicant was sent a *Notice of Code Violation* for the construction of a greenhouse (*i.e. accessory building*) without a building permit (*Case No. CE2021-996*). A copy of this notice has been included in the attached packet for the Planning and Zoning Commission's review. Based on this notice, the applicant contacted the Building Inspections Department to seek the necessary permits for the greenhouse; however, since the structure exceeded the maximum permissible size, the property owners was told that she would have to request a Specific Use Permit (SUP).

PURPOSE

The property owner and applicant -- *Kristi Bryant* -- is requesting the approval of a Specific Use Permit (SUP) to permit an accessory building that was constructed on a gravel foundation without a building permit and that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 804 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.50-acre parcel of land developed with a single-family home situated on it (706 S. Alamo Road). Beyond this are two (2) vacant parcels of land (702 & 704 S. Alamo Road). North of this is W. Boydston Avenue, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond W. Boydston Avenue is 9.43-acre parcel of land that is developed with *House of Worship (i.e. First Baptist Church)*. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are seven (7) lots developed with residential homes that are zoned Single Family 10 (SF-10) District. Beyond this is Glenn Avenue, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) lots developed with residential homes (801, 803, & 805 S. Alamo Road) that are zoned Zero Lot Line (ZL-5) District. East of this is a parking lot situated on a 1.80-acre parcel of land zoned General Retail (GR) District. Beyond this is S. Goliad Street, which is identified as a P6D (*i.e. principal arterial, six lane [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is one (1) vacant parcel of land (709 Forest Trace) and two (2) lots developed with single-family homes (711 & 713 Forest Trace). All of these properties are zoned Single Family 10 (SF-10) District. Beyond this is Forest Trace, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of residential homes that are zoned Single Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and photos requesting to permit a 288 SF greenhouse (*i.e. accessory building*) that was constructed without a building permit. The applicant has indicated that the accessory building is ten (10) feet in height and is situated on a gravel foundation. Based on the information provided by the applicant, the accessory building is 12-feet by 24-feet (*or 288 SF*). The exterior of the building is composed of a wood frame, with aluminum supports, and plexiglass panels. The proposed building is situated at the rear of the southernmost lot that makes up a portion of the subject property. This structure is approximately situated 8.25-feet from the rear property line and 17.67-feet from the southern side yard property line.

CONFORMANCE TO THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. Accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the size of the accessory building exceeds the maximum permissible size by 144 SF. Staff performed a review using aerial imagers of the surrounding area (*i.e. a total of 26 single-family homes are in this area*) and determined only two (2) of the 26 homes surveyed had accessory structures. These accessory structures were estimated to measure 90 SF and 616 SF. Staff should note that the existing accessory structure does not have a concrete foundation, and as part of the draft ordinance for this Specific Use Permit (SUP) request a condition of approval allows the structure to remain on the existing gravel foundation. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 26, 2021, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Brent Creek Condos, Stonebridge Meadows, and the Highridge Estates Homeowners Associations (HOAs), which is are the only HOA's/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had received one (1) notice within the notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an accessory building on a gravel foundation that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) The *Accessory Building* shall not exceed a maximum size of 288 SF.
 - (c) The subject property shall not have more than one (1) accessory building.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.

PLANNING AND ZONING COMMISSION

On May 11, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-1, with Commissioner Womble dissenting and Commissioners Moeller and Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2021-011

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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 804 S. Alamo Road

SUBDIVISION Highridge Est

LOT 5

BLOCK A

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]

☒ OWNER Kristi Bryant

☒ APPLICANT Same

CONTACT PERSON

CONTACT PERSON

ADDRESS 710 S. Alamo Rd

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE 972-989-7005

PHONE

E-MAIL Kristi and brent a@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

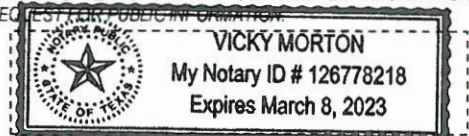
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi + Brent Bryant [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. 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 16 DAY OF April, 2021

OWNER'S SIGNATURE [Signature]

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



MY COMMISSION EXPIRES

March 8, 2023



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.

