



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook Ln.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHML

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

PHONE

E-MAIL

gmcgurd@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

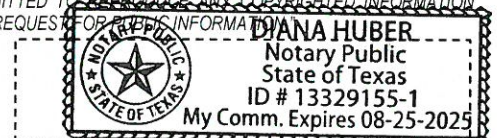
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

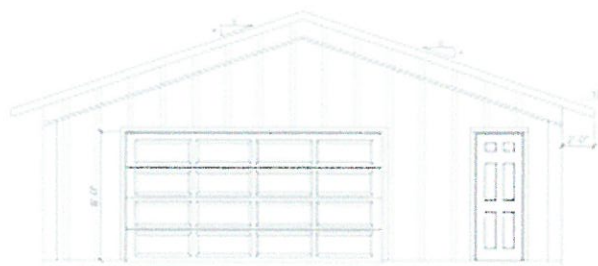
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



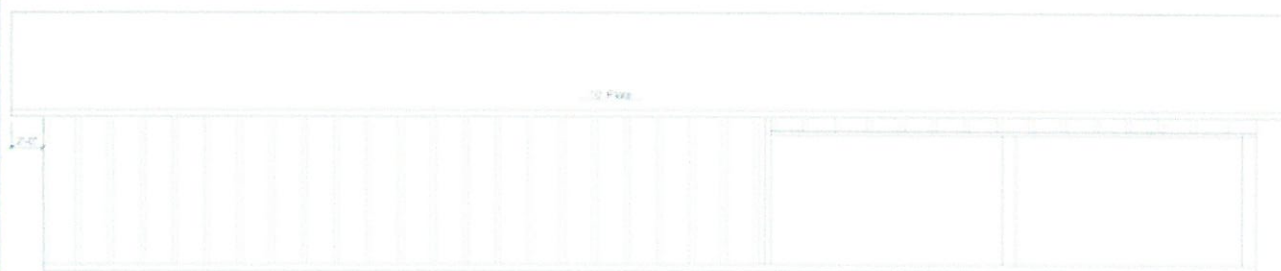
Front Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



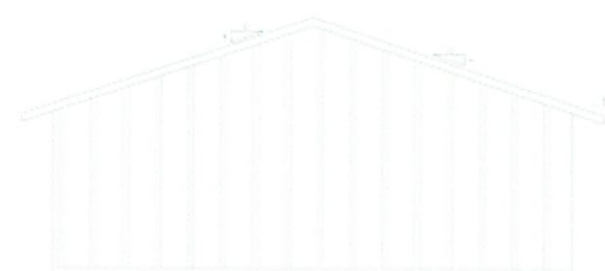
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Right Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")

FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE
Shop - 1440
Franch - 596
Total - 2400

ROOF - SCALE 3/16" = 1'-0"

[illegible][illegible]

NOTE: STEEL REPAIR TO BE USED FOR SMALL CORROSION TO THE
REINFORCING BARS OF ALL EXISTING WALLS. REPAIR TO BE
IN ACCORDANCE WITH PART 3 OF "STRUCTURAL REPAIRS TO
REINFORCED STEEL BY AMERICAN WELDING SOCIETY" FOR
CONFORMANCE WITH ALL REPAIR SECTION 3.05
REPAIRS AROUND ROOF WATER PENETRATING JOINTS,
WATER PENETRATING THROUGH ROOF FLASHING,
AND THROUGH STRUCTURAL JOINTS. (ALL REPAIR SHALL BE
IN ACCORDANCE WITH THE FOLLOWING):
1. REPAIR STRUCTURE SHALL BE REPAIRED UNTIL NO
FURTHER CORROSION OR BREAKING OF ORIGINAL REBAR
NOTES SHALL BE EVIDENT. FURTHER AND MORE DEEP REPAIRS
IN REPAIR SECTION 3.05 SHALL BE REQUIRED.
2. REPAIR CORROSION AND FURTHER CORROSION FOR REPAIR OF
ROOF FLASHING. REPAIR IS REQUIRED FOR ALL REPAIR
WORK OF 4" OR MORE IN LENGTH OR 1/4" OR MORE IN
DEPTH. REPAIR SHALL BE IN ACCORDANCE WITH THE
FOLLOWING: REPAIR SHALL BE IN ACCORDANCE WITH AN
INDEPENDENT ENGINEERING OVERSIGHT CRACK REPAIR
CRACK REPAIR.

FOR REPAIRS AROUND THE PERIMETER OF A FOUNDATIONAL
INTEGRITY TEST CRACK.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
REQUIREMENTS OF "STRUCTURAL REPAIRS TO REINFORCED
STEEL BY AMERICAN WELDING SOCIETY" FOR CONFORMANCE
WITH ALL REPAIR SECTION 3.05 REPAIRS AROUND ROOF
WATER PENETRATING JOINTS, WATER PENETRATING
THROUGH ROOF FLASHING, AND THROUGH STRUCTURAL
JOINTS. (ALL REPAIR SHALL BE IN ACCORDANCE WITH THE
FOLLOWING):

- Notes:
1. Vapour Thickness = 4" Slab
 2. (EXT) Plaster Finish Exposed = 30"
 3. (INT) Interior Beams = 20"
 4. Beam Width = 10"



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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PLANNING & ZONING CASE NO.

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SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

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CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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LOTS [PROPOSED]

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☒ OWNER

Bryan Cook

☒ APPLICANT

SHM

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

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E-MAIL

gmcgurd@hotmail.com

E-MAIL

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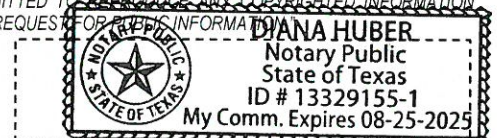
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OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



Case Location Map = 



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.

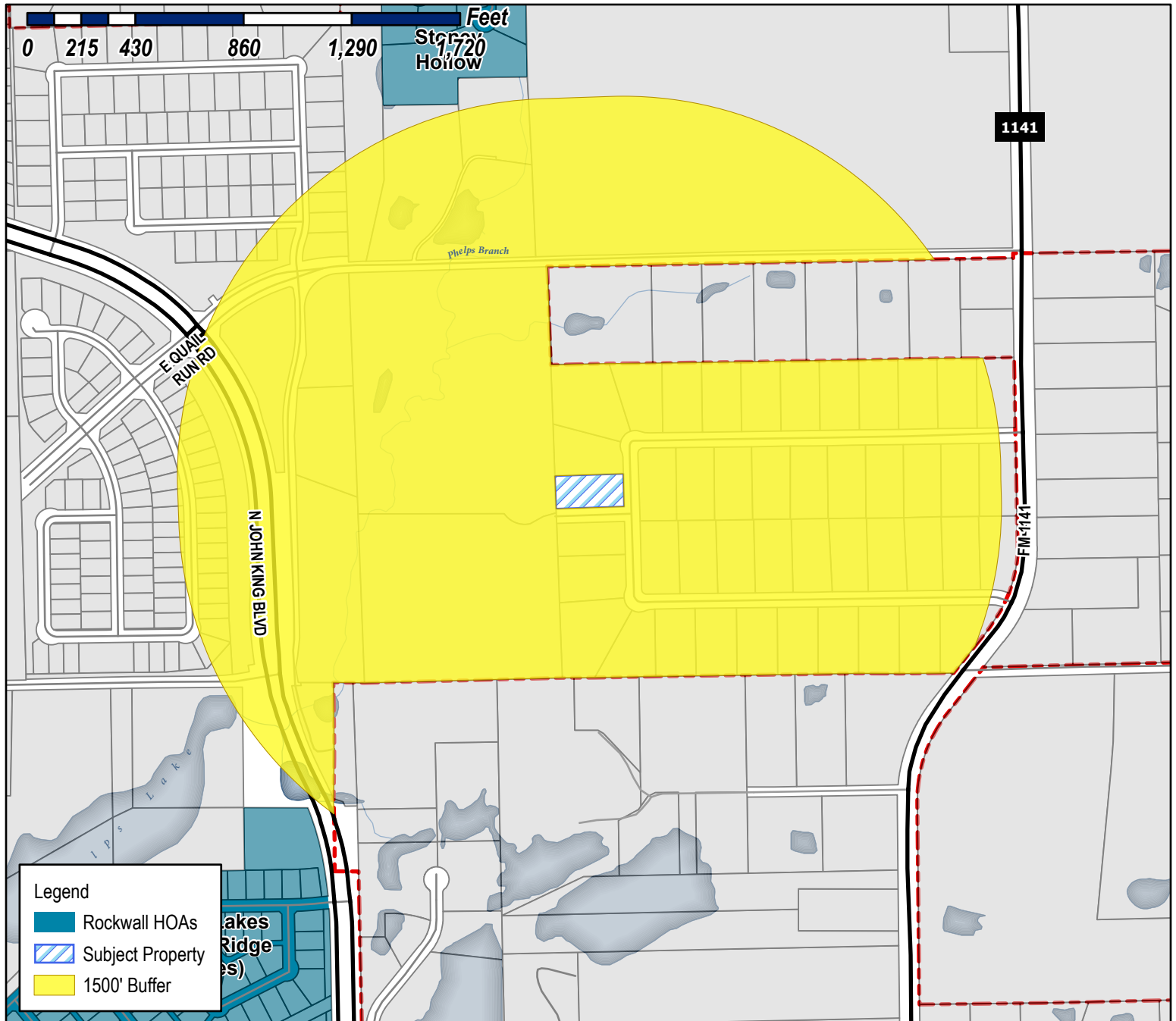




City of Rockwall

Planning & Zoning Department
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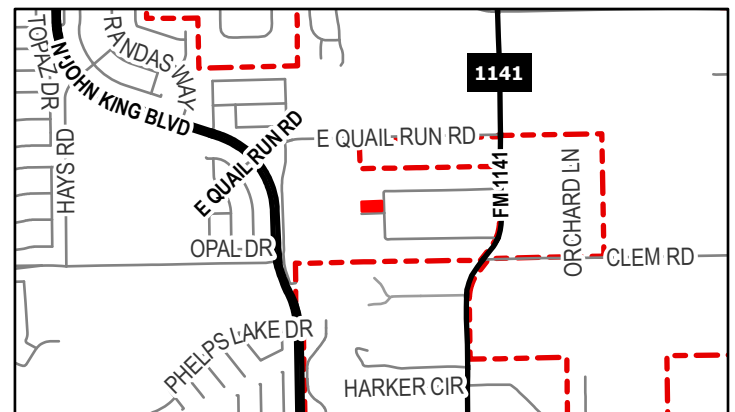
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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

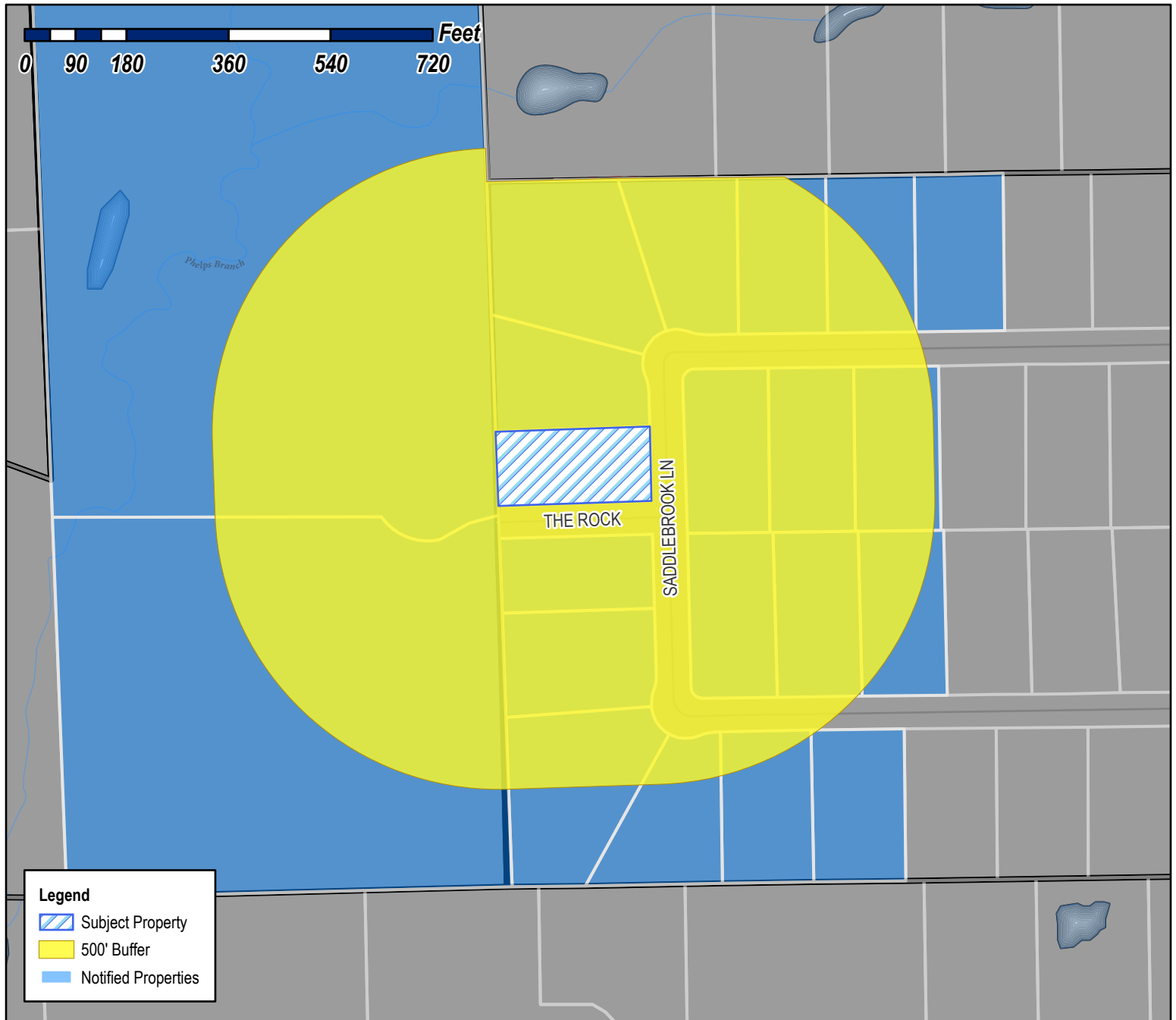




City of Rockwall

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

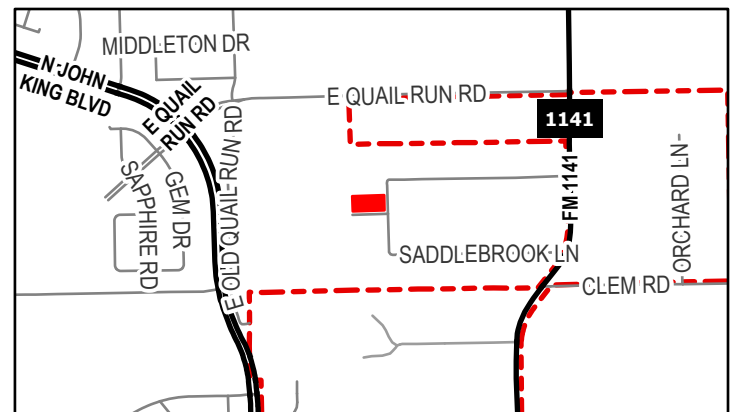
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Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

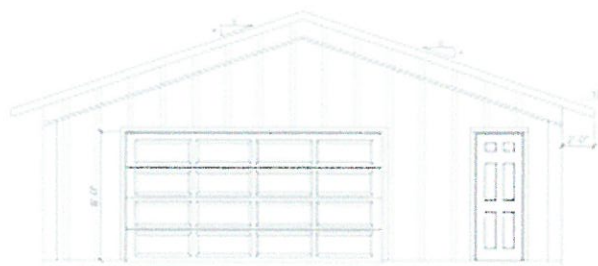
PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087



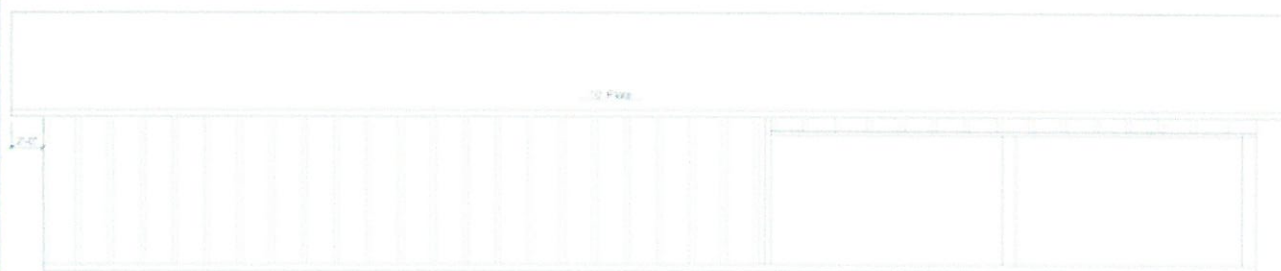
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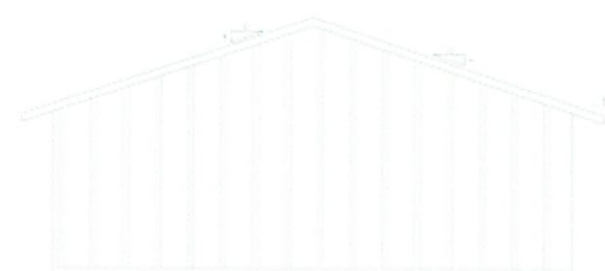
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Right Elevation

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Rear Elevation

Scale: 1/4"=1'-0" (22"x34")
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Builder responsible for compliance with all Federal, state and local building codes, ordinances and related laws. Safety glass per code. Clear exterior glass doors. Storm and hurricane per code. Egress doors as required. All surfaces under glass. 160 lbs. sq. ft. Any projections that exceed 18" from a property line is required to have a one hour fire rating with any projections. Storm angles to be 5:12. Angles to be 5:12 Degree unless noted otherwise. Window heads to be 8'3" A.F.F. Door openings to be centered on wall unless noted otherwise. Standard door jolt to be 11' 14" A.F.F. unless noted to be installed in place shown with wall. Dimensions to face of exterior wall unless otherwise noted. All finished flooring interior walls to be 14' 0" A.F.F. All rooms shown are subject to change without notice. 1/2" thick glass plate. Master window blocking 40 lbs. 1/2" thick glass plate. Every light fixture for blocking to be 11' 0" A.F.F. 1/2" thick glass plate. 1/2" thick glass plate.



FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE	
Shop - 1440	
Porch - 960	
Total - 2400	



ROOF - SCALE 3/16" = 1'-0"

[illegible]

Bremen Bay to the Lowest Main Bay
 bounded by 06 34 47.7' lat. of west
 corner, 47 30 47.7' long. corner, Bremen Bay
 06 41 47.7' long. opposite and opposite corner
 "Middletown" bounded by the lowest 47.7' lat. of
 of corner point "Middletown" and
 "Middletown" bounded by the lowest 47.7' lat.
 "Middletown" 47.7' and long. corner point
 corner point 06 41 47.7' lat. of corner of
 west is corner point 47.7' lat. of
 the west is the lowest point of the
 47.7' lat. of 47.7' lat. of corner of the
 47.7' lat. of 47.7' lat. of corner of the
 47.7' lat. of 47.7' lat. of corner of the

[illegible]

- Notes:
1. Vap. Thickness = 4" Slab
 2. (Ext.) Parapet Exam Crpts = 30"
 3. (Int.) Interior Beams = 26"
 4. Beam Width = 10"

PROJECT COMMENTS



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

DATE: 10/20/2022

PROJECT NUMBER: Z2022-048
PROJECT NAME: SUP for Guest Quarters/Secondary Living Unit
SITE ADDRESS/LOCATIONS: 2348 SADDLEBROOK LN

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: Z2022-048; Specific Use Permit (SUP) a Guest Quarters at 2348 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2348 Saddlebrook Lane.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2022-048) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters and Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District.
- I.5 The Conditional Land Use Standards for the Guest Quarters and Detached Garage are as follows:
- (1) Guest Quarters:
- (a) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (b) The area of such quarters shall not exceed 30% of the area of the main structure.
- (c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) Detached Garage:
- (a) One (1) Detached Garage is permitted per property.
- (b) The Detached Garage can be 625 SF.
- (c) The Detached Garage must be accessed by a concrete drive.
- I.6 The proposed Guest Quarters will be XX-feet by XX-feet and have a building footprint of 1,450 SF; 1,450 SF will be enclosed. The accessory building is being taken forward in part as a Guest Quarters because a bathroom that is proposed. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 3,718 SF, which would allow a maximum Guest Quarters size of 1,115.4 SF. Based on this, the proposed structure exceeds the maximum size requirements for a Guest Quarters. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.
- I.7 The height of the proposed accessory structure is XX-feet. The maximum height permitted for accessory structures in a Single-Family 16 (SF-16) District is 15-feet.
- I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Guest Quarters/Secondary Living Unit and Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Guest Quarters/Secondary Living Unit and Detached Garage shall not exceed a maximum size of X,XXX SF.
- (4) The maximum height of the Guest Quarters/Secondary Living Unit and Detached Garage shall not exceed a total height of XX-feet as measured to midpoint of the pitched roof.
- (5) The Guest Quarters and Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.9 Please review the attached Draft Ordinance prior to the October 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 15, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 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 November 1, 2022; 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 November 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 25, 2022.

I.11 The projected City Council meeting dates for this case will be November 21, 2022 (1st Reading) and December 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review

10/19/2022: Must include a survey showing where the project will be located on this site. Must stay out of any easements on the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook Ln.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHML

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

PHONE

E-MAIL

gmcgurd@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

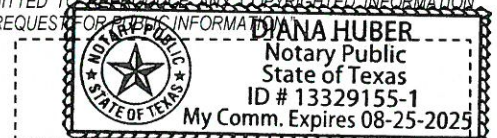
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



City of Rockwall

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

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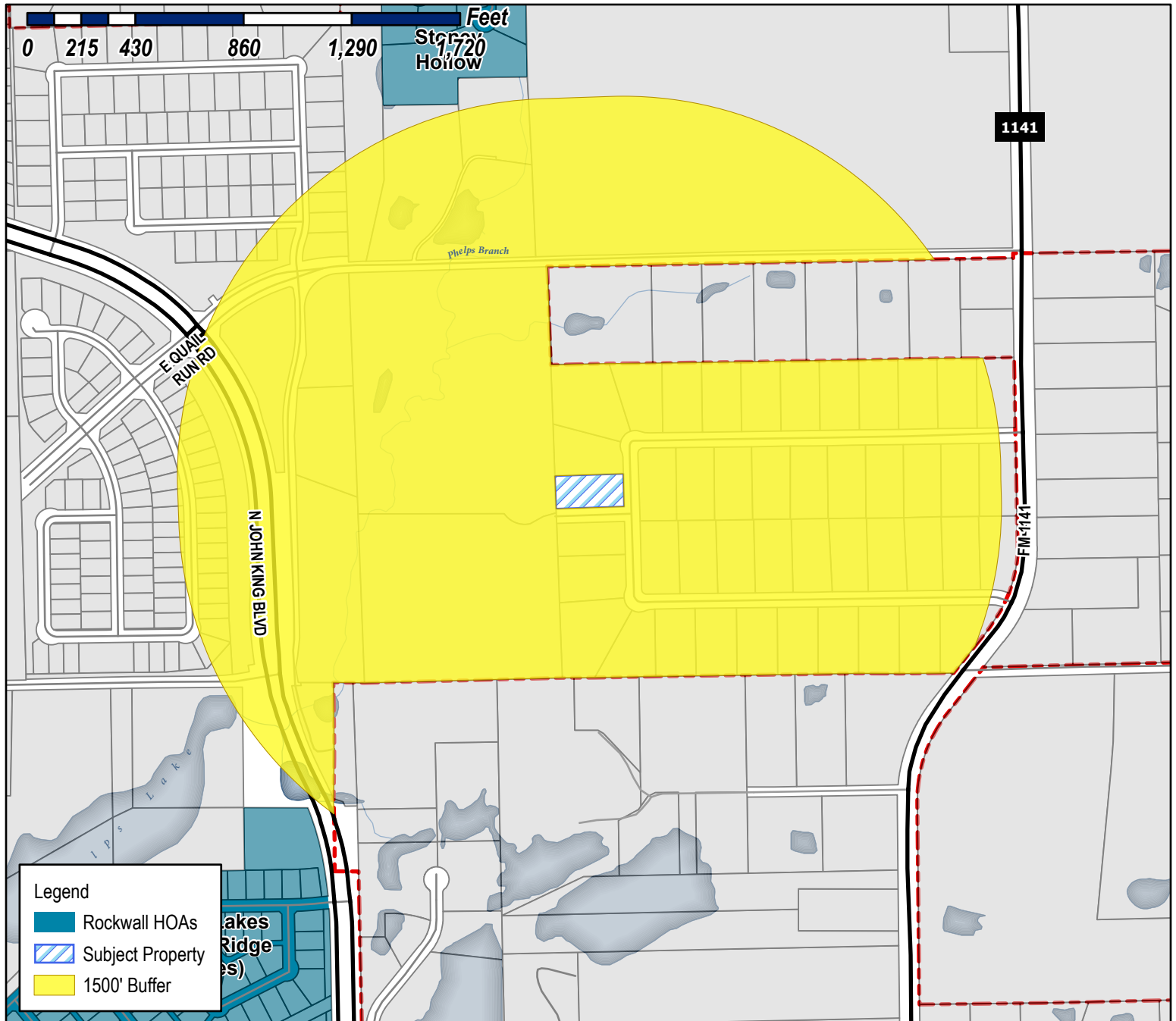




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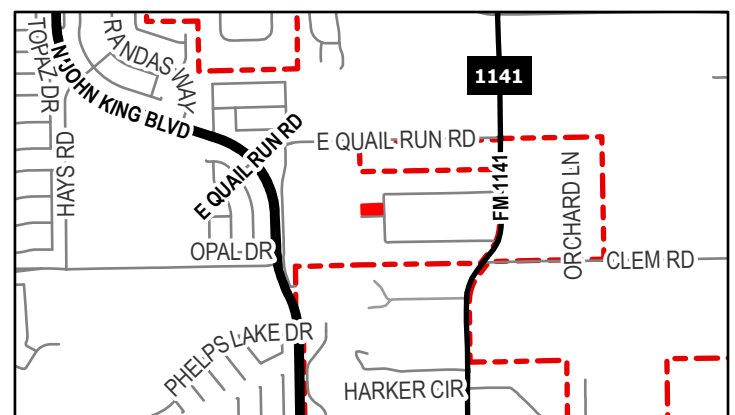
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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

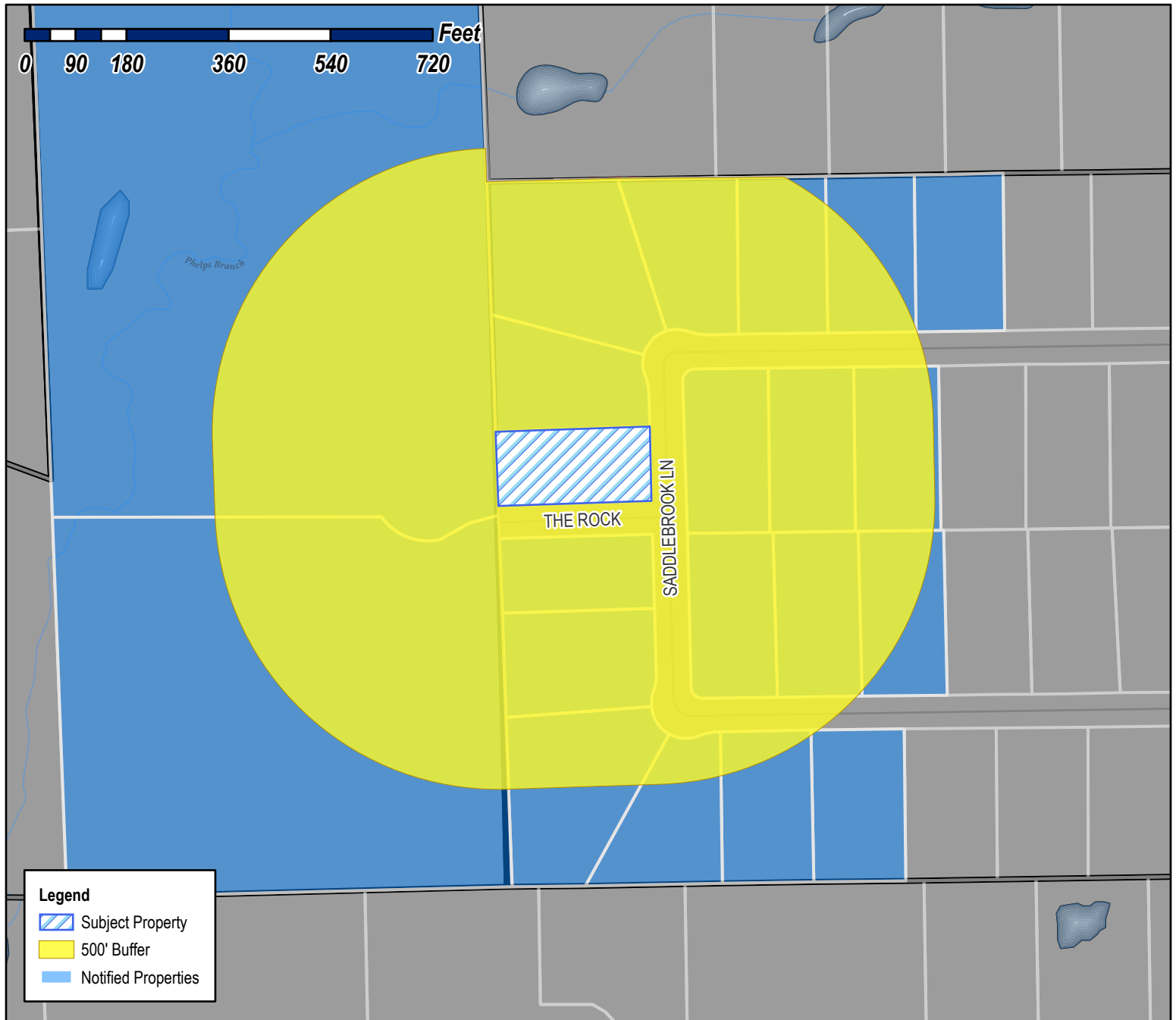




City of Rockwall

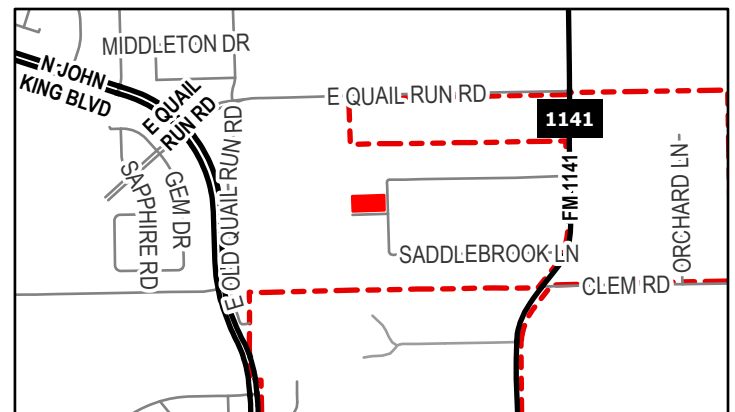
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COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

Must include a survey showing where the project will be located on this site. Must stay out of any easements on the property.



Front Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Left Elevation

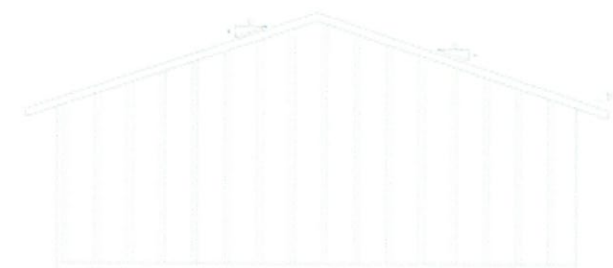
Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")

Sheet not legible.



Right Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")

FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE
Shop - 1440
Franch - 596
Total - 2400

ROOF - SCALE 3/16" = 1'-0"

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The following is required for the following services and is not to be used for any other purpose. The following is required for the following services and is not to be used for any other purpose. The following is required for the following services and is not to be used for any other purpose.

Sheet no

[illegible]

Notes

1. Trac Thickness = 4" Slat
2. (E1) Perimeter Foam Gaskets = 30"
3. (F4T) Interior Beams = 20"
4. Beam Width = 10"

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook Ln.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHM

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

PHONE

E-MAIL

gmcgurn@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

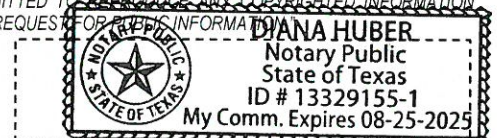
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature]



MY COMMISSION EXPIRES

8.25.25



Case Location Map = 



City of Rockwall

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

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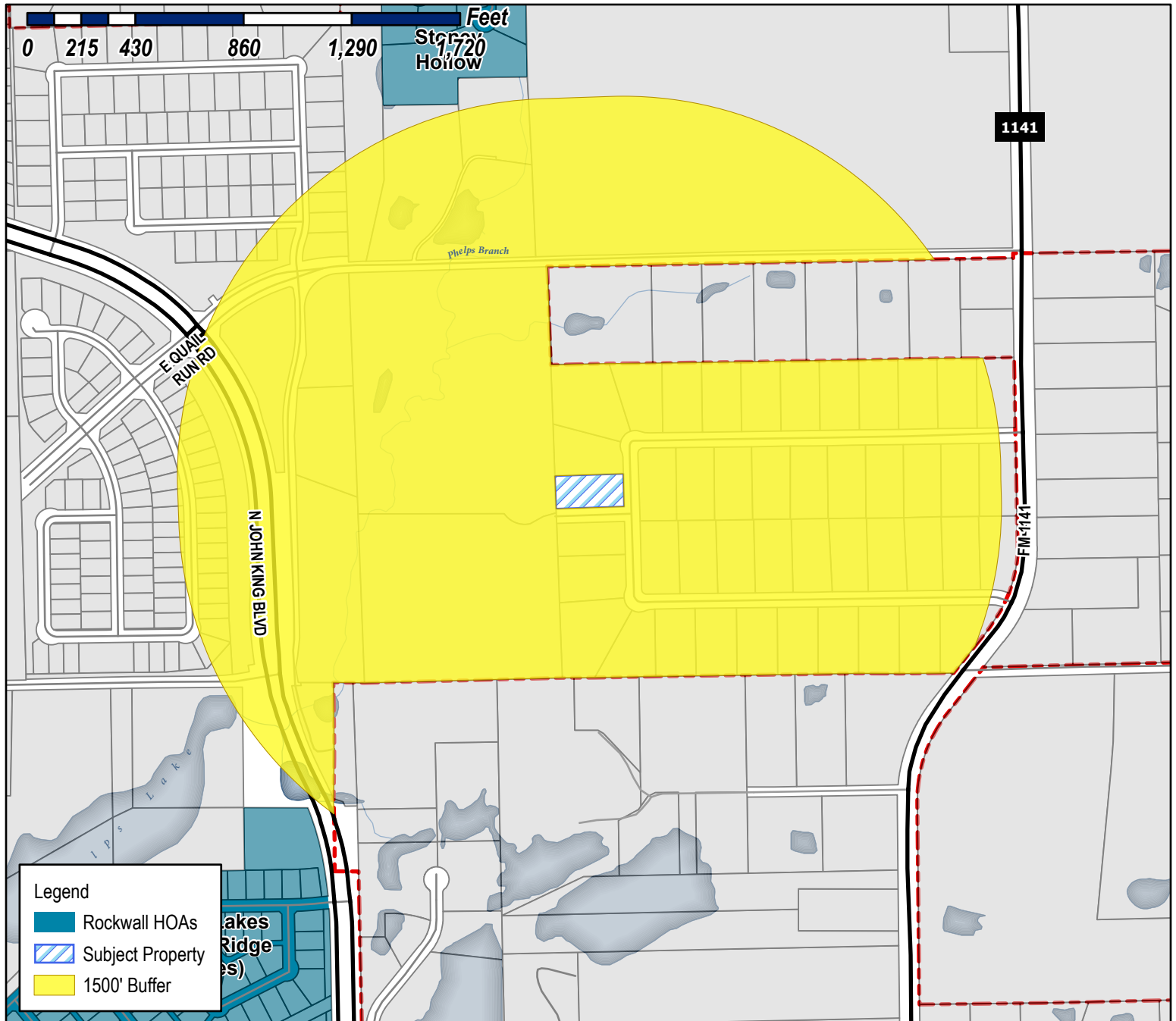




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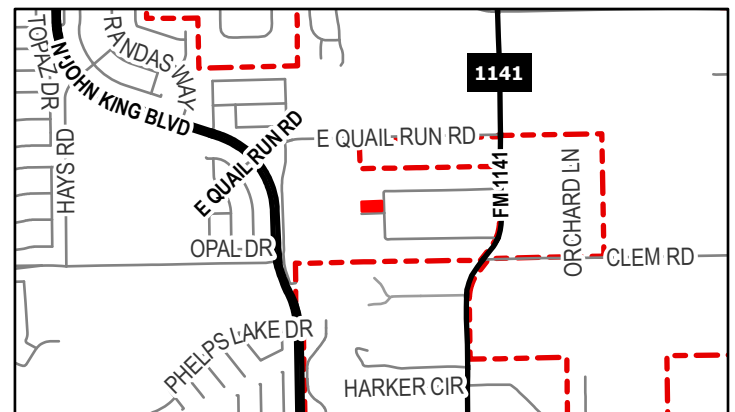
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2022-047]
Date: Thursday, October 20, 2022 9:05:13 AM
Attachments: [HOA Map \(10.14.2022\).pdf](#)
[Public Notice \(Z2022-047\).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 October 21, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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>.