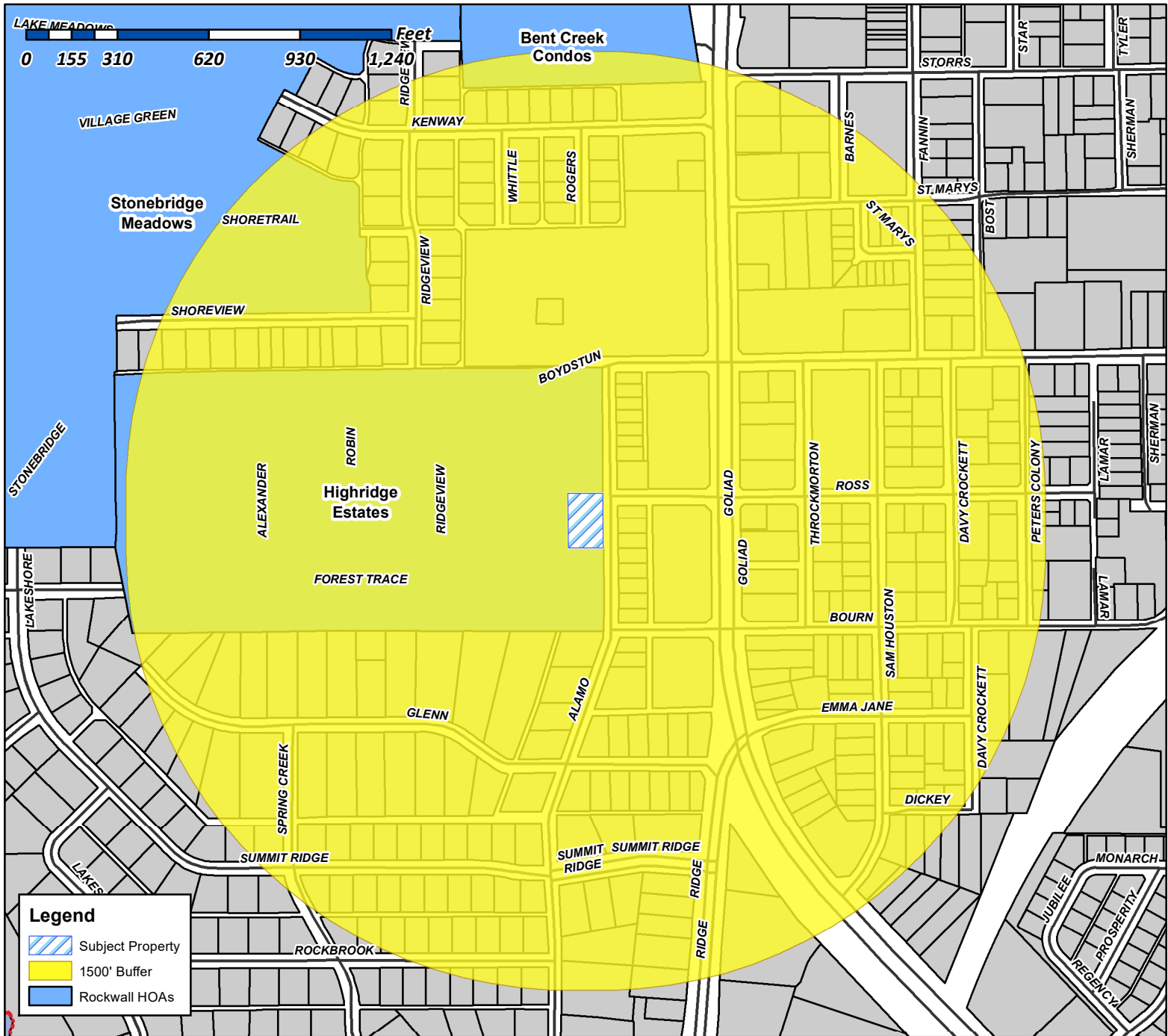




City of Rockwall

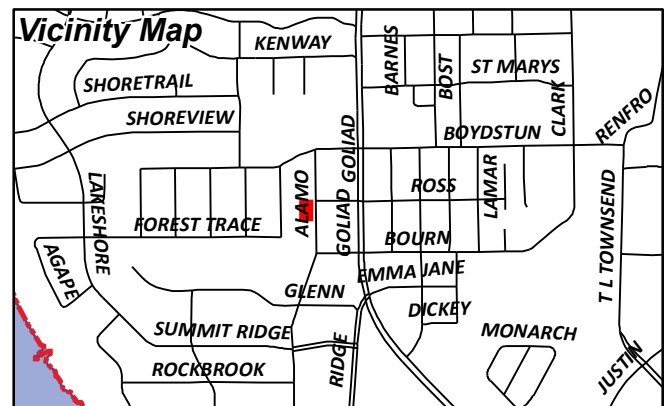
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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, April 23, 2021 3:34 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Map [Z2021-011]
Attachments: Public Notice (04.27.2021).pdf; HOA Map Z2021-011.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on April 23, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 11, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 17, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-011 SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

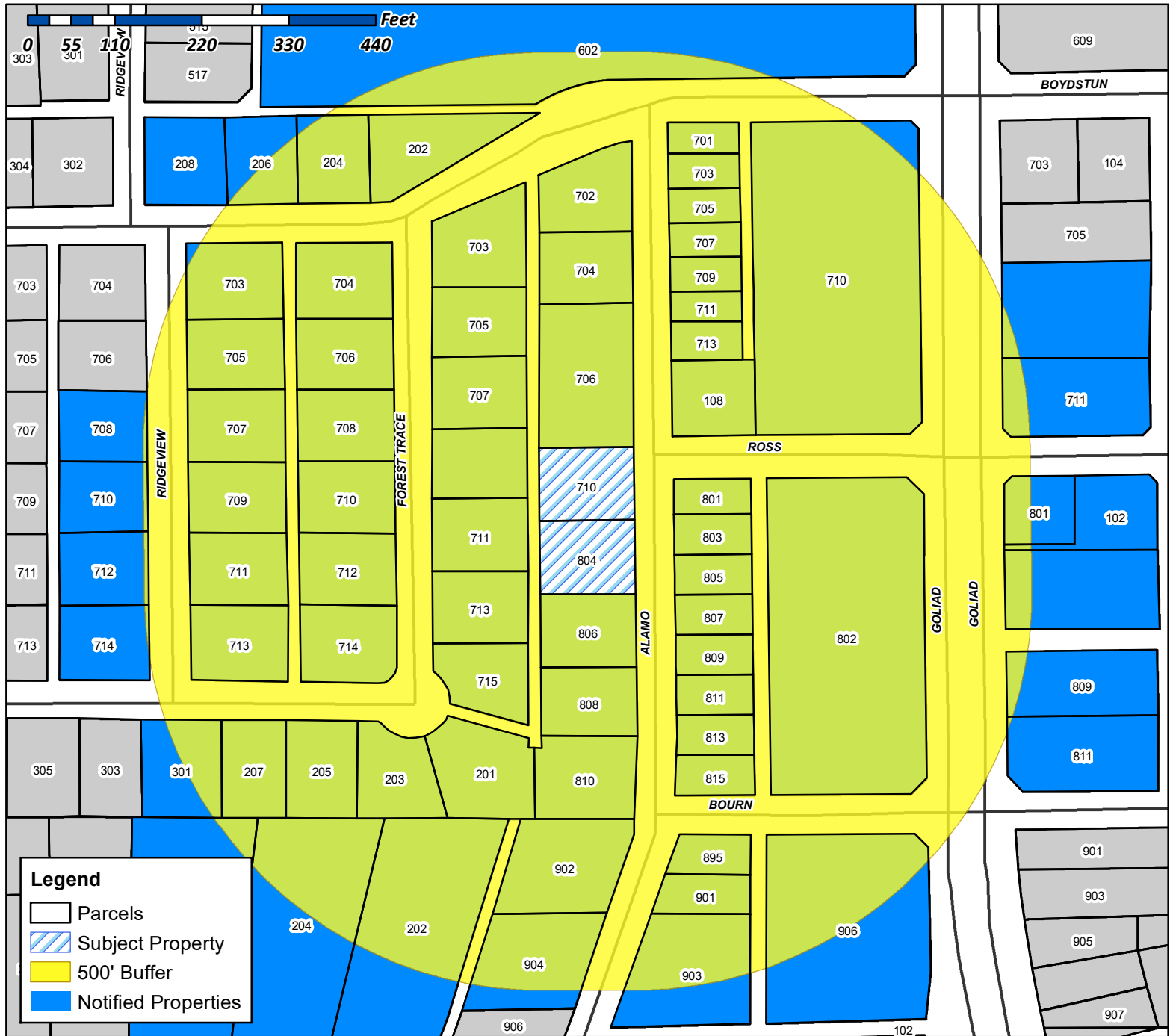
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City of Rockwall