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Thank you,

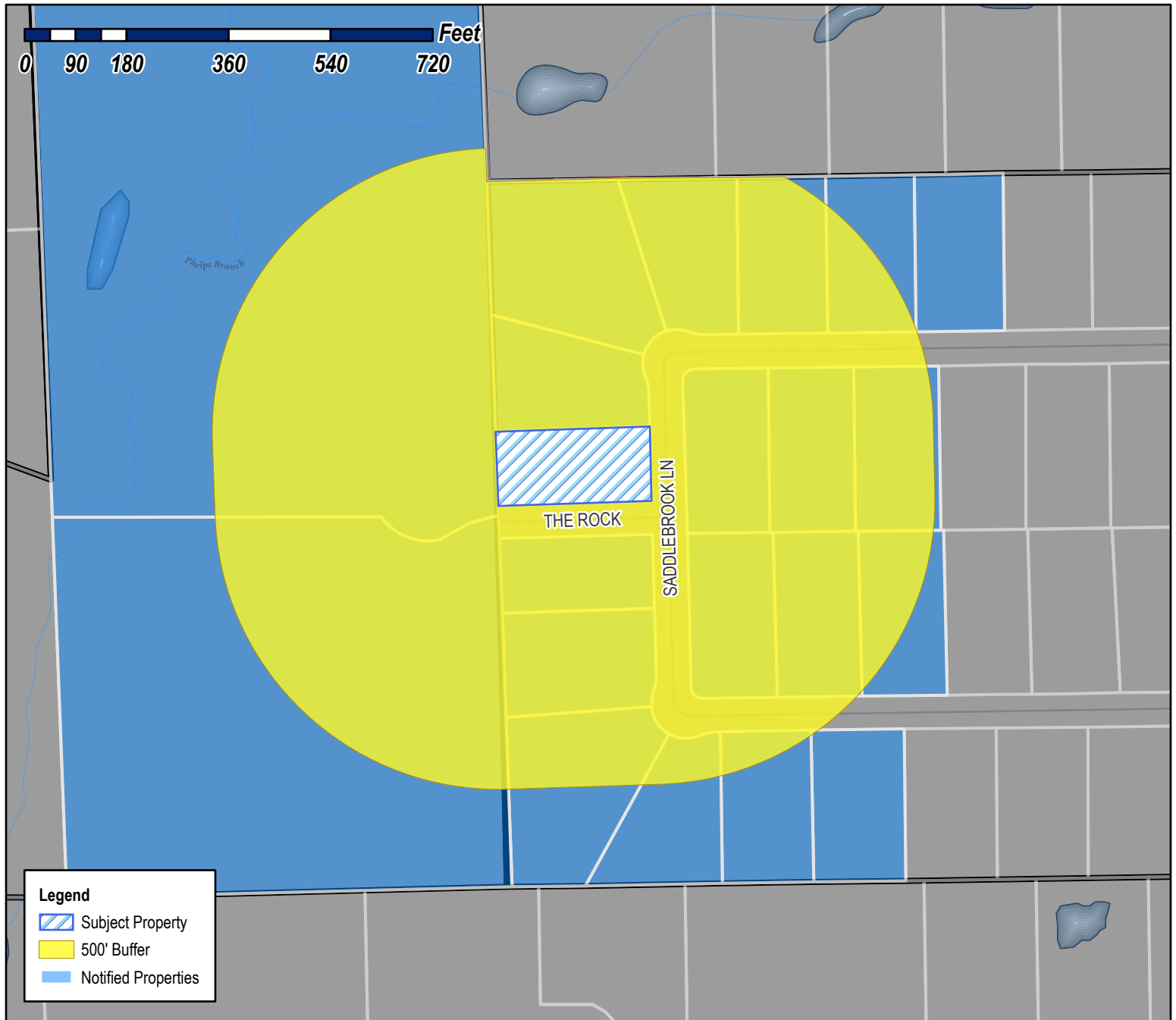
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

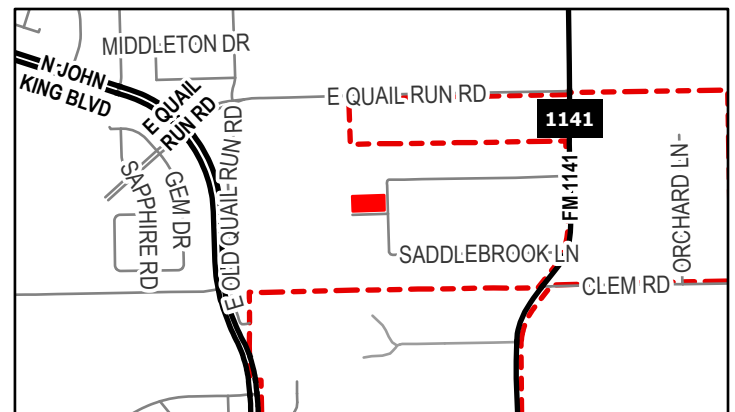
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For Questions on this Case Call (972) 771-7745



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815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

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:

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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:

Bethany Ross
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, November 21, 2022 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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Please place a check mark on the appropriate line below:

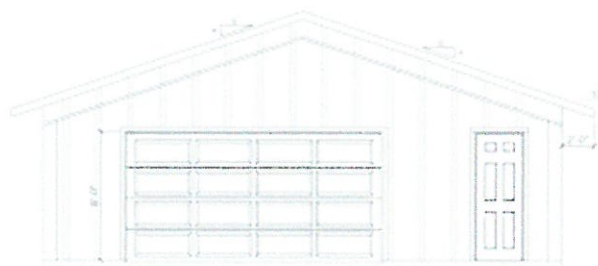
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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



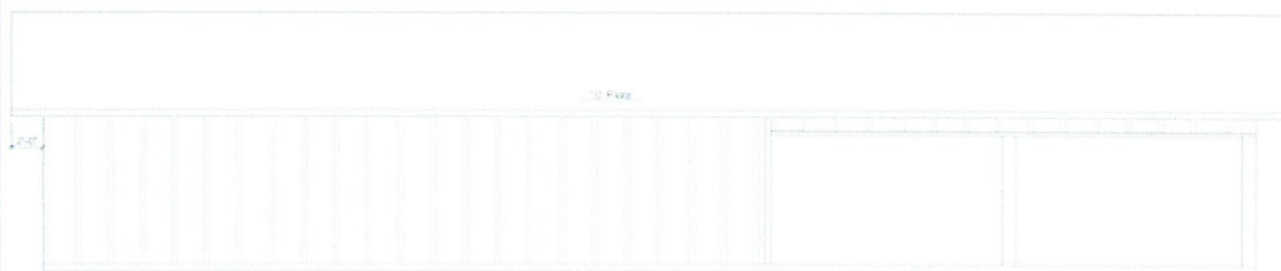
Front Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



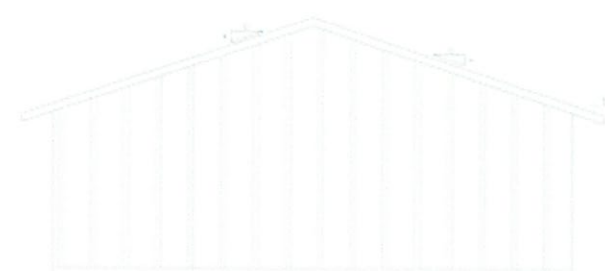
Left Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34")
1/8"=1'-0" (11"x17")

FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE
Shop - 1440
Franch - 596
Total - 2400

ROOF - SCALE $3/16" = 1'-0"$

[illegible][illegible][illegible][illegible]

- Notes:
1. Vap. Thickness = 4" Slab
 2. (Ext.) Parapet Exam Crps = 30"
 3. (Int.) Interior Beams = 26"
 4. Beam Width = 10"

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

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) FOR *GUEST QUARTERS/SECONDARY LIVING QUARTERS AND DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted 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) for *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and 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 may be amended in the future -- and with the following

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of X,XXX SF.
- (4) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of XX-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 5TH DAY OF DECEMBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



SITE PLAN

DRAFT
ORDINANCE
10.25.2022

**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING 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: November 15, 2022

APPLICANT: Bryan Cook

CASE NUMBER: Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*)

zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 2,400 SF *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,440 SF of enclosed area and a 960 SF outdoor living area. According to the applicant, the structure will be used as a garage; however, there will be a bathroom, which is one (1) element of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Units* as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Units* is permitted as an Accessory land use in a Single-Family Estate 1.5 (SFE-1.5) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. The code goes on to state that *Guest Quarters/Secondary Living Units* not meeting these standards can be approved by the City Council through a Specific Use Permit (SUP). With regard to the *Detached Garage*, Section 07.04. *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 16 (SF-16) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) which are listed below.

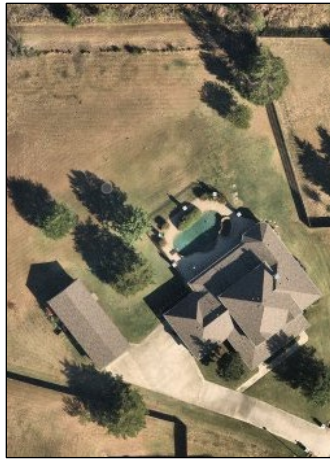
<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=2; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	In Conformance
<i>Minimum Side Yard Setback</i>	8-Feet	In Conformance
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; In Conformance
<i>Between Buildings</i>	10-feet	In Conformance

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,115.4 SF *Guest Quarters/Secondary Living Unit* (i.e. $3,718 \text{ SF} \times 30\% = 1,115.4 \text{ SF}$). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 2,400 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 1,284 SF and represents 64.5% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 1,775 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. For the purpose of comparing the proposed *Guest Quarters/Detached Garage* for the subject to the *Guest Quarters/Detached Garages* constructed on existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos and an analysis of properties on Saddlebrook Lane below. Through the process of analyzing the adjacent properties, staff has reviewed all of the properties in the Saddle Brooks Estates, Phase II Subdivision, and has found four (4) *Detached Garages* that exceed 1,000 SF (i.e. a 1,836 SF *Detached Garage* at 2312 Saddlebrook Lane, a 1,100 SF *Detached Garage* at 2356 Saddlebrook Lane, a 1,860 SF *Detached Garage* at 2364 Saddlebrook Lane, and a 1,300 SF *Detached Garage* at 2385 Saddlebrook Lane); however, none of the structures are of a similar size as to what is being proposed by the applicant. The largest existing *Detached Garage* is 1,860 SF or 540 SF less than what is being proposed by the applicant.



2312 Saddlebrook Lane



2356 Saddlebrook Lane



2364 Saddlebrook Lane



2385 Saddlebrook Lane

Staff has directed the applicant to provide a site plan showing conformance to the density and dimensional requirements for an accessory structure; however, the applicant has not provided a site plan showing conformance. Given this, staff has included a condition of approval that the applicant provide a site plan demonstrating conformance. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. In addition, staff has included an operational condition requiring that the 128 SF existing accessory building be removed from the subject property prior to the construction of the *Guest Quarters/Detached Garage*. If this case is approved with would bring the request into conformance with the *Accessory Structure Development Standards* contained in Subsection 07.04 of Article 05, *District Development Standards*, of the Unified Development Code (UDC) with regard to the number of permitted accessory buildings permitted on a property. 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 October 20, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or 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 the following:

- (1) Two (2) property owner notifications from within the 500-foot buffer in favor of the applicant's request.
- (2) Three (3) property owner notifications from within the 500-foot buffer in opposition of the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 34.7% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, 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 development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 2,400 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
 - (e) The proposed building shall not have full kitchen facilities.
 - (f) The applicant is to remove the existing 128 SF accessory building prior to the construction of the *Guest Quarters/Secondary Living Unit* and *Detached Garage*.
 - (g) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.
 - (h) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.
- (3) 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.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook Ln.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHM

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

PHONE

E-MAIL

gmcgurd@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

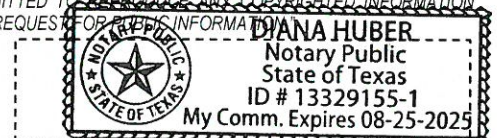
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



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.

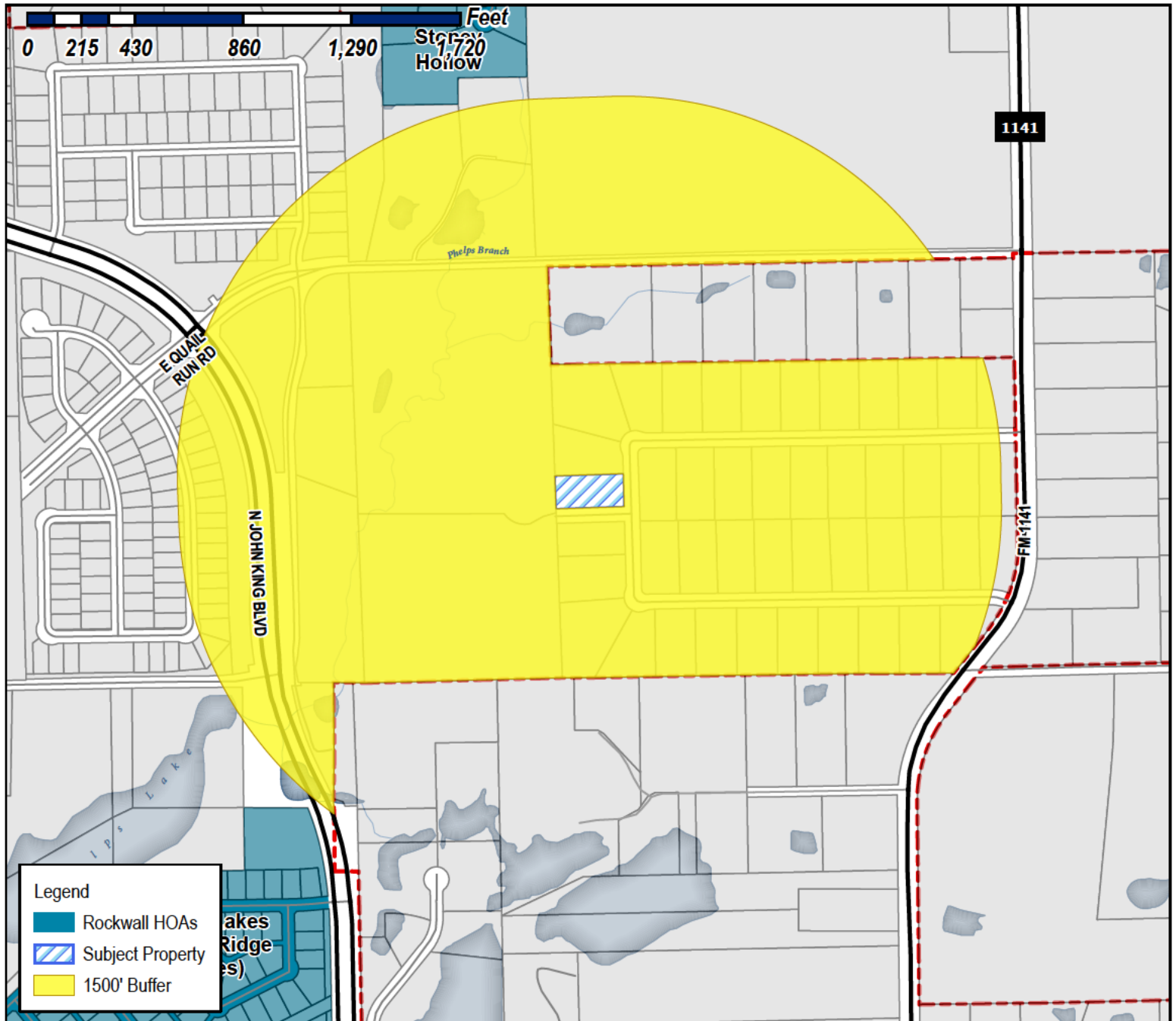




City of Rockwall

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

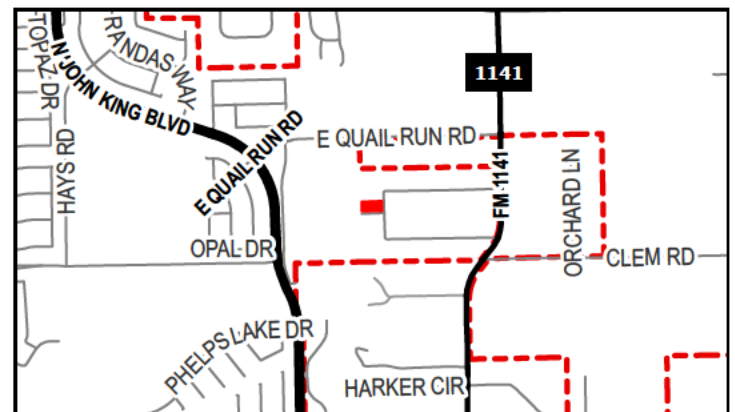
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2022-047]
Date: Thursday, October 20, 2022 9:05:13 AM
Attachments: [HOA Map \(10.14.2022\).pdf](#)
[Public Notice \(Z2022-047\).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 October 21, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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>.

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Thank you,

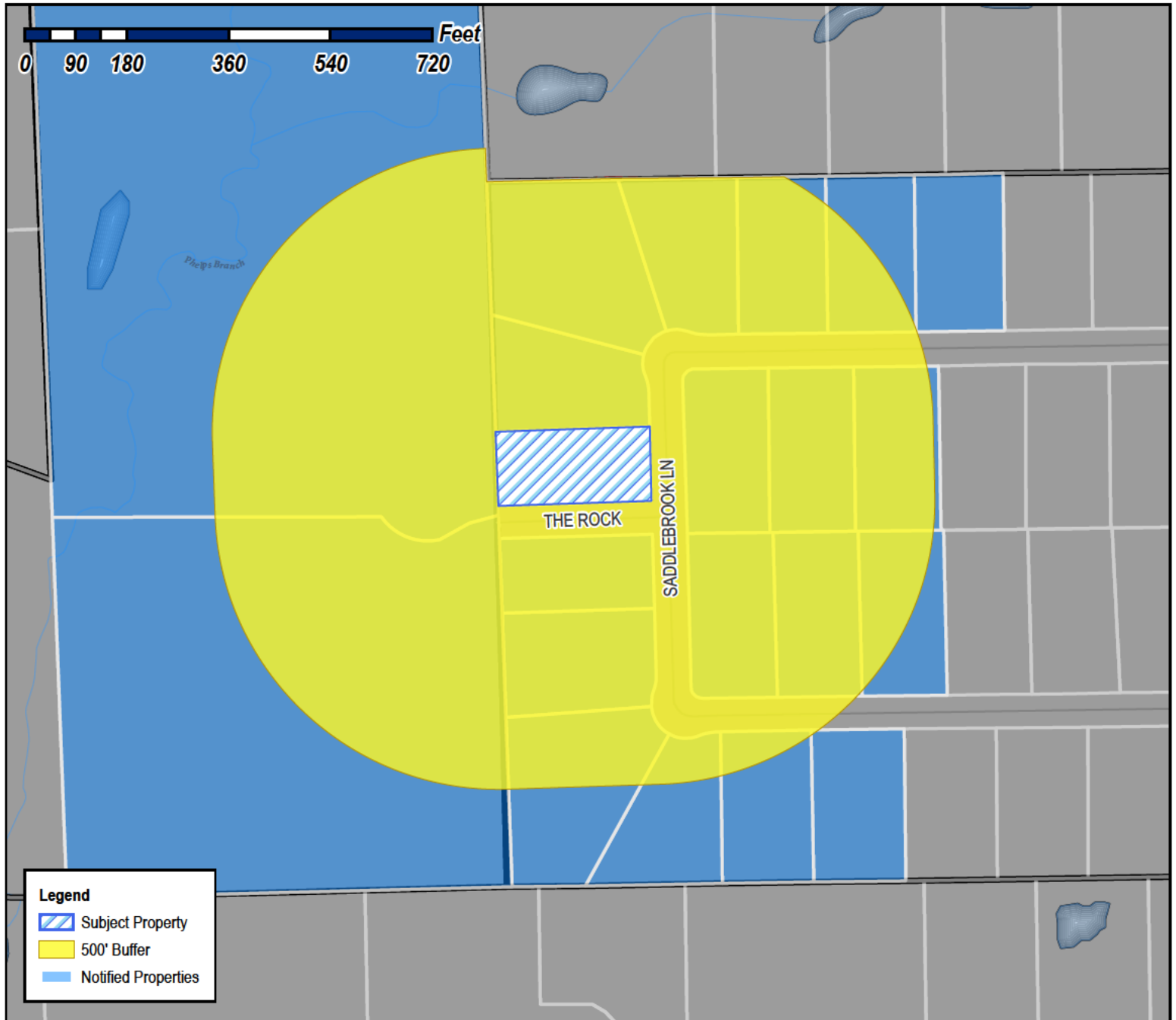
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

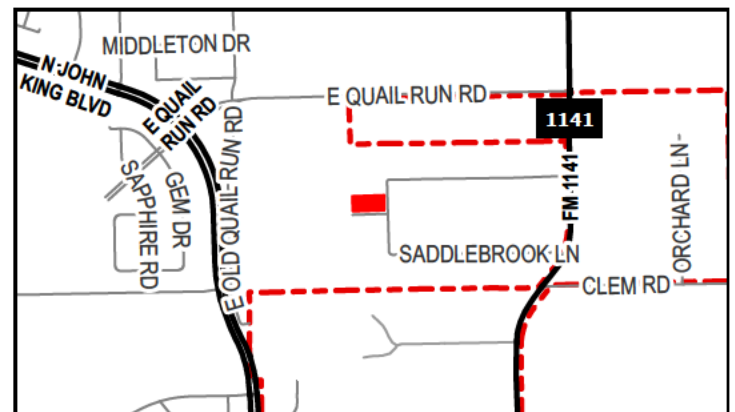
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

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:

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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:

Bethany Ross
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, November 21, 2022 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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022 048

Please place a check mark on the appropriate line below: *



I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Doyle

Last Name *

Gilkinson

Address *

2369 Saddlebrook Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

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Google Forms

Guevara, Angelica

From: Robert Cox <[REDACTED]>
Sent: Sunday, October 23, 2022 12:39 PM
To: Planning
Subject: Z2022-048: Permit for guest quarters.