Planning & Zoning Department
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Case Number: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

ROHLF DAVID E
102 E ROSS AVE
ROCKWALL, TX 75087

MILLS CHARLES O
108 ROSS AVE
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

RADNEY JAMES C
1972 CR 2296
QUINLAN, TX 75474

HUTTO JENNIFER L AND MICHAEL
201 FOREST TRACE
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

STOVALL RAYMOND P
203 FOREST TRACE
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY
204 GLENN AVE
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

HAYDICKY JOSEPH N
205 FOREST TRACE
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M
206 GLENN AVE
ROCKWALL, TX 75087

UPTON RHONDA D AND CHUCK L
206 W BOYDSTUN AVE
ROCKWALL, TX 75087

TABOR WHITNEY J
207 FOREST TRACE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

STOVALL RAYMOND P
2404 DOVE CREEK DR
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY
301 FOREST TRACE
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
6104 LYNDON B JOHNSON FREEWAY APT#2502
DALLAS, TX 75240

SCUDDER PERRIN AND SHELLY K HARPER
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

OTTO IRIS
702 S ALAMO DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

BAUMANN HARRY EDWARD
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
704 S ALAMO DR
ROCKWALL, TX 75087

MEINECKE ANGELA AND JEFFERY
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND SHELLY K HARPER
705 S ALAMO
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

SCUDDER PERRIN AND
SHELLY K HARPER
707 S ALAMO
ROCKWALL, TX 75087

WILSON CATHI E AND GLEN H
708 FOREST TRACE
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR
708 RIDGEVIEW DR
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

FLEMING LINDA
709 S ALAMO RD
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

RADNEY JAMES C
710 RIDGEVIEWDR
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY AND KEITH H
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM & KATHERINE
712 FOREST TRCE
ROCKWALL, TX 75087

MORI DANIEL J & JUDY
712 RIDGEVIEW DR
ROCKWALL, TX 75087

HILLMAN DORIANN E
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

SIPLE MARIAN C
714 RIDGEVIEW DR
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

LEITHE KURT
7702 STONEHAVEN DR
ROWLETT, TX 75089

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

DELGADILLO VICTORIA E
801 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
809 ALAMO RD
ROCKWALL, TX 75087

LIVAY LLC
809 S GOLIAD
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO ROAD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

EDWARDS JASON
811 S GOLIAD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
813 S ALAMO RD
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO ROAD
ROCKWALL, TX 75087

ROCHIER KELLY BRUNNER
901 S ALAMO RD
ROCKWALL, TX 75087

ANDREWS VIRGINIA
902 S ALAMO
ROCKWALL, TX 75087

COMPTON EARL D AND
BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

PRESLEY ELIZABETH
904 S ALAMO RD
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
906 S GOLIAD
ROCKWALL, TX 75087

ROHLF DAVID E
PO BOX 1137
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

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. Z2021-011: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo 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, May 11, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 17, 2021 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 17, 2021 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. Z2021-011: Specific Use Permit for Accessory Building

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

Lee, Henry

From: Planning
Sent: Friday, April 23, 2021 8:04 AM
To: Lee, Henry
Subject: FW: Zoning notice at 710 S. Alamo Rd

From: Sharon Edwards [REDACTED]
Sent: Thursday, April 22, 2021 3:15 PM
To: Planning
Subject: Zoning notice at 710 S. Alamo Rd

Dear zoning department,
Please explain the zoning notice.