Hello, my name is Robert Cox, I live at 2356 Saddlebrook Lane. I am opposed to the building of this secondary living unit. 1st of all, why having zoning if you are going to keep giving exceptions. 2nd, I built a workshop and it had to be built of like materials. This current zoning change request appears to be a metal building. I feel it will be unsightly and decrease property values. There has already been a metal building constructed in the neighborhood that we all voted against but was built anyway. Since we do not have a neighborhood association nor do we want one, the city codes should protect our best interest. This does not seem to be the case. Sincerely, Robert Cox

[Sent from AT&T Yahoo Mail on Android](#)

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.

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022 048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

SaddleBrook is 1 acre lots, I don't believe that has been approved before. There is already a pool and storage building there it is going to make it super crowded, the side street called The Rock is our back entry and we don't want it congested, used as parking.

Respondent Information

Please provide your information.

First Name *

Rosie

Last Name *

Cox

Address *

1800 E QUAIL RUN RD

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I work nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ Other: We work 3 miles away as well

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

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Google Forms

PUBLIC NOTICE



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

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Bethany Ross
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, November 21, 2022 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

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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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.

Protect their value, usage of their property

Name:

Tim & Susan Cook

Address:

2348 Saddlebrook Lane 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.

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Vanita

Last Name *

Tyler

Address *

1501 The Rock

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

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☐ I read about the request in the Rockwall Herald Banner.

☐ My neighbors told me about the request.

☐ Other: _____

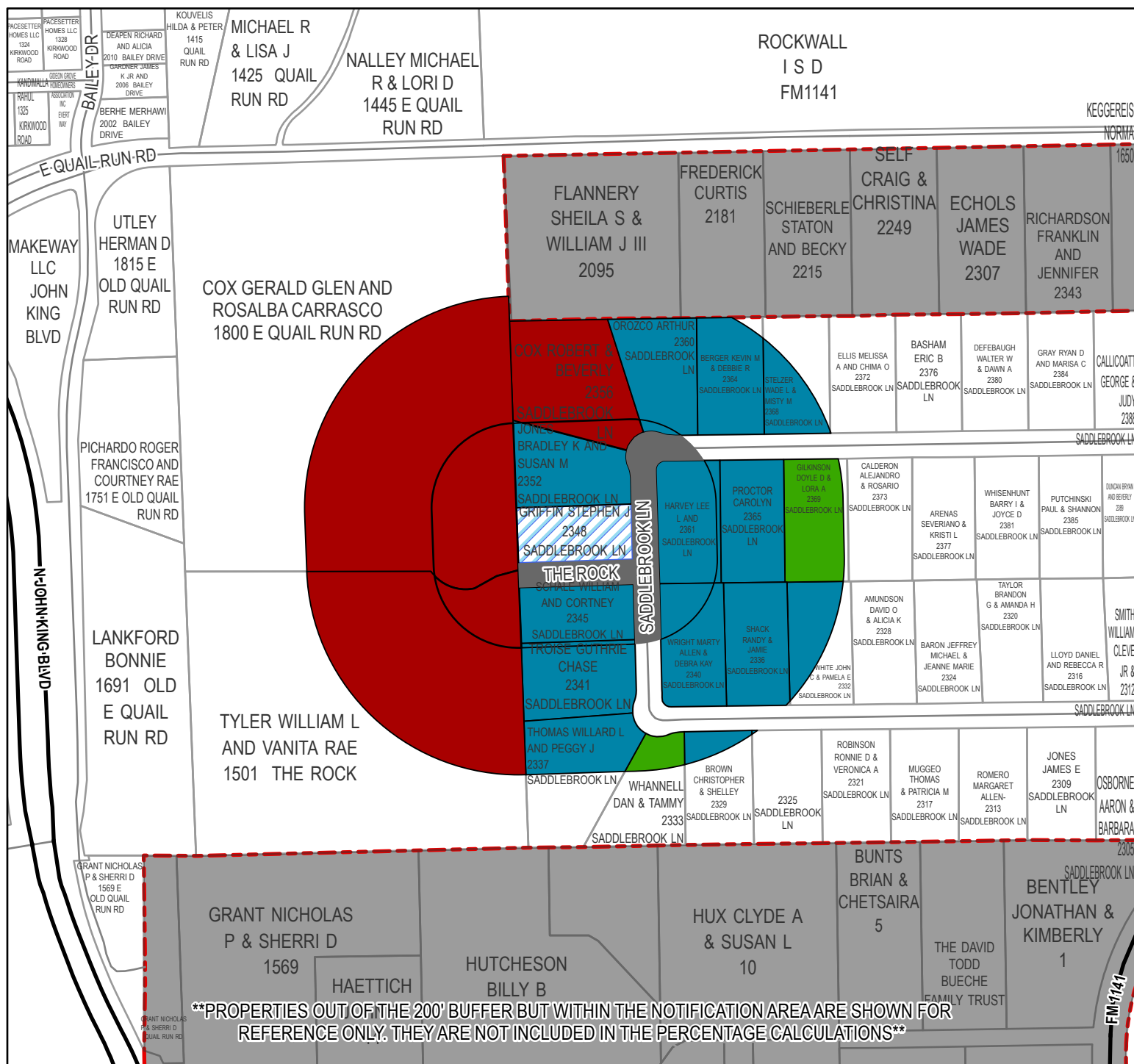
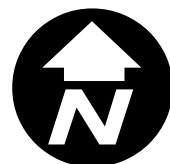
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Google Forms

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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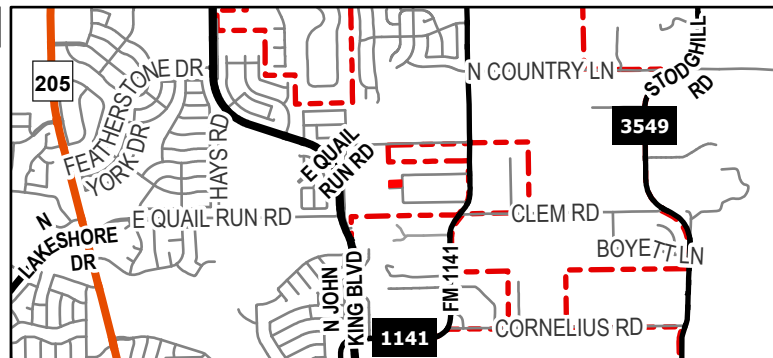
Z2022-048 SUP for a Guest Quarters at 2348 Saddlebrook Lane

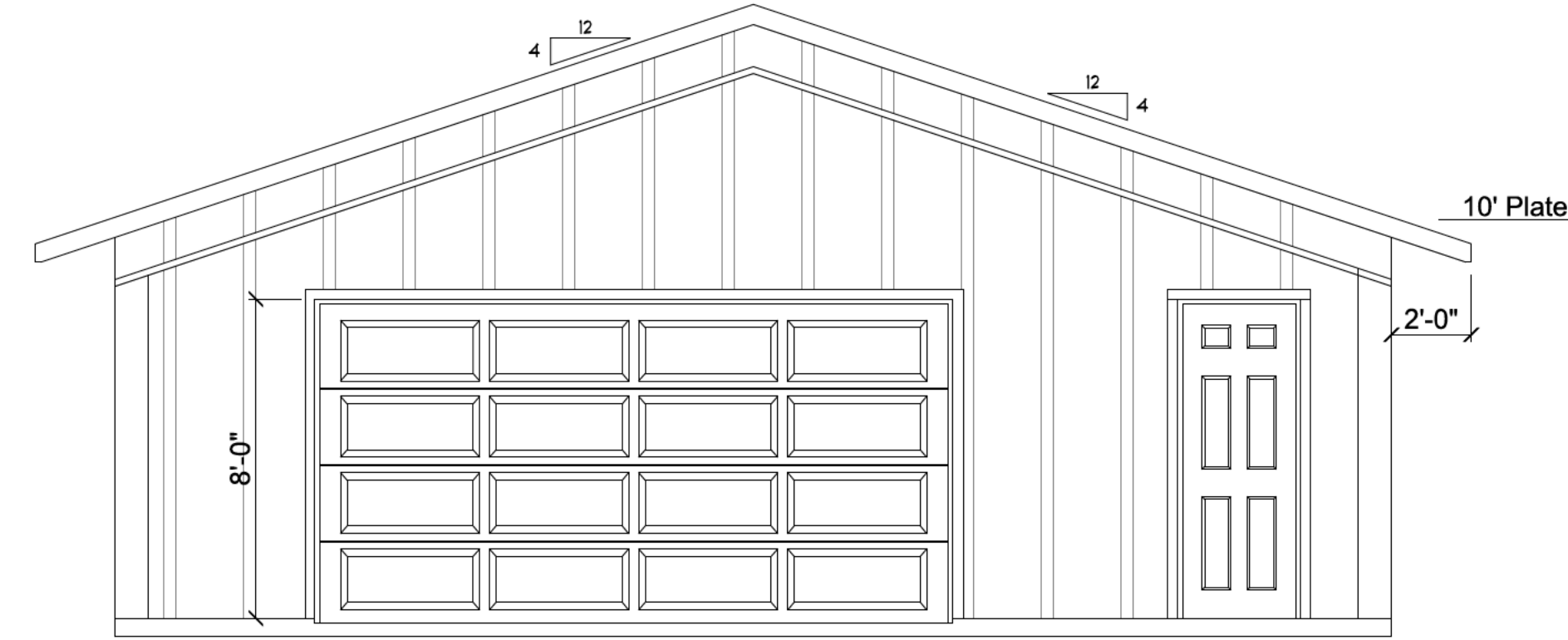
Legend

-  FOR 0% (0 Acres)
 AGAINST 34.7% (0.782 Acres)
 NO RESPONSE 47.1% (4.608 Acres)
 ROW 18.1% (1.191 Acres)
 Subject Property

Date Created: 11/4/2022

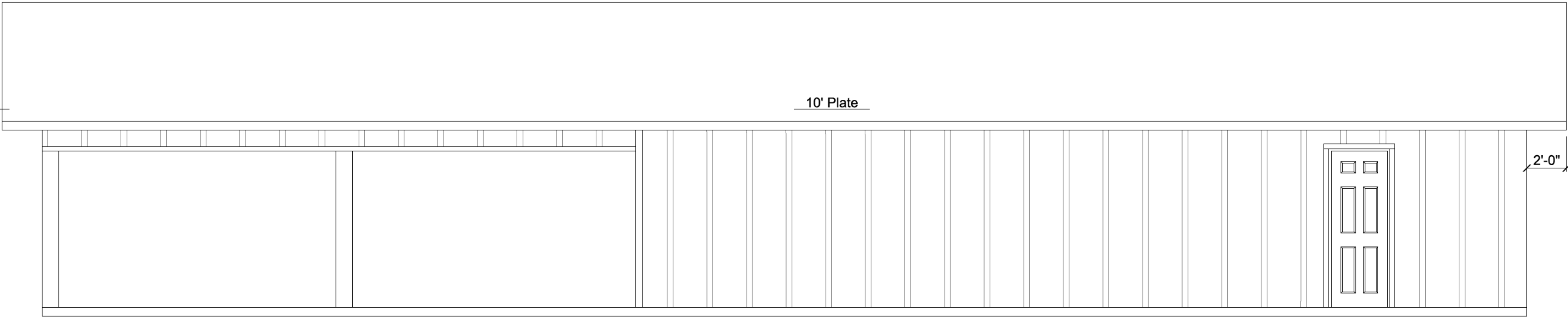
For Questions on this Case Call (972) 771-7745





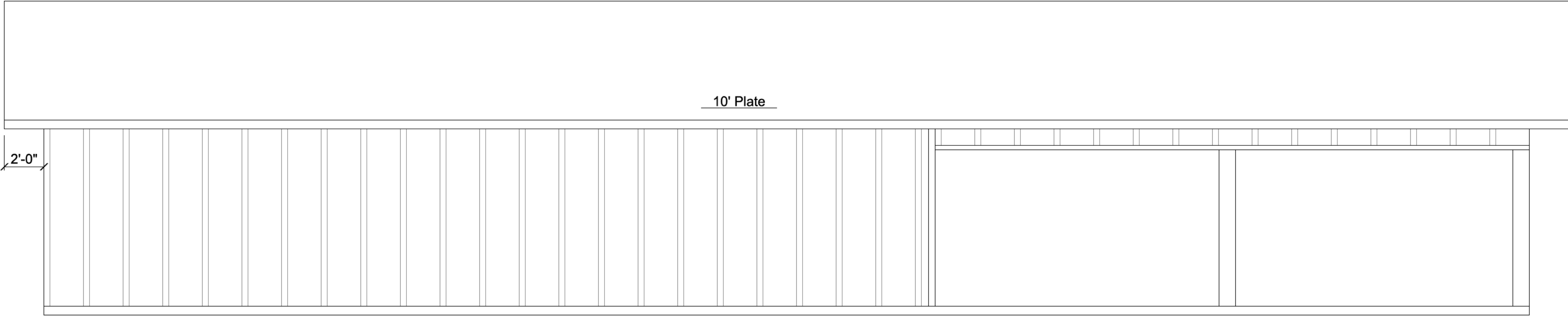
Front Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



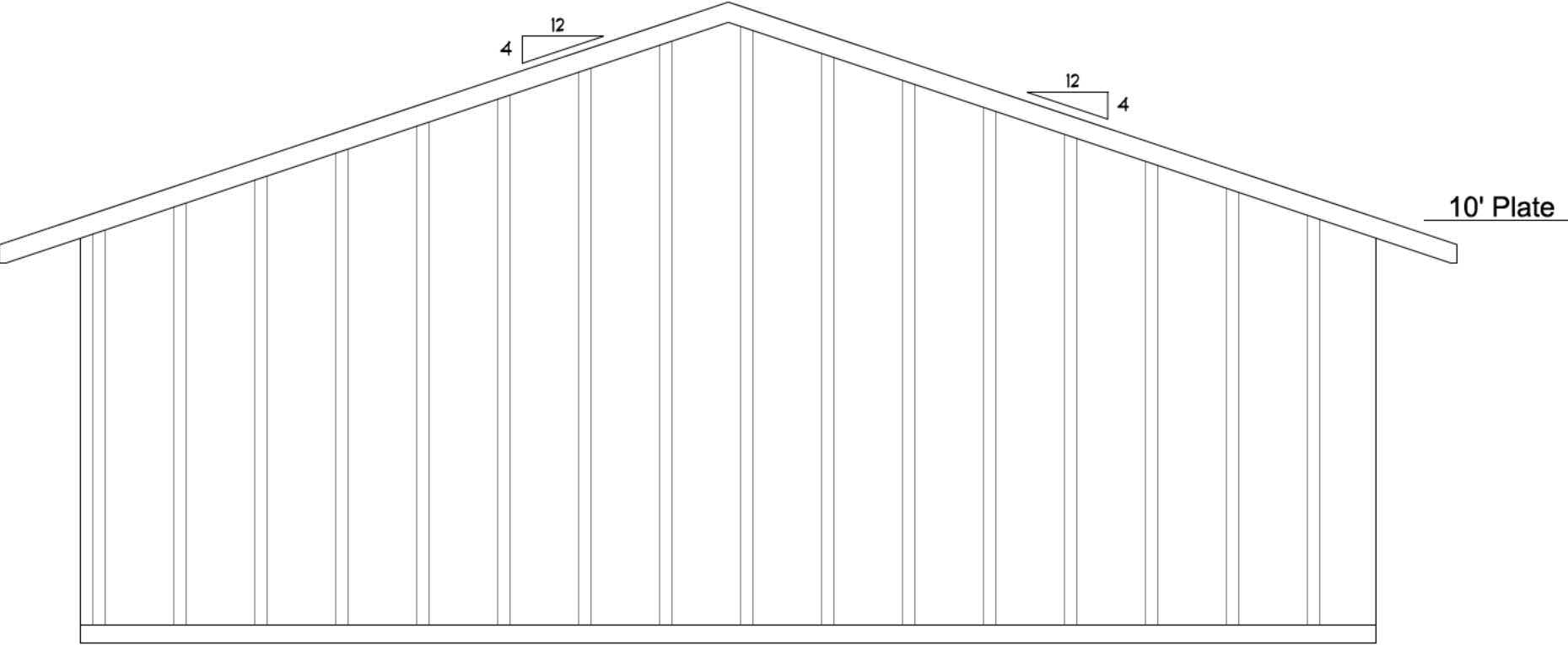
Left Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")

THESE PLANS ARE INTENDED TO PROVIDE
GENERAL INFORMATION ONLY. NO
WARRANTY IS MADE FOR THE
NECESSARY TO COMPLETE THIS STRUCTURE.
FIELD VERIFY ON SITE THE ACCURACY OF
THESE PLANS PRIOR TO CONSTRUCTION
LOCAL CODES, ORDINANCES AND RESTRICTIONS
WILL APPLY SHOULD A DISCREPANCY OCCUR
BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Elevation

PLAN NAME:

2348 Saddlebrook Ln, Rockwall

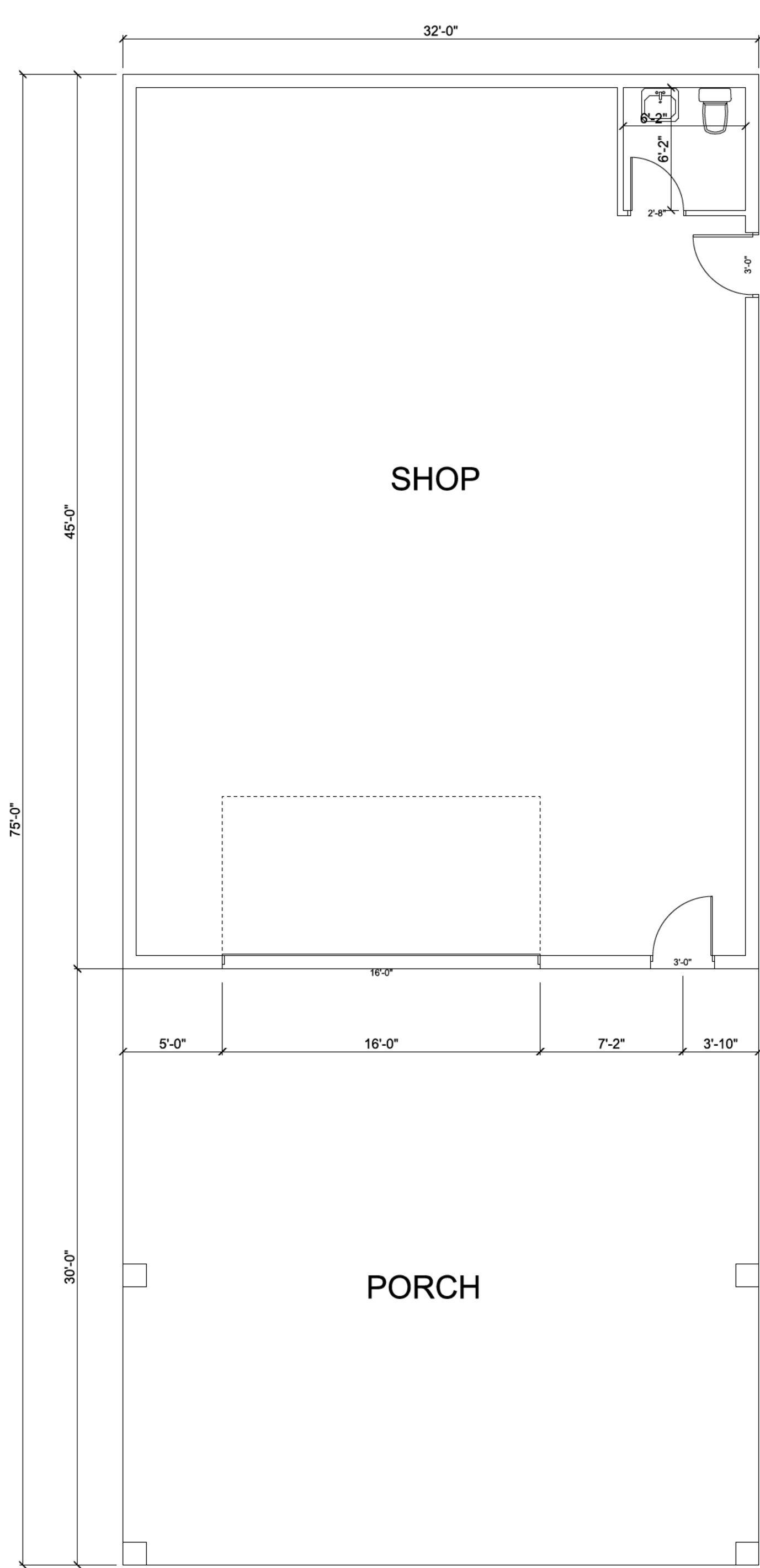
Construction Docs

SHEET NO.