I reached out to the permit department on March 6th, 2021 concerning an unapproved greenhouse that was installed without a permit that does not match the existing architecture.

The greenhouse is in violation of required setbacks. There have been numerous unpleasant odors emitted from the residence. Not only is the barn type structure unsightly and diminishes my property value the family continually burns trash and tree limbs a few feet off my fence on open ground. I contacted the Fire Marshall concerning this fire hazard. The residence is also behind on city tax payments. The family also parks a school bus on the property on a regular basis. I have also witnessed multiple non family residents living in the back yard in tents. This family apparently has no regard for civil process or respect for city laws and ordinance.

Please update me on the hearings dates and rulings so I may attend with my protest.

I expect due process concerning my property rights as a citizen of Rockwall as well. As a fellow citizen I was held accountable for precise adherence to code restrictions and rules while construction was ongoing on my property over the past several seasons. I expect there to be no discrimination personally by holding my residence to stricter standards and relaxing standards for another neighbor.

Thanks

Sharon French
[REDACTED]

Sent from my Verizon LG Smartphone

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

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:

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Case No. Z2021-011: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kristi Bryant for the approval of a Specific Use Permit (SUP) for an Accessory Building for the purpose of allowing an existing greenhouse on a 0.496-acre tract of land identified as Lot 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Street, and take any action necessary.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

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. Z2021-011: Specific Use Permit for Accessory Building

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.

- 1) Unsightly and Unsafe
- 2) Blocks Drainage
- 3) Breaks Precedent

Name: Sharon French

Address: 806 S. Alamo Rd Rockwall, TX 75087

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



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: Z2021-011
Case Name: SUP for A Greenhouse
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 710 & 804 S. Alamo Road

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



May 6, 2021

Dear City Commissioners and Board,

I am writing today in reference to Z2021-011 request by Kristi Bryant for a special use permit for an accessory building greenhouse discussed in the April 27th Planning and zoning meeting. I own the property at 806 S. Alamo Rd adjacent to Mrs. Bryant.

My concern today is upholding a standard that is consistent with Rockwall living. It is not to find fault or assign blame to anyone. This community prides itself in development and new growth. As we grow we need to follow ordinances and regulations while we exemplify consideration for our neighborhoods.

High Ridge Estates was developed in the 1970's and contains infrastructure not current as modern cities. Lot to Lot Drainage is the standard of the day in my neighborhood. Water roars though the streets, across property lines, and empties into drainage confluences. Storm and sewer drains are either absent or improperly placed.

When accessory structures are relocated against city ordinances and without proper permits the outcome can be devastating to other homeowners. My property is living proof of these conditions.

As city improvements and infrastructure upgrades began, my neighborhood was not included in the projects. I was told it was too expensive to tie in to these upgrades and would require securing extra funds through bonds. Over the past 3 to 5 years I have been battling flooding from street runoff and adjacent neighbor properties. None of those damages were covered by homeowners insurance or FEMA. I have had conversations with city engineers and neighbors about my concerns.

I have spent more than \$75,000 restoring my property from damage and that does not include my swimming pool. For a single mother those costs were financially devastating. I have worked very hard to provide a nice home for my family. This was a serious economic investment. Restoration required engineered retaining walls, 3 patios, decking, fences, a French drainage system and catch basins to make my property usable and accessible. Water shed and poor drainage eroded and damaged my property. Some of those repairs bettered 804 S. Alamo Rd and prevented more damage to my own property. All repairs were permitted and performed to code standards. All contractor deficiencies were corrected.