A - 1

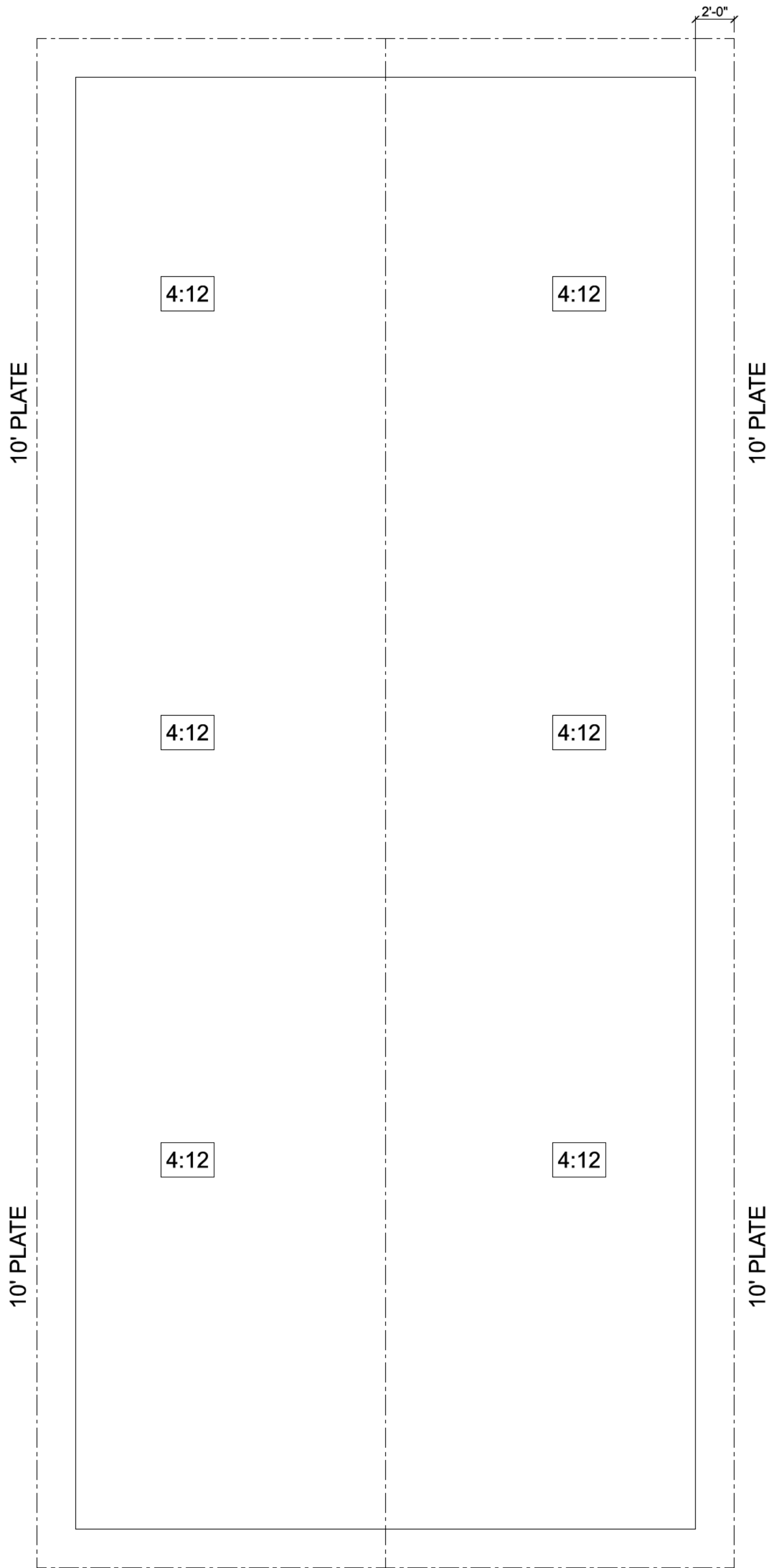
GENERAL NOTES:

: Builder responsible for compliance with all federal, state, and local building codes, ordinances and deed restrictions. : Safety glass per code. : Weatherstrip attic access door(s). : Stairs and handrails per code : Gypsum board is required on all surfaces under stairs. (IRC R314.9) : Any projections that extend less than five ft from a property line is required to have a one hour fire rating, this includes soffits and projections.; Brick ledges to be 5 1/2" : Angles to be 45 Degrees unless noted otherwise. : shower heads to be @ 6'9" A.F.F. : door openings to be centered on wall unless noted otherwise : standard door jams to be 4" : tankless water heaters to be installed in master closet exterior wall. : Dimensions To Edge of Interior Walls and Outside of Brick at Exterior Walls : All Non-Load Bearing interior wall studs to be 24" O.C. : All Beams which are braced off of must be raised 1 1/2" from top plate. : Master shower blocking 40"-46" from wall bottom to top plate : Vanity Light Fixtures 2x4 blocking to be in all baths @ 86" A.F.F. : Block between studs @ all rakes w/ 2x material



FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE	
Shop -	1440
Porch -	960
Total -	2400



ROOF - SCALE 3/16" = 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION ONLY. THEY ARE NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN OR A LICENSED ARCHITECT'S DRAWING. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:	

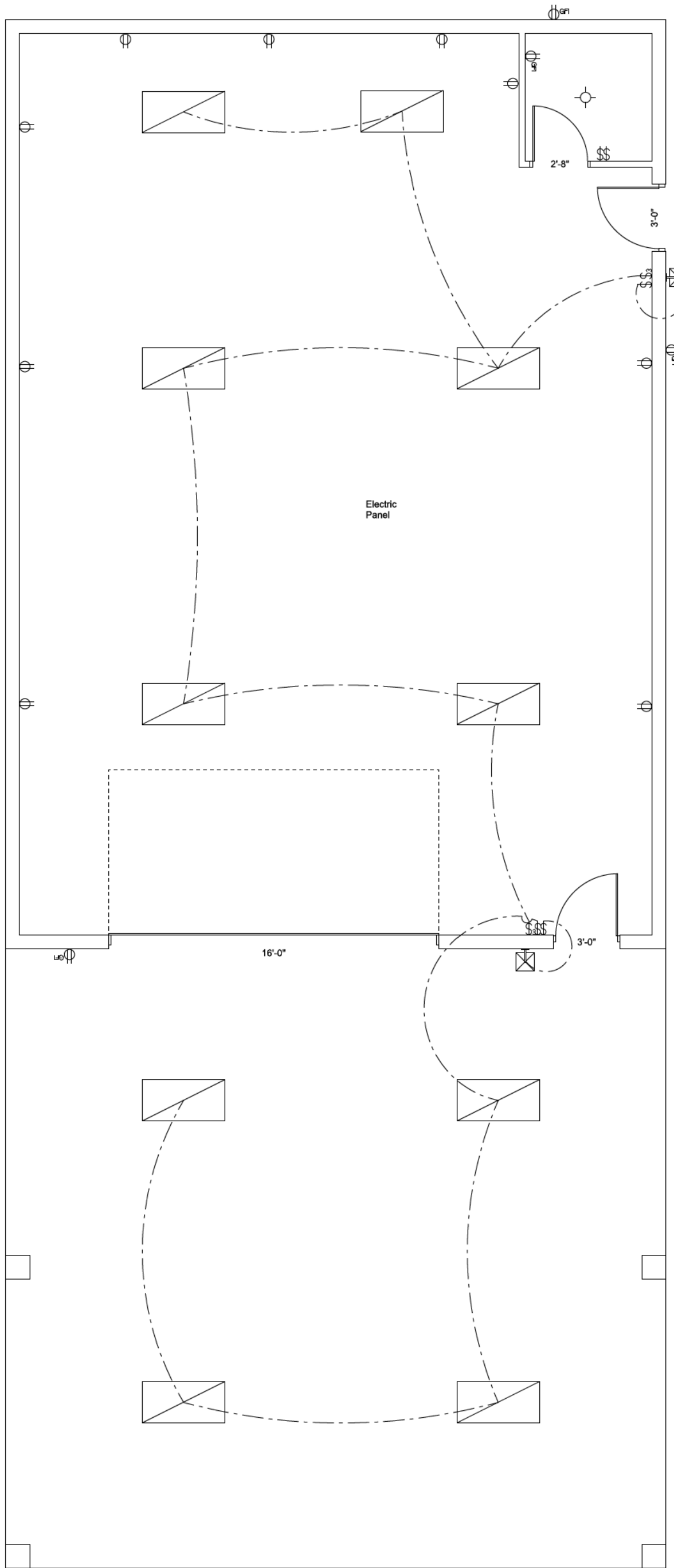
Floorplan
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

A - 2

NOTES:

- : Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
- : HVAC contractor to supply and install all exhaust fans electrician to wire install 16" from back of box to wall when possible and center over dryer & toilet.
- : Thermostat to be located 60" A.F.F. to center of box locations per plan.
- : CLG fans are supplied by lighting contractor and installed by electrical contractor
- : See specs for water softener outlet req.
- : Exterior EFI at A/C condensor should be located next to and at the same height as the disconnect.
- : Electrical switch and outlet boxes located in the kitchen breakfast shall be installed horizontally.
- : Electrical outlets to be arc-Fault protected unless noted as GFI.



NOTES:

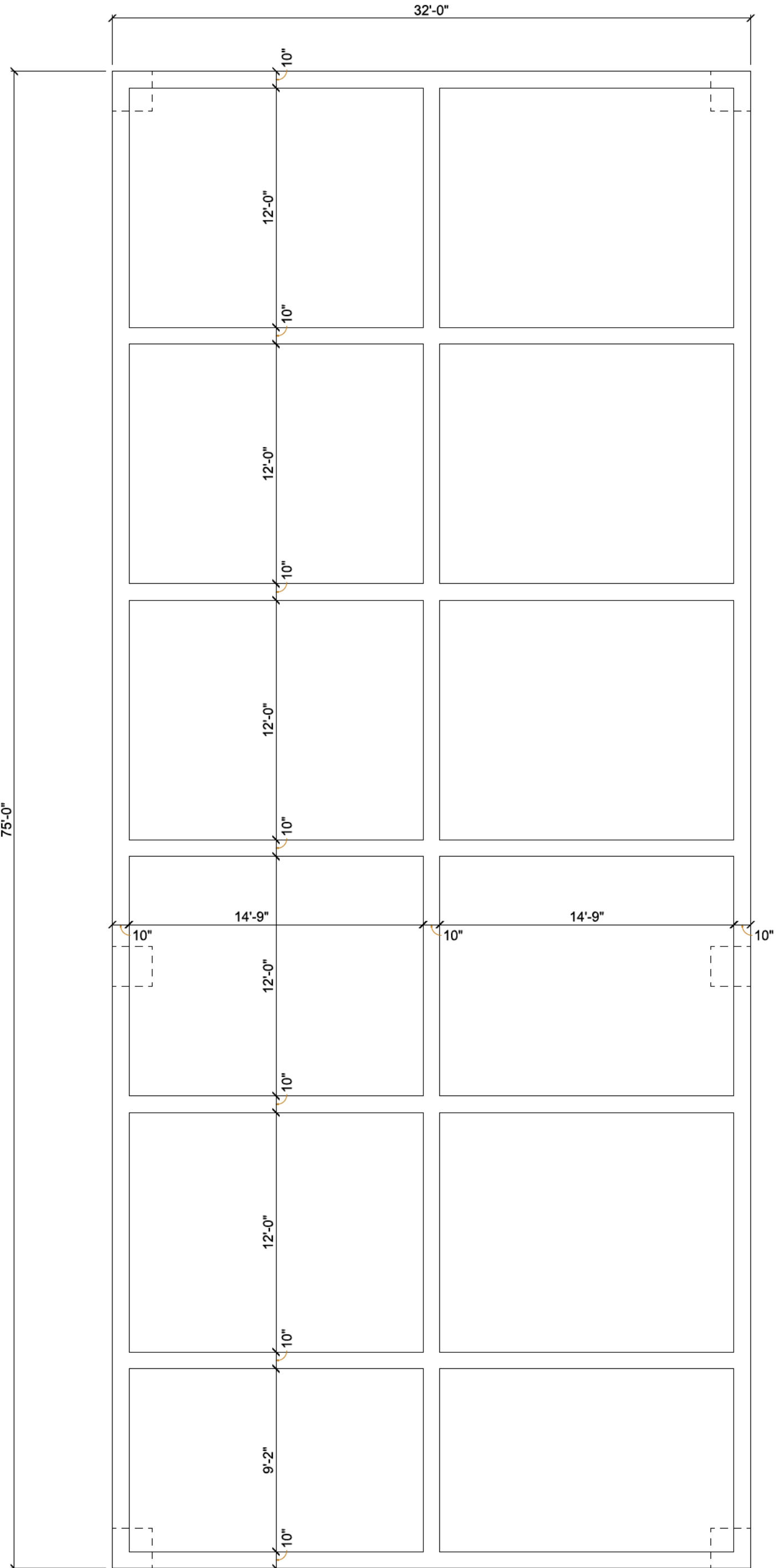
- : Breaker Box to be Located Per plan
- : Switches to be 54" A.F.F. (top of box)
- : Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and location noted on plan.
- : Microwave/ Venthood Plug to be located at 76" A.F.F. (If over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
- : Telephone, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
- : Walk in closet light be 18" from shelf
- : No wires to be run over attic cat walks
- : Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.

NOTE: STEEL REINF. TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-106 AND THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-99, SECTION 3.5.

- FOR FRAMING AROUND ROOF HATCH, PROVIDE CHANNEL FRAMING AS SHOWN ON THE TYPICAL DETAIL FOR FRAMING AROUND MECHANICAL UNITS. (UNLESS NOTED OTHERWISE)
- KEEP STRUCTURE GUYED AND BRACED UNTIL ALL MASONRY/CONCRETE SHEAR WALLS, DIAGONAL BRACES, MOMENT FRAMES, FRAMED FLOORS AND ROOF DECKS ARE IN PLACE
- SEE ARCHITECT AND PLUMBING DRAWINGS FOR LOCATIONS OF ROOF DRAINS. ROOF IS DESIGNED FOR A MAXIMUM DEPTH OF 4" OF WATER AT ANY LOCATION OF THE ROOF. WATER SHALL BE RELIEVED BY EITHER SCUPPERS OR AN INDEPENDENT EMERGENCY OVERFLOW DRAIN AT THE 4" LEVEL
- FOR FRAMING AROUND THE PERIMETER OF A MECHANICAL UNIT, SEE TYPICAL DETAIL
- CONTRACTOR COORDINATE LOCATION OF OPENINGS AND WEIGHTS OF MECHANICAL UNITS, WITH THE MECHANICAL DRAWINGS. IF WEIGHTS EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLAN, THEN NOTIFY THE STRUCTURAL ENGINEER OF THE CHANGE PRIOR TO ANY DETAILING OR FABRICATION OF JOIST, DECK OR STEEL

NOTES:

- : The builder is responsible for assuring compliance with all applicable local, State and federal requirements, whether or not there is any local Jurisdiction.
- : Electrician responsible for assuring receptacle distribution per cod (IRC E3801).
- : All kitchen and bathroom receptacle to be GFI (IRC E3802)
- : Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic
- : All vents to rear of house where possible
- : All recessed can lights are required to be air tight rated (ic-at) (Iecc 502.1.3)
- : Carbon Monoxide detector as required by cod (IRC 315)
- : Builder to assure adequate appliance access per cod
- : Provide Req'd combustion air to all req'd appliances per code (IRC Chapter 17424)
- : Provide light and plywood catwalk at HVAC unit(s) in attic
- : Smoke detectors to be installed and interconnected as req'd by the (IRC R317)
- : Provide motion sensors at all garage doors
- : Location of all floor outlets to be verified by other
- : Pre-wire for security, verify with owner
- : Makeup air for kitchen exhaust hood req'd when in fan in excess of 400 CFM. (IRC M1503.4)



Notes:

1. Slab Thickness = 4" Slab
2. (EXT) Perimter Beam Depts = 30"
3. (INT) Interior Beams = 26"
4. Beam Width = 10"

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE BUILDER. THE BUILDER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:	

Electric
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

A - 4

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

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) FOR GUEST QUARTERS/SECONDARY LIVING QUARTERS AND DETACHED GARAGE ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND TO BE SPECIFICALLY DESCRIBED AS DEPICTED IN EXHIBIT 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 VIOLATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Ryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Family 16 (SF-16) District, address is 2348 Saddlebrook Lane and being more specifically described and defined by the map of this ordinance which 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 full and fair hearing to all properly 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 is hereby amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as herebefore amended and may be amended in the future -- and with the following

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/condo Living Unit* and *Detached Garage* on the *Subject Property* and conformance to the operational conditions is required for continued operation:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Element depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 2,000 SF.
- (4) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the street.
- (5) The applicant shall remove the existing 28 SF accessory structure.
- (6) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15 feet as measured to midpoint of the pitched roof.

The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Application and Review Procedures*, Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guideline of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to enforce the Specific Use Permit (SUP) in accordance with Subsection 02.02(F) *Enforcement*, of Article 11, *Development Application and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 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 5TH DAY OF DECEMBER, 2022.**

Kevin Miller, Mayor

ATTEST:

Christy Tague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 21, 20

2nd Reading: December 5, 2022

Exhibit 'A'
Location Map and Legal Description

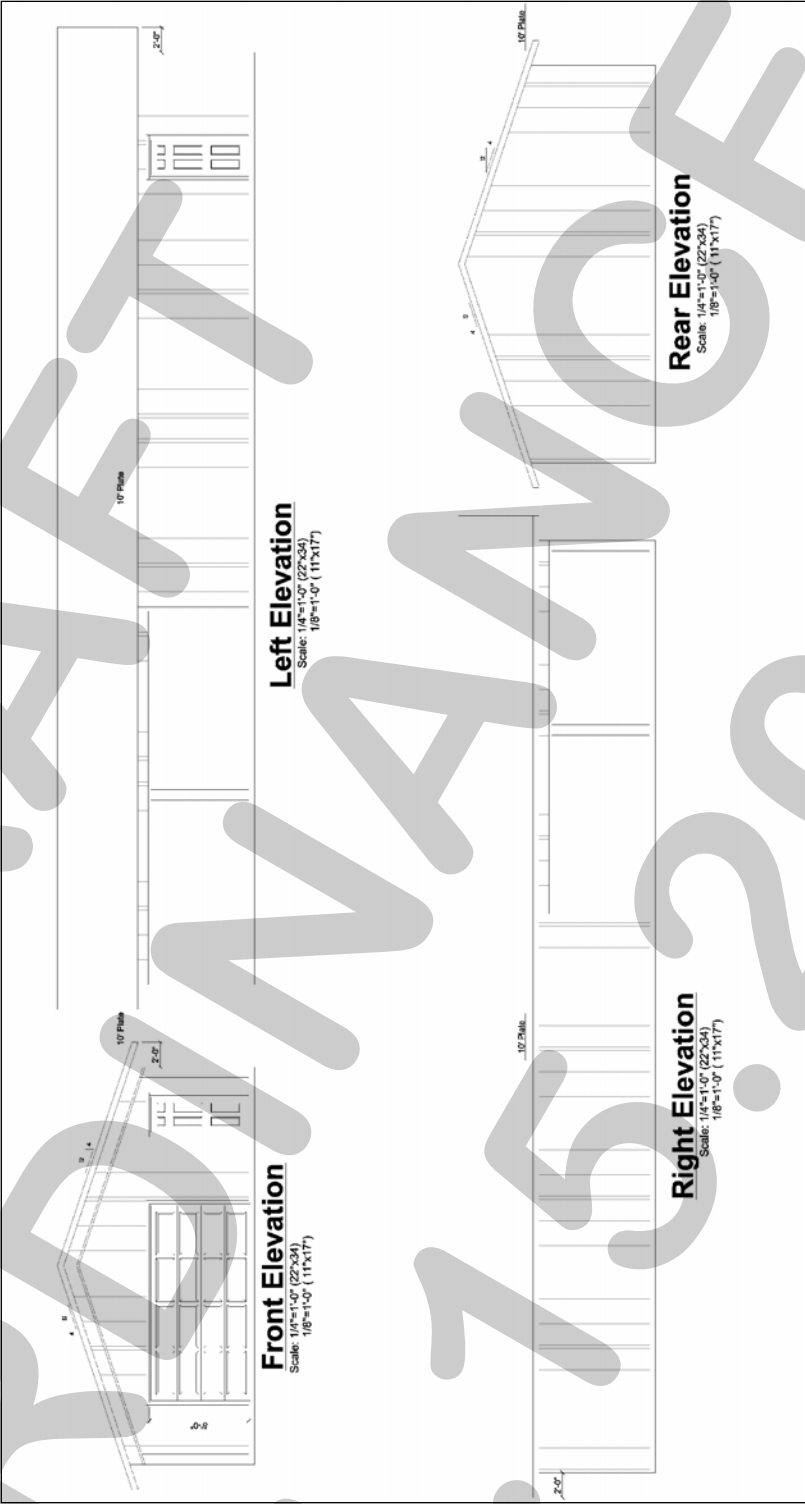
Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



SITE PLAN

Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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: November 21, 2022

APPLICANT: Bryan Cook

CASE NUMBER: Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

On November 15, 2022, the Planning and Zoning Commission held a public hearing on Case No. Z2022-048, and approved a motion to continue the public hearing to the November 29, 2022 Planning and Zoning Commission Work Session meeting. The purpose of this action was the applicant's failure to address staff's comments until the day of the meeting and staff's need to review the plans and make corrections to the draft ordinance and case memo. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of December 5, 2022 and no further action or motions are required. Should the City Council have any questions, staff will be available at the November 21, 2022 City Council Meeting.



CITY OF ROCKWALL

PLANNING AND ZONING 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: November 29, 2022

APPLICANT: Bryan Cook

CASE NUMBER: Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

Note: This case memo has been updated to reflect the changes made by the applicant at the November 15, 2022 Planning and Zoning Commission meeting.

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 1,560 SF metal *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,200 SF of enclosed area and a 360 SF outdoor living area and carport. According to the applicant, the structure will be used as a garage;

however, there will be a bathroom, which is one (1) element of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Units* as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Units* is permitted as an *Accessory* land use in a Single-Family Estate 1.5 (SFE-1.5) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. The code goes on to state that *Guest Quarters/Secondary Living Units* not meeting these standards can be approved by the City Council through a Specific Use Permit (SUP). With regard to the *Detached Garage*, Section 07.04. *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 16 (SF-16) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) which are listed below.

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=2; In Conformance ¹
<i>Minimum Rear Yard Setback</i>	10-Feet	Estimated to be In Conformance
<i>Minimum Side Yard Setback</i>	8-Feet	Estimated to be In Conformance
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; In Conformance
<i>Between Buildings</i>	10-feet	Estimated to be In Conformance

NOTES:

¹: As an operational condition of the case, the applicant will be required to remove one (1) of the existing accessory structures prior to the issuance of a building permit for the new accessory building. This will bring the property into conformance with the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,115.4 SF *Guest Quarters/Secondary Living Unit* (i.e. $3,718 \text{ SF} \times 30\% = 1,115.4 \text{ SF}$). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,560 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 445 SF and represents 41.96% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 935 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. For the purpose of comparing the proposed *Guest Quarters/Detached Garage* for the subject to other *Guest Quarters/Detached Garages* constructed in the Saddlebrook Estates Subdivision. Through this analysis, staff has identified ten (10) *Guest Quarters/Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane), with the largest *Detached Garage* being 2,200 SF or 640 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance.

At the last Planning and Zoning Commission meeting the applicant provided a site plan showing the location of the accessory building; however, the site plan did not show dimensions to other accessory structures or the property lines. Staff will ensure that the structure meets these requirements at the time of permitting if this case is approved. In addition, if the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance

that tie down the size, height, and general architecture of the proposed structure. Staff has also included an operational condition requiring that the 128 SF existing accessory building be removed from the subject property prior to the construction of the *Guest Quarters/Detached Garage*. 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 October 20, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or 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 the following:

- (1) Two (2) property owner notifications from within the 500-foot buffer in favor of the applicant's request.
- (2) Three (3) property owner notifications from within the 500-foot buffer in opposition of the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 34.7% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, 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 development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 2,400 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
 - (e) The proposed building shall not have full kitchen facilities.
 - (f) The applicant is to remove the existing 128 SF accessory building prior to the construction of the *Guest Quarters/Secondary Living Unit* and *Detached Garage*.
 - (g) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.

- (h) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.
- (3) 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.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook Ln.

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHML

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

(714) 869-6197

PHONE

E-MAIL

gmcgurd@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

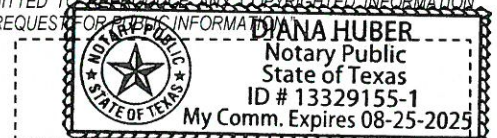
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



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.

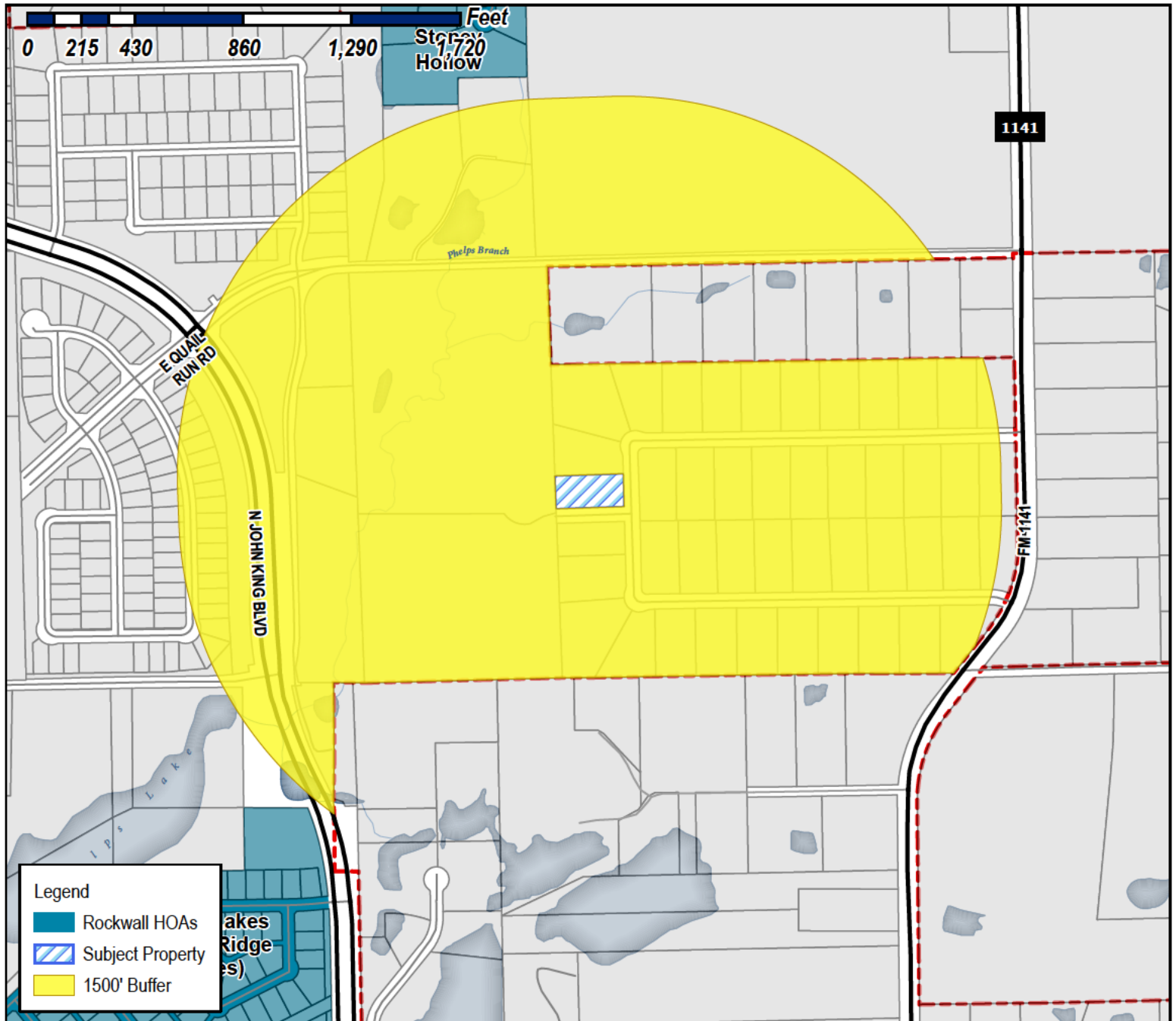




City of Rockwall

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

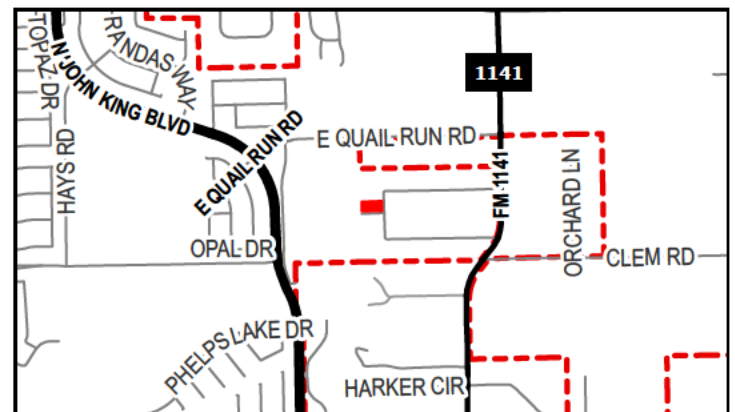
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2022-047]
Date: Thursday, October 20, 2022 9:05:13 AM
Attachments: [HOA Map \(10.14.2022\).pdf](#)
[Public Notice \(Z2022-047\).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 October 21, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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>.

Z2022-047: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Hold a public hearing to discuss and consider a request by Javier Silva and JMS Custom Homes, LLC for the approval of a Zoning Change from Agricultural (AG) District to a General Retail (GR) District for a 1.837-acre tract of land identified as Tract 6 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of FM-1141 south of the intersection of Waters Edge Drive and FM-1141, and take any action necessary.

Thank you,

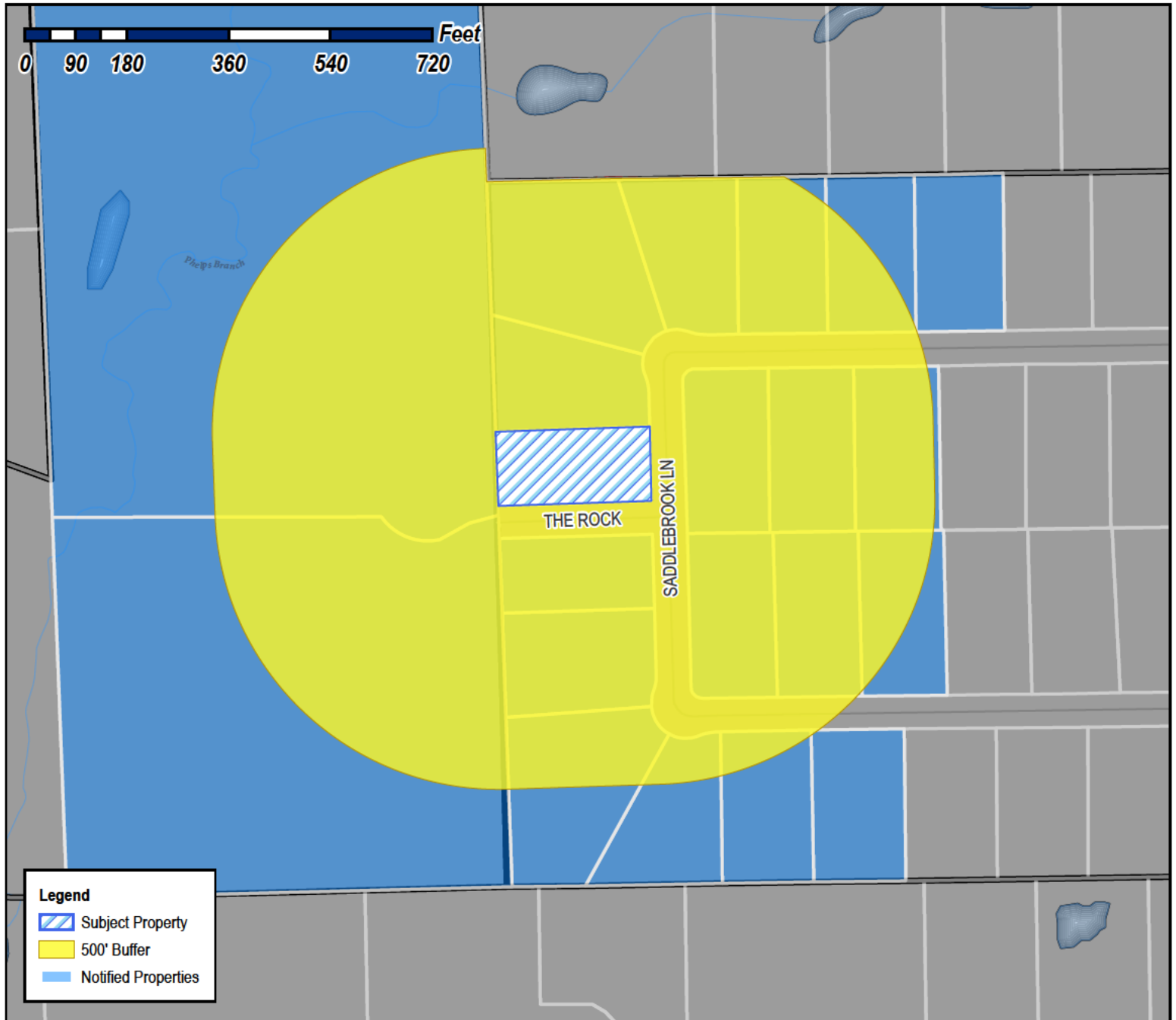
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

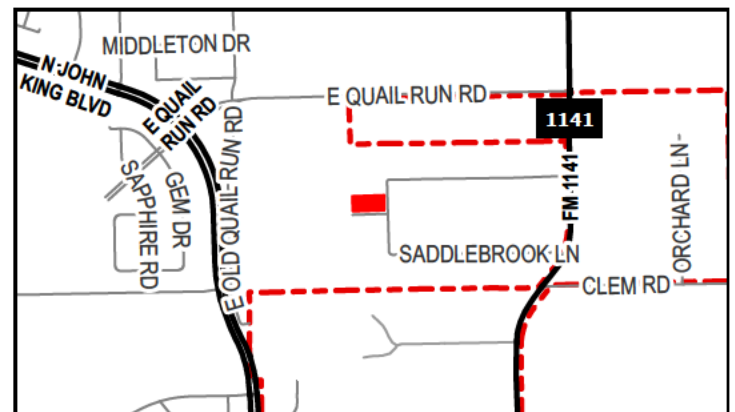
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Case Number: Z2022-048
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

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:

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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:

Bethany Ross
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, November 21, 2022 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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022 048

Please place a check mark on the appropriate line below: *



I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Doyle

Last Name *

Gilkinson

Address *

2369 Saddlebrook Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

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Google Forms

Guevara, Angelica

From: Robert Cox <[REDACTED]>
Sent: Sunday, October 23, 2022 12:39 PM
To: Planning
Subject: Z2022-048: Permit for guest quarters.

Hello, my name is Robert Cox, I live at 2356 Saddlebrook Lane. I am opposed to the building of this secondary living unit. 1st of all, why having zoning if you are going to keep giving exceptions. 2nd, I built a workshop and it had to be built of like materials. This current zoning change request appears to be a metal building. I feel it will be unsightly and decrease property values. There has already been a metal building constructed in the neighborhood that we all voted against but was built anyway. Since we do not have a neighborhood association nor do we want one, the city codes should protect our best interest. This does not seem to be the case. Sincerely, Robert Cox

[Sent from AT&T Yahoo Mail on Android](#)

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.

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022 048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

SaddleBrook is 1 acre lots, I don't believe that has been approved before. There is already a pool and storage building there it is going to make it super crowded, the side street called The Rock is our back entry and we don't want it congested, used as parking.

Respondent Information

Please provide your information.

First Name *

Rosie

Last Name *

Cox

Address *

1800 E QUAIL RUN RD

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I work nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ Other: We work 3 miles away as well

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

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Google Forms

PUBLIC NOTICE



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

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Rockwall, TX 75087

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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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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.

Protect their value, usage of their property

Name:

Tim & Susan Cook

Address:

2348 Saddlebrook Lane 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.

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Vanita

Last Name *

Tyler

Address *

1501 The Rock

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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☐ I read about the request in the Rockwall Herald Banner.