Barbara Merriman sold her home at 804 S. Alamo Rd in 2019 to Brent and Kristy Bryant for cash and avoided disclosing the issues and paying for those repairs. The Bryant's did not pay the contractor for those repairs and I was subsequently charged.

Last February I began to notice tree clearing and open burning during ban periods at 804 S. Alamo Rd. On Feb 26th I called the fire department and sprayed my fence and surrounding ground when the flames rose above my 8 foot fence. The burning continued.

The evening of March 5th I noticed more burning and heard hydraulic lift and air brake sounds. I was unable to determine the source until the following morning when a very large structure was dropped.

I have included a flash drive of photos and video to assist with my explanation. Please refer to the photos titled 804 S. Alamo Accessory Building View. In the photos you will see the structure is visible from each angle of my property (i.e. pool area, sun patio, garage, drive way, mailbox, and street.) You will also notice the structure was not preexisting in my photo from 2/11/21.

This 12 ft. x24 ft. weathered barn like structure with a shiny metal roof rises 3 to 4 feet above my 8 foot fence. In full sun, sunshades are required to avoid blinding glare. In the photo there appears to be a sandy base flanked by railroad ties not fastened together. The structure does not appear to be anchored to any foundation and yet sits more than 8 feet above homes below. Please refer to the photos titled Elevation Viewpoint and Viewpoint Prior and Post Structure.

With the sticky clay soil and high ground water, the building is very unstable. Please refer to the videos titled Bryant runoff North to South and Driveway. You can see the watershed from the Bryant's property in the corner where the building sits as well as water rushing onto my driveway. Please also view the other mp4 and quick time videos. Water sheds in the area

- 1) East to West across S. Alamo Rd into my lawn as seen in the video of the stairs
- 2) North to South in the drainage confluence in the alley below, parallel to S. Alamo Rd and Forest Trace as seen jumping the curb in the alley video
- 3) East to West down the drainage flow adjacent to my property at 806 S. Alamo Rd as seen in the video of the drainage confluence
- 4) North to South from 804 S. Alamo Rd onto my driveway and into my garage
- 5) Corner of 804 S. Alamo Rd. into the alley below and under my fence

Events such as these are ongoing and contributed to my property damages, requiring repairs. Poor drainage creates perfect conditions for mosquitos and termites. I noticed today a termite exterminator was onsite at 804 S. Alamo Rd.

Please refer to photos titled 806 S. Alamo Renovations and Drains. The drain boxes, I purchased and paid for installation, are buried by debris, mud and are blocked by the accessory structure and additional railroad ties. My property is once again impacted in spite of repairs. I noticed the effects after the structure arrived. Please refer to the photo titled mudflow.

Mrs. Bryant said on April 27th "She liked our neighborhood because there were no rules." She stated," the structure arrived as a gift from her mother in law." She indicated she didn't have fore knowledge on an item that was big enough to require a permit for shipping along highways and roads and a shipping address before departure. The building has a base of sand and railroad ties underneath that required time to assemble prior to arrival. My property is frequented and dusted by blowing sand since the install. Additionally, Mrs. Bryant said," A solid foundation would be bad for her cactus due to poor drainage." Humidity in a greenhouse is bad for desert dwelling cactus too and so are floods. Mrs. Bryant

referred to her accessory building as a "she shed". She said, 'Isn't it cute. It's for her cactus. Again what is the purpose for this 2nd accessory structure in addition to her detached garage?

Trees were cleared and burned several weeks prior to the arrival of the structure. Mrs. Bryant stated, "If she had known size restrictions she would have chosen something else." She implicated herself for not checking into the rules or obtaining a permit prior to ordering and arrival. The structure is twice what is allowed and bigger than my swimming pool. The size is characteristic of a commercial application and institutional learning. Permits are required for both situations in a residential neighborhood.

Previously Ms. Bryant parked a school bus on the city streets, driveway, and on her lawn. She claimed it was her art studio where she taught classes. Additionally she has frequent visitor traffic and large gatherings. Multiple guests have camped in tents on her property. Mrs. Bryant's intent for use needs to be carefully examined based on her history.