☐ My neighbors told me about the request.

☐ Other: _____

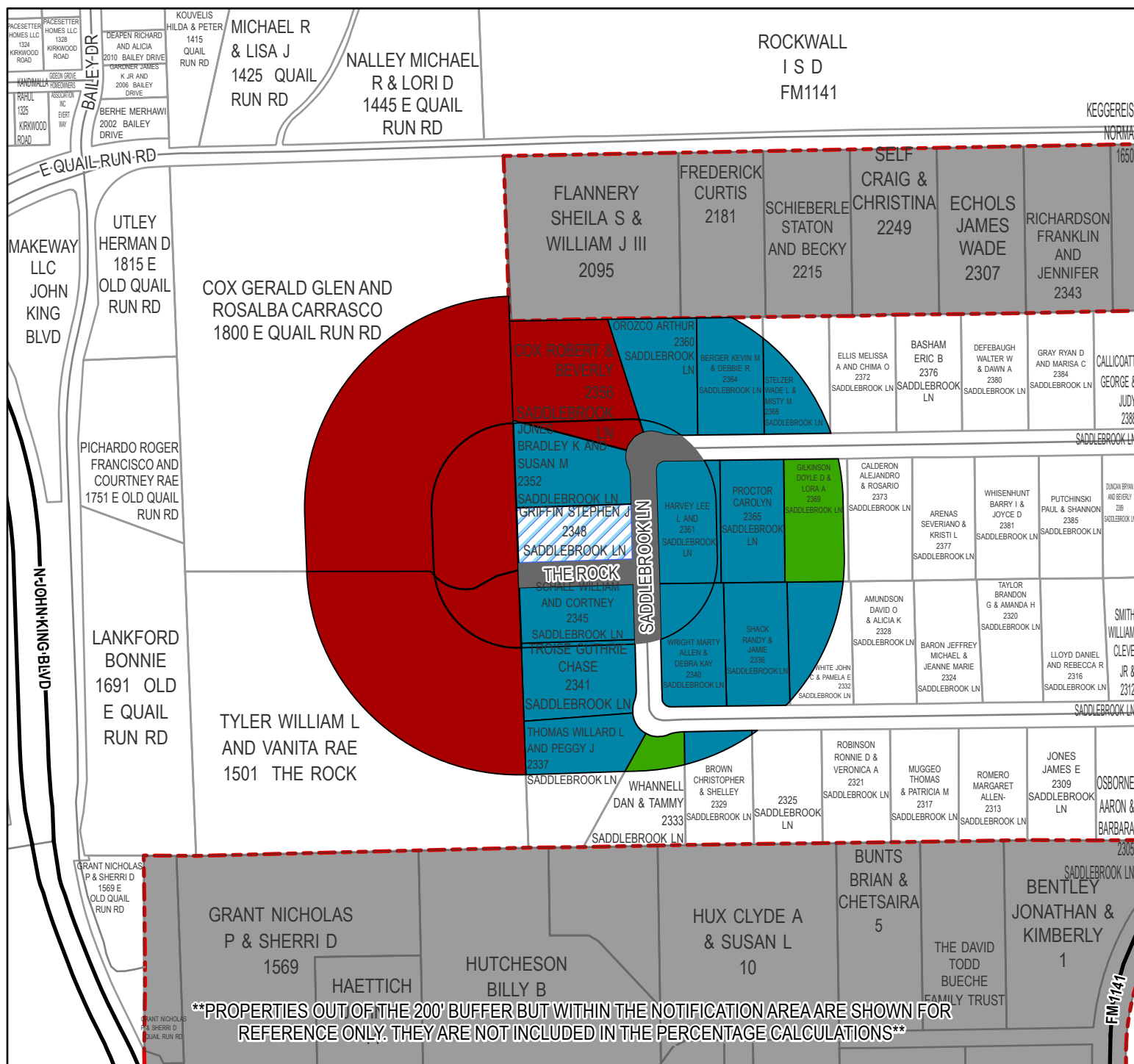
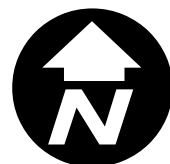
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Google Forms

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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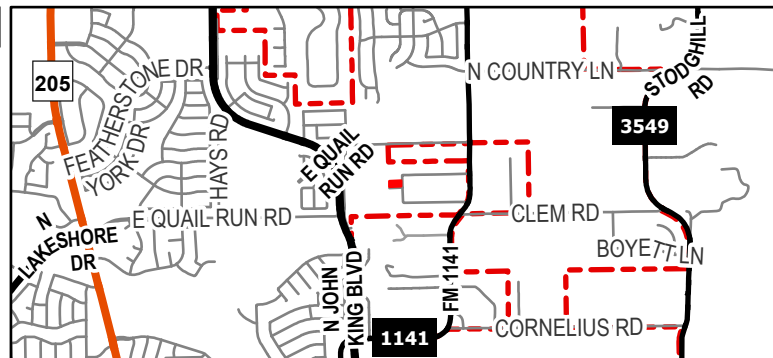
Z2022-048 SUP for a Guest Quarters at 2348 Saddlebrook Lane

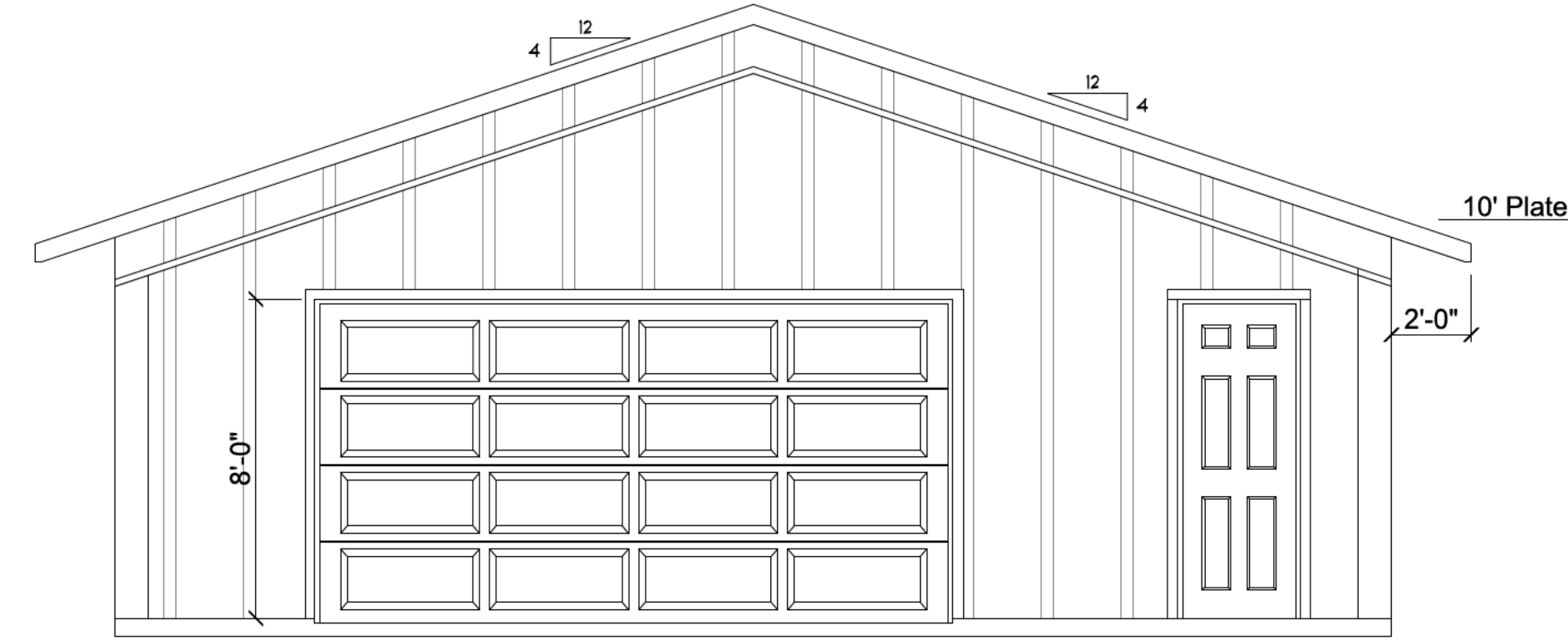
Legend

-  FOR 0% (0 Acres)
 AGAINST 34.7% (0.782 Acres)
 NO RESPONSE 47.1% (4.608 Acres)
 ROW 18.1% (1.191 Acres)
 Subject Property

Date Created: 11/4/2022

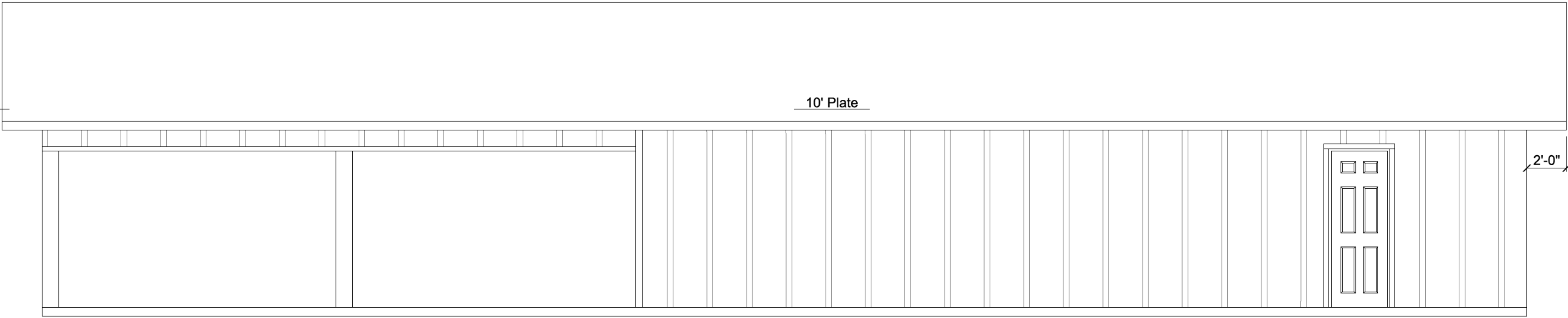
For Questions on this Case Call (972) 771-7745





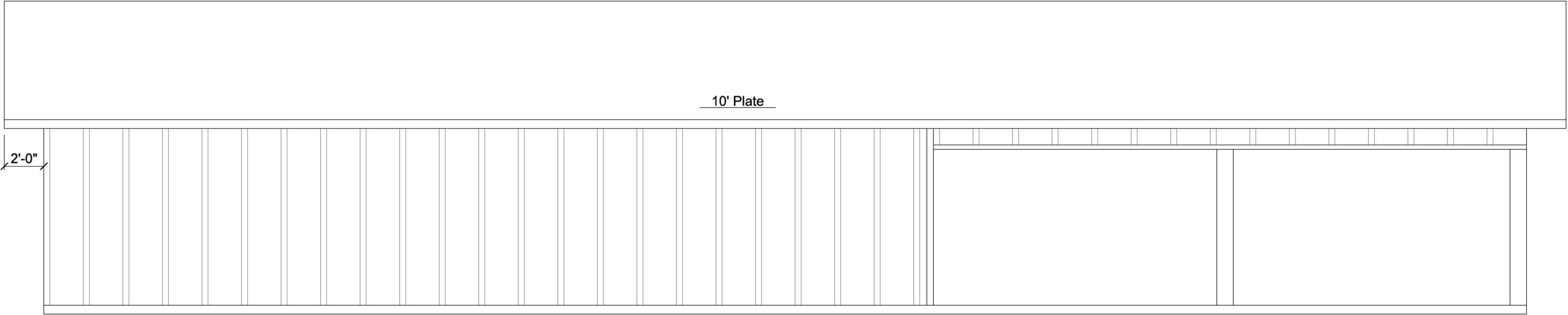
Front Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



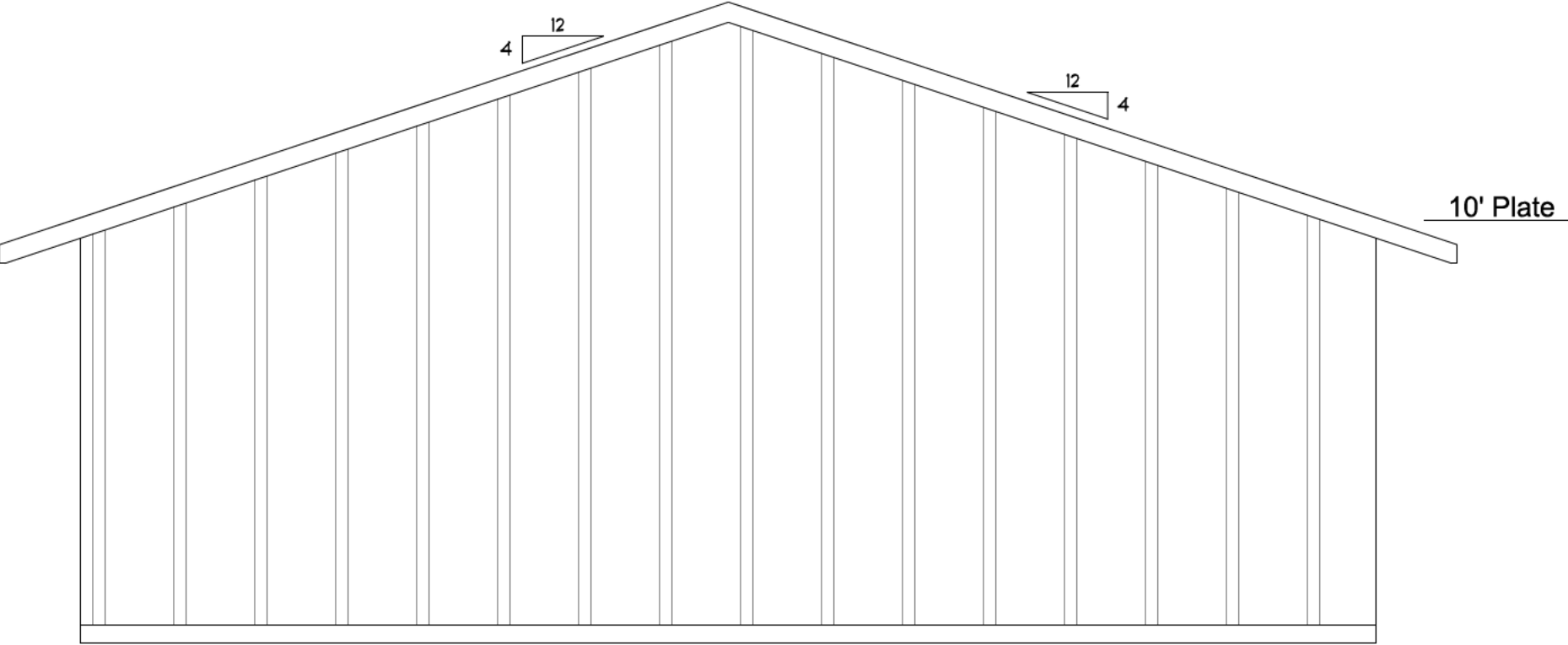
Left Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")

THESE PLANS ARE INTENDED TO PROVIDE
GENERAL INFORMATION ONLY. THEY ARE
NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE NECESSARY PERMITS.
FIELD VERIFY ON SITE THE ACCURACY OF
THESE PLANS PRIOR TO CONSTRUCTION.
LOCAL CODES, ORDINANCES AND RESTRICTIONS
WILL APPLY SHOULD A DISCREPANCY OCCUR
BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:	

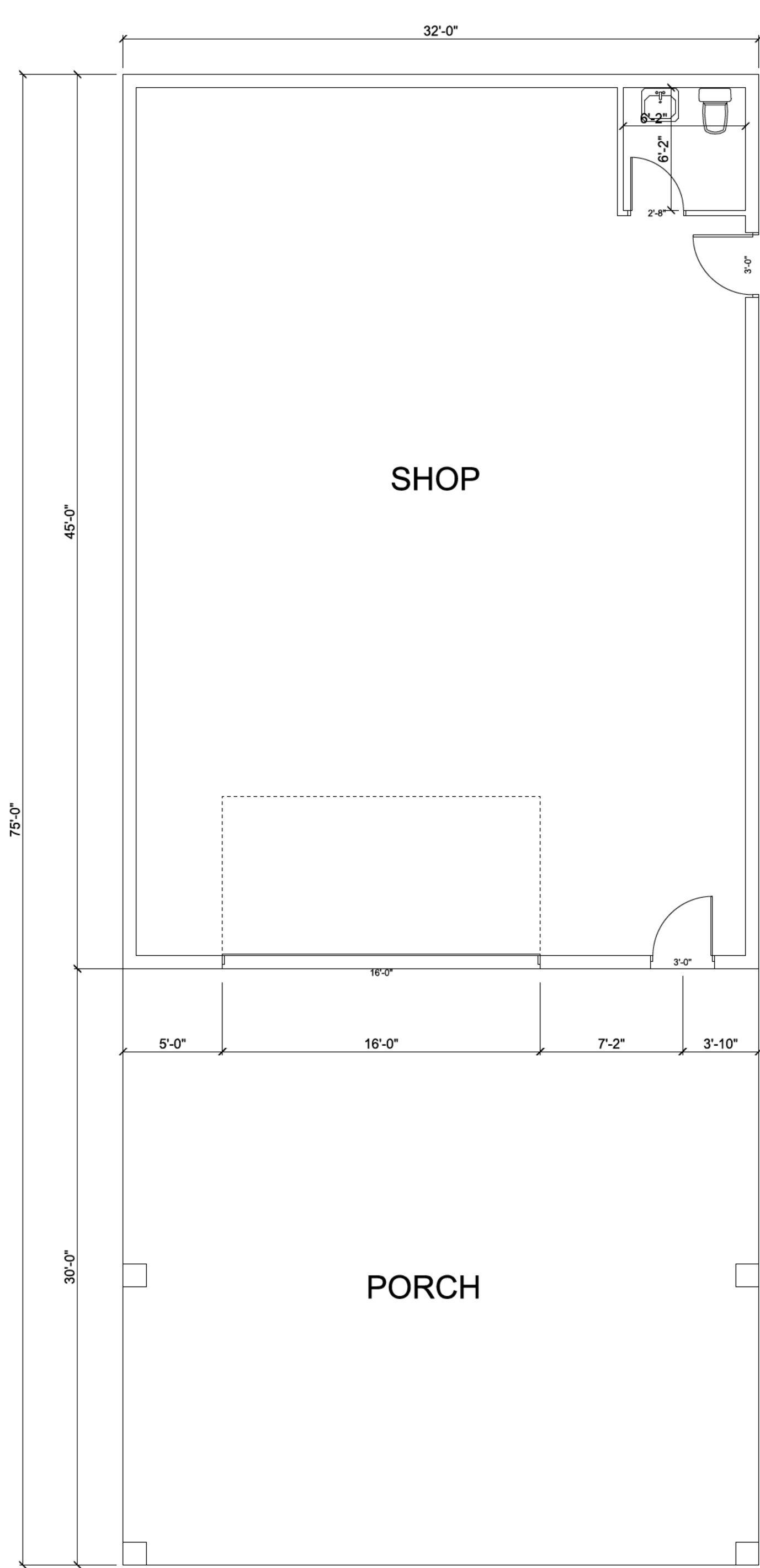
Elevation	PLAN NAME:
	2348 Saddlebrook Ln, Rockwall
	Construction Docs

SHEET NO.