My three areas of major concern are as follow

- 1) The Bryant's accessory structure is unsightly, dangerous, visible from each angle of my property and does not match the surroundings aesthetically
- 2) The accessory structure was not existing but was transported in and now requires zone changes and exceptions to the rules. A permit was not obtained prior and the building is not within sizing guidelines. The building also is not properly supported without a secure foundation. If this structure is allowed to remain it sets a new precedent that opens opportunity for future violations and will decrease property value. Today's cactus house is tomorrow's chicken coup, dog kennel, horse stable, sheep pen, or multiple resident low rent housing, or commercial warehouse.
- 3) The accessory structure blocks critical drainage to the confluence and redirects water to my property causing potential property damage. This has greater environmental impact on watershed.

If this new precedent is allowed to stand you face creating an arbitrary and capricious situation where one neighbor is favored over the other. When you justify the rules for one and break them for another you are in danger of violating the public trust and set a double standard. As city commissioners, zoning and planning committee, I encourage you to hold the line. Your fellow citizens are counting on you to do what is right when others try to bend the rules for their own interest. My story could be your daughter's, sister's, mother's, wife's, or best friend's future. Your duty is to protect the public. Do what is right. Thank you for your time and attention to this matter.

Sincerely,

Sharon French

806 S. Alamo Rd

Rockwall TX 75087



City of Rockwall
The New Horizon

3/10/2021

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

NEIGHBORHOOD IMPROVEMENT SERVICES DEPARTMENT

RE: Notice of Code Violation
Case Number: CE2021-996
Legal Description: HIGHRIDGE EST, BLOCK A, LOT 5
Location: 710 S ALAMO RD, ROCKWALL, 75087

During a recent inspection of your property located at 710 S ALAMO RD, ROCKWALL, 75087, the following violation of the City of Rockwall Code of Ordinances has been identified:

Article XII, Sec 3, 3.1 Building Permits Required:

No building or other structure shall be erected, moved, added to, or structurally altered without a permit issued by the Building Official. A building permit shall not be issued except in conformity with the provisions of this Ordinance, unless otherwise authorized by the Board of Adjustment in the form of a variance as provided by this Ordinance.

PLEASE CONTACT BUILDING INSPECTIONS DEPARTMENT TO OBTAIN PERMIT FOR GREENHOUSE IN REAR YARD. 972-771-7709. THANK YOU.

- accessory
building

rockwall.com

Survey
!

The compliance date for the above noted violation is **Ten (10) Days** from the date of this letter. Failure to comply may result in the issuance of a citation or a case being filed in Municipal Court.

If I can be of any assistance, please contact me at 972-772-6437

Sincerely,

Jennifer Wolfe
Neighborhood Improvement Services
Email: jwolfe@rockwall.com



Map data ©2021, Map data ©2021 20 ft

Greenhouse
is
here

Photos



Photos



















CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.496-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 5 & 6, BLOCK A, HIGHRIDGE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kristi Bryant for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.496-acre tract of land described as Lots 5 & 6, Block A, Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 710 & 804 S. Alamo Road, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 288 SF.
- (3) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF JUNE, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 17, 2021

2nd Reading: June 7, 2021

Exhibit 'A'
Zoning Exhibit

Address: 710 & 804 S. Alamo Street

Legal Description: Lots 5 & 6, Block A, Highridge Estates Addition

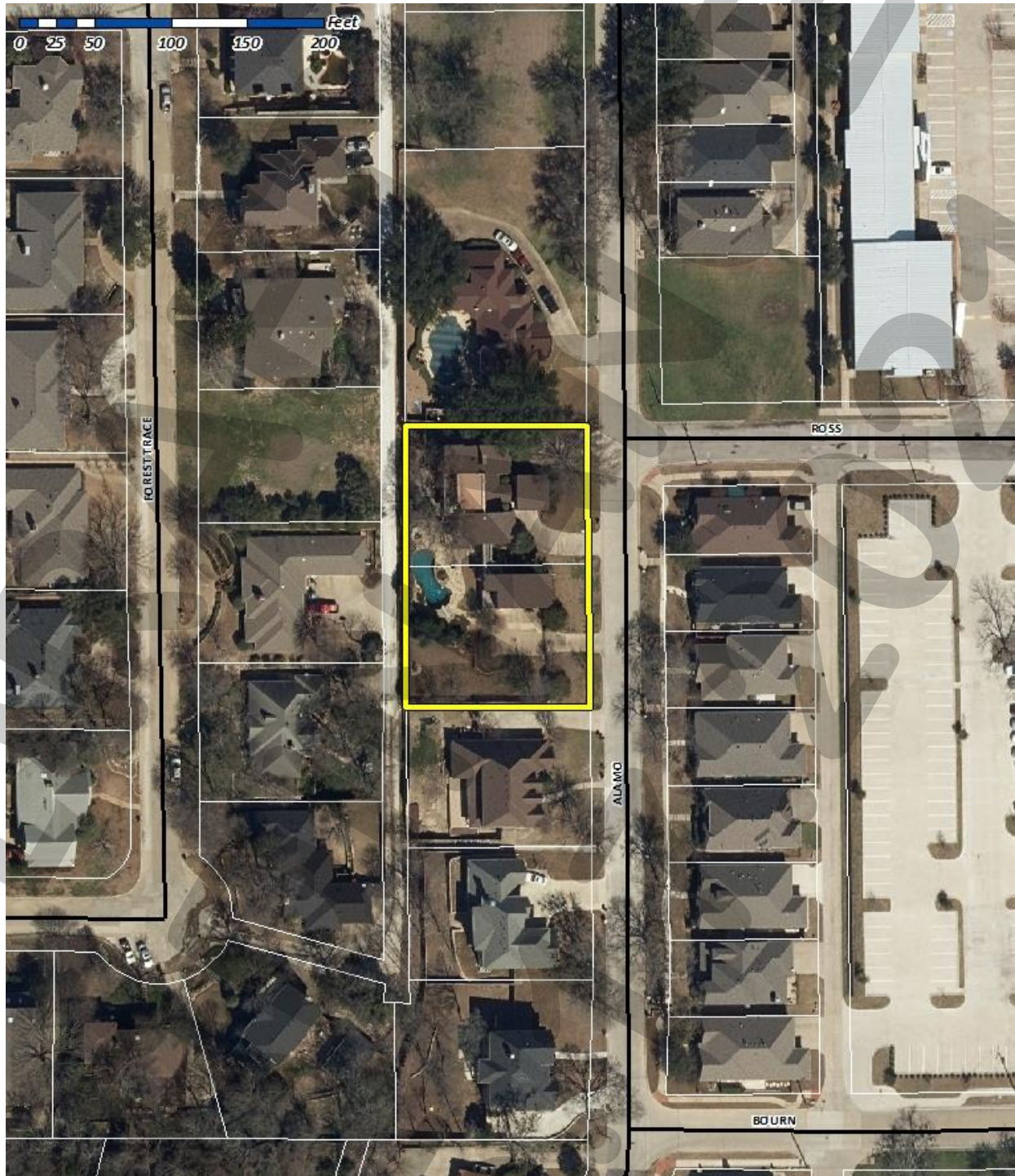


Exhibit 'B':
Site Plan





June 9, 2021

TO: Kristi Bryant
710 S. Alamo Street
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-011; *Specific Use Permit (SUP) for 804 S. Alamo Street*

Kristi Bryant:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall, was denied by the City Council on June 7, 2021. The following is a record of all voting records:

Planning and Zoning Commission

On May 11, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-1, with Commissioner Womble dissenting and Commissioners Moeller and Conway absent.

City Council

On June 7, 2021, the City Council denied a motion to approve the specific use permit by a vote of 3-4, with Councilmembers Jorif, Daniels, Campbell, and Hohenshelt against. 2nd Reading

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee
Planner