A - 1

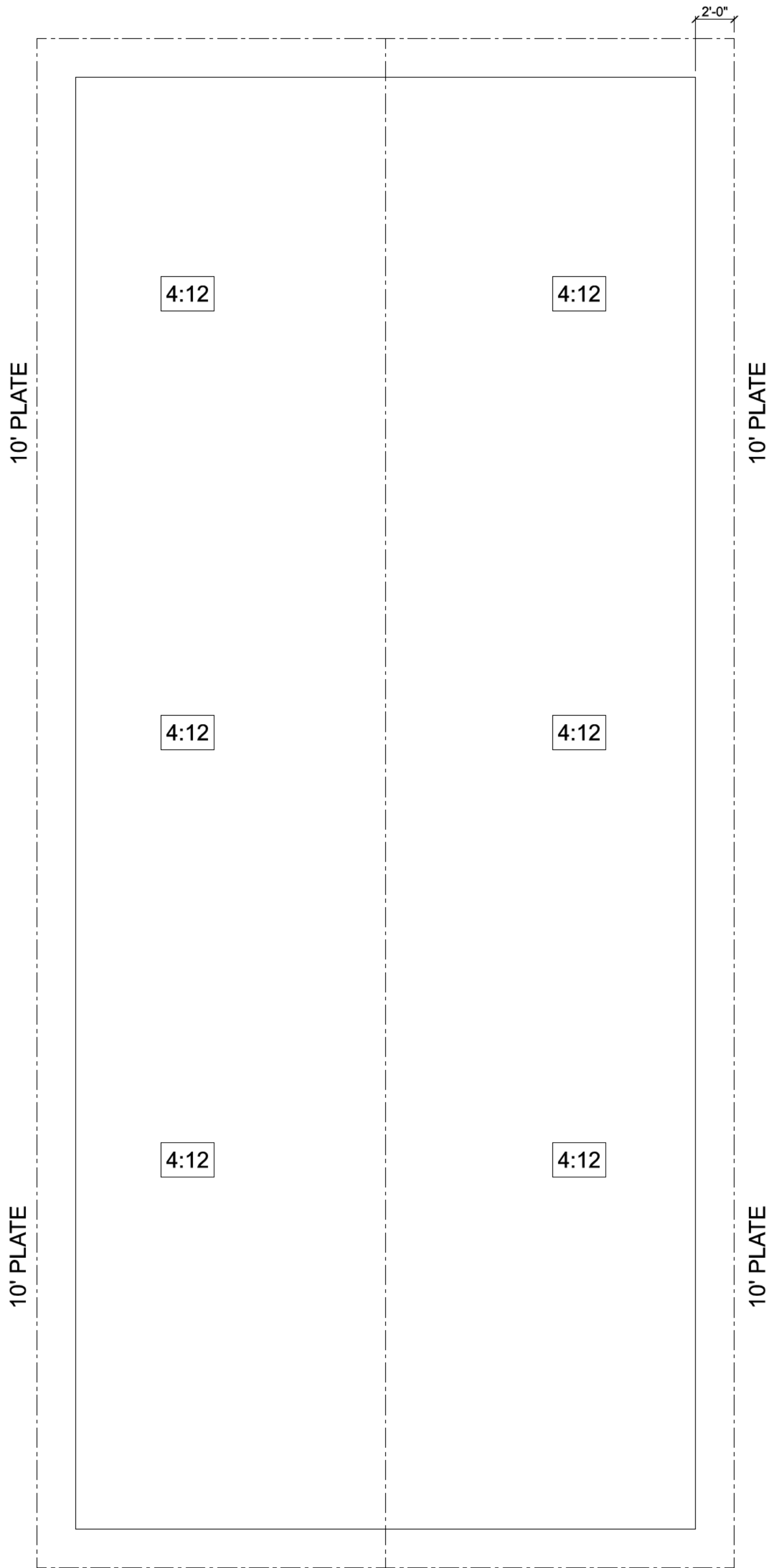
GENERAL NOTES:

: Builder responsible for compliance with all federal, state, and local building codes, ordinances and deed restrictions. : Safety glass per code. : Weatherstrip attic access door(s). : Stairs and handrails per code : Gypsum board is required on all surfaces under stairs. (IRC R314.9) : Any projections that extend less than five ft from a property line is required to have a one hour fire rating, this includes soffits and projections.; Brick ledges to be 5 1/2" : Angles to be 45 Degrees unless noted otherwise. : shower heads to be @ 6'9" A.F.F. : door openings to be centered on wall unless noted otherwise : standard door jams to be 4" : tankless water heaters to be installed in master closet exterior wall. : Dimensions To Edge of Interior Walls and Outside of Brick at Exterior Walls : All Non-Load Bearing interior wall studs to be 24" O.C. : All Beams which are braced off of must be raised 1 1/2" from top plate. : Master shower blocking 40"-46" from wall bottom to top plate : Vanity Light Fixtures 2x4 blocking to be in all baths @ 86" A.F.F. : Block between studs @ all rakes w/ 2x material



FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE	
Shop -	1440
Porch -	960
Total - 2400	



ROOF - SCALE 3/16" = 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS, THE LOCAL REQUIREMENTS SHALL PREVAIL.

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

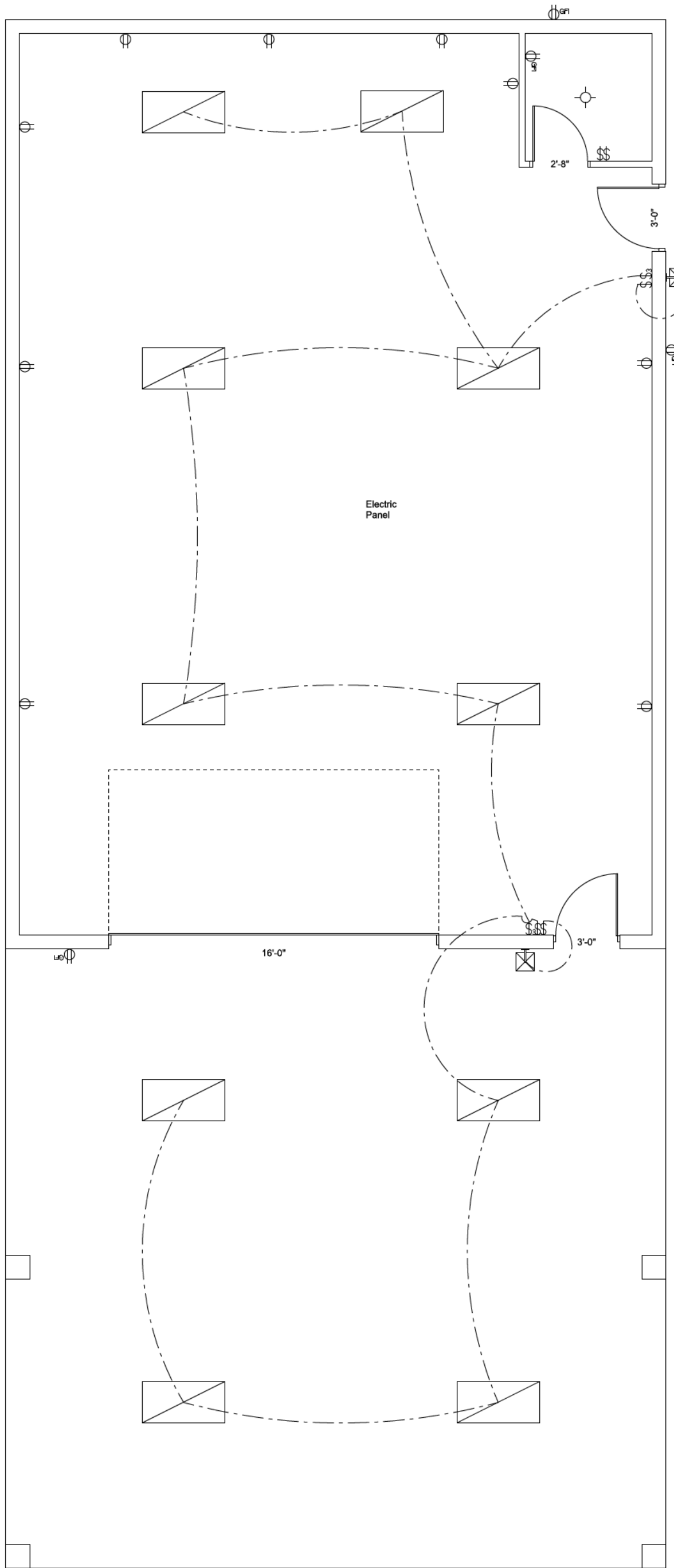
Revisions:

Floorplan
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

A - 2

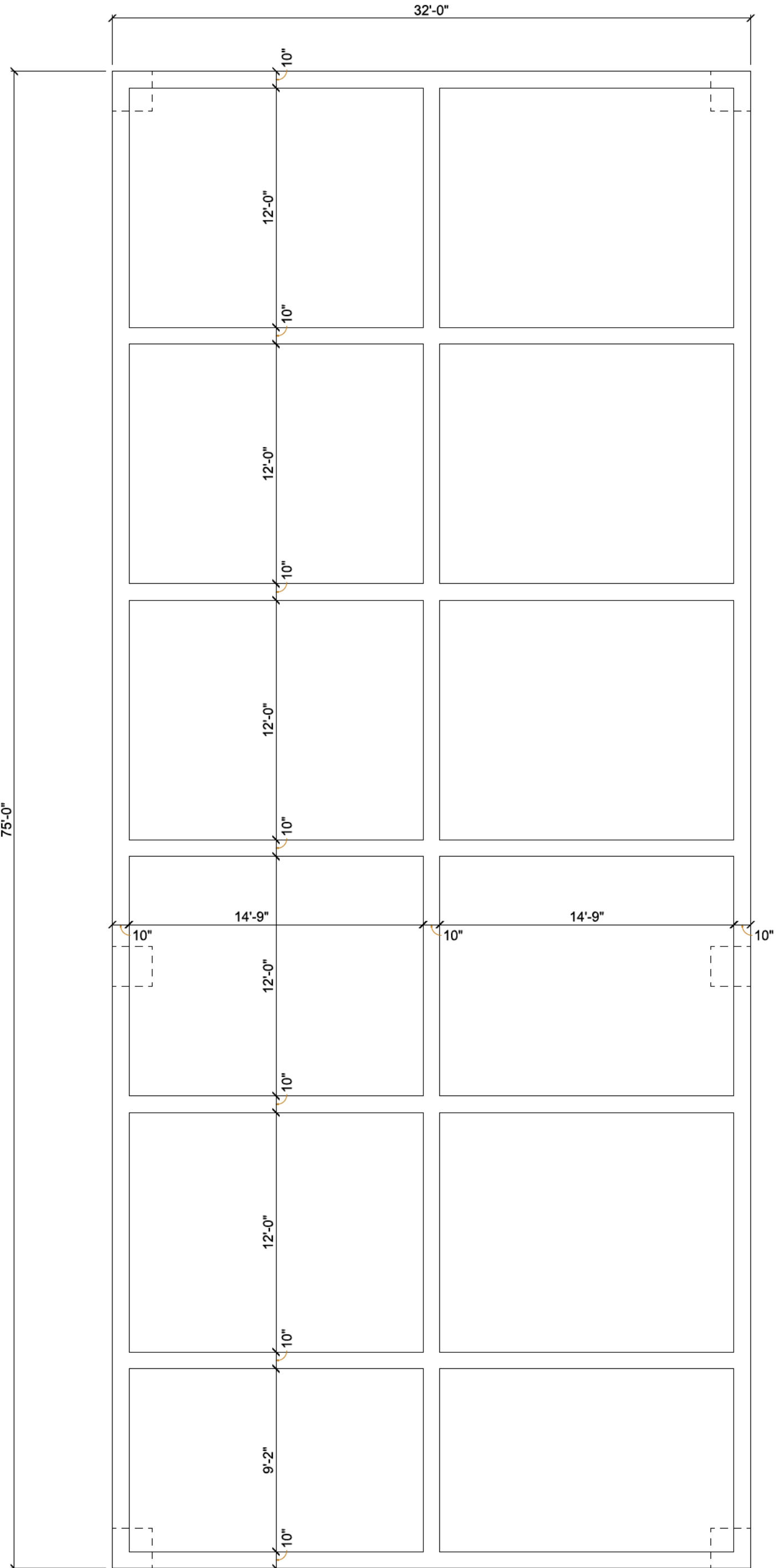
NOTES:
: Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
: HVAC contractor to supply and install all exhaust fans electrician to wire install 16" from back of box to wall when possible and center over dryer & toilet.
: Thermostat to be located 60" A.F.F. to center of box locations per plan.
: CLG fans are supplied by lighting contractor and installed by electrical contractor
: See specs for water softener outlet req.
: Exterior EFI at A/C condensor should be located next to and at the same height as the disconnect.
: Electrical switch and outlet boxes located in the kitchen breakfast shall be installed horizontally.
: Electrical outlets to be arc-Fault protected unless noted as GFI.



NOTES:
: Breaker Box to be Located Per plan
: Switches to be 54" A.F.F. (top of box)
: Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and location noted on plan.
: Microwave/ Venthood Plug to be located at 76" A.F.F. (If over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
: Telephone, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
: Walk in closet light be 18" from shelf
: No wires to be run over attic cat walks
: Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.

NOTE: STEEL REINF. TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-106 AND THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-99, SECTION 3.5.
• FOR FRAMING AROUND ROOF HATCH, PROVIDE CHANNEL FRAMING AS SHOWN ON THE TYPICAL DETAIL FOR FRAMING AROUND MECHANICAL UNITS. (UNLESS NOTED OTHERWISE)
• KEEP STRUCTURE GUYED AND BRACED UNTIL ALL MASONRY/CONCRETE SHEAR WALLS, DIAGONAL BRACES, MOMENT FRAMES, FRAMED FLOORS AND ROOF DECKS ARE IN PLACE
• SEE ARCHITECT AND PLUMBING DRAWINGS FOR LOCATIONS OF ROOF DRAINS. ROOF IS DESIGNED FOR A MAXIMUM DEPTH OF 4" OF WATER AT ANY LOCATION OF THE ROOF. WATER SHALL BE RELIEVED BY EITHER SCUPPERS OR AN INDEPENDENT EMERGENCY OVERFLOW DRAIN AT THE 4" LEVEL
• FOR FRAMING AROUND THE PERIMETER OF A MECHANICAL UNIT, SEE TYPICAL DETAIL
• CONTRACTOR COORDINATE LOCATION OF OPENINGS AND WEIGHTS OF MECHANICAL UNITS, WITH THE MECHANICAL DRAWINGS. IF WEIGHTS EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLAN, THEN NOTIFY THE STRUCTURAL ENGINEER OF THE CHANGE PRIOR TO ANY DETAILING OR FABRICATION OF JOIST, DECK OR STEEL

NOTES:
: The builder is responsible for assuring compliance with all applicable local, State and federal requirements, whether or not there is any local Jurisdiction.
: Electrician responsible for assuring receptacle distribution per code (IRC E3801). : Builder to assure adequate appliance access per code
: All kitchen and bathroom receptacle to be GFI (IRC E3802) : Provide Req'd combustion air to all req'd appliances per code (IRC Chapter 17424)
: Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic : Provide light and plywood catwalk at HVAC unit(s) in attic
: All vents to rear of house where possible : Gang all switches and outlets where possible : Smoke detectors to be installed and interconnected as req'd by the (IRC R317) : Provide motion sensors at all garage doors : Location of all floor outlets to be verified by other
: All recessed can lights are required to be air tight rated (ic-at) (Iecc 502.1.3) : Pre-wire for security, verify with owner
: Carbon Monoxide detector as required by code (IRC 315) : Makeup air for kitchen exhaust hood req'd when in fan in excess of 400 CFM. (IRC M1503.4)



Notes:
1. Slab Thickness = 4" Slab
2. (EXT) Perimeter Beam Depts = 30"
3. (INT) Interior Beams = 26"
4. Beam Width = 10"

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION TO THE BUILDER. THE BUILDER IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS, WHETHER OR NOT THERE IS ANY LOCAL JURISDICTION. THESE PLANS PRIOR TO CONSTRUCTION WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
10/13/2022
05:57 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:	

Electric
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

A - 4



CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	TYPE	YEAR BUILT	ACCESSORY BUILDING	EXTERIOR MATERIALS
2312 Saddlebrook Lane	Detached Garage	2020	1,836 SF	Brick
2317 Saddlebrook Lane	Detached Garage	2005	750 SF	Brick
2325 Saddlebrook Lane	Detached Garage	2004	987 SF	Brick
2352 Saddlebrook Lane	Detached Garage	2020	625 SF	Brick and Siding
2356 Saddlebrook Lane	Detached Garage	2002	1,100 SF	Brick and Siding
2364 Saddlebrook Lane	Detached Garage	2007	1,860 SF	Brick
2365 Saddlebrook Lane	Detached Garage	2003	840 SF	Brick
2369 Saddlebrook Lane	Detached Garage	2018	720 SF	Brick
2385 Saddlebrook Lane	Detached Garage	2019	1,300 SF	Brick
AVERAGE:			1,113 SF	



CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

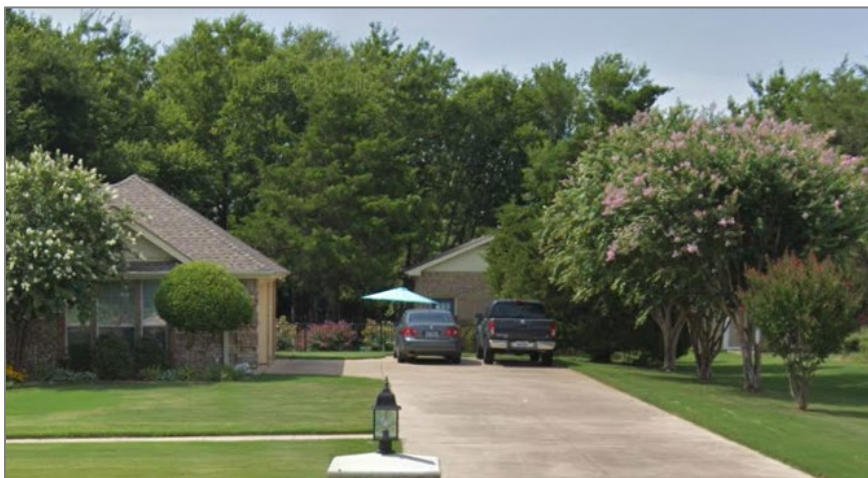
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



Address: 2312 Saddlebrook Lane



Address: 2317 Saddlebrook Lane



Address: 2325 Saddlebrook Lane





CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

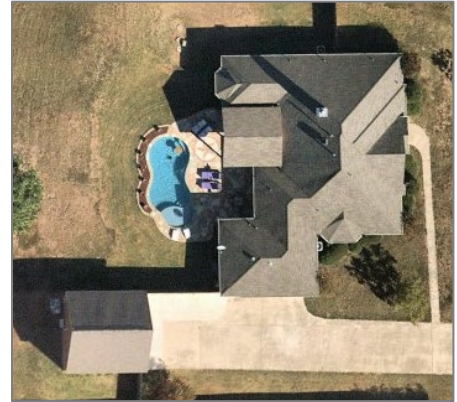
PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



Address: 2352 Saddlebrook Lane



Address: 2356 Saddlebrook Lane



Address: 2364 Saddlebrook Lane





CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



Address: 2369 Saddlebrook Lane



Address: 2365 Saddlebrook Lane



Address: 2385 Saddlebrook Lane



CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

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) FOR ~~GUEST QUARTERS/SECONDARY LIVING QUARTERS AND DETACHED GARAGE~~ ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted 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) for *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and 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 may be amended in the future* -- and with the following

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.
- (4) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
- (5) The applicant is to remove the existing 128 SF accessory structure.
- (6) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (7) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 5TH DAY OF DECEMBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 5, 2022

2nd Reading: December 19, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':
Site Plan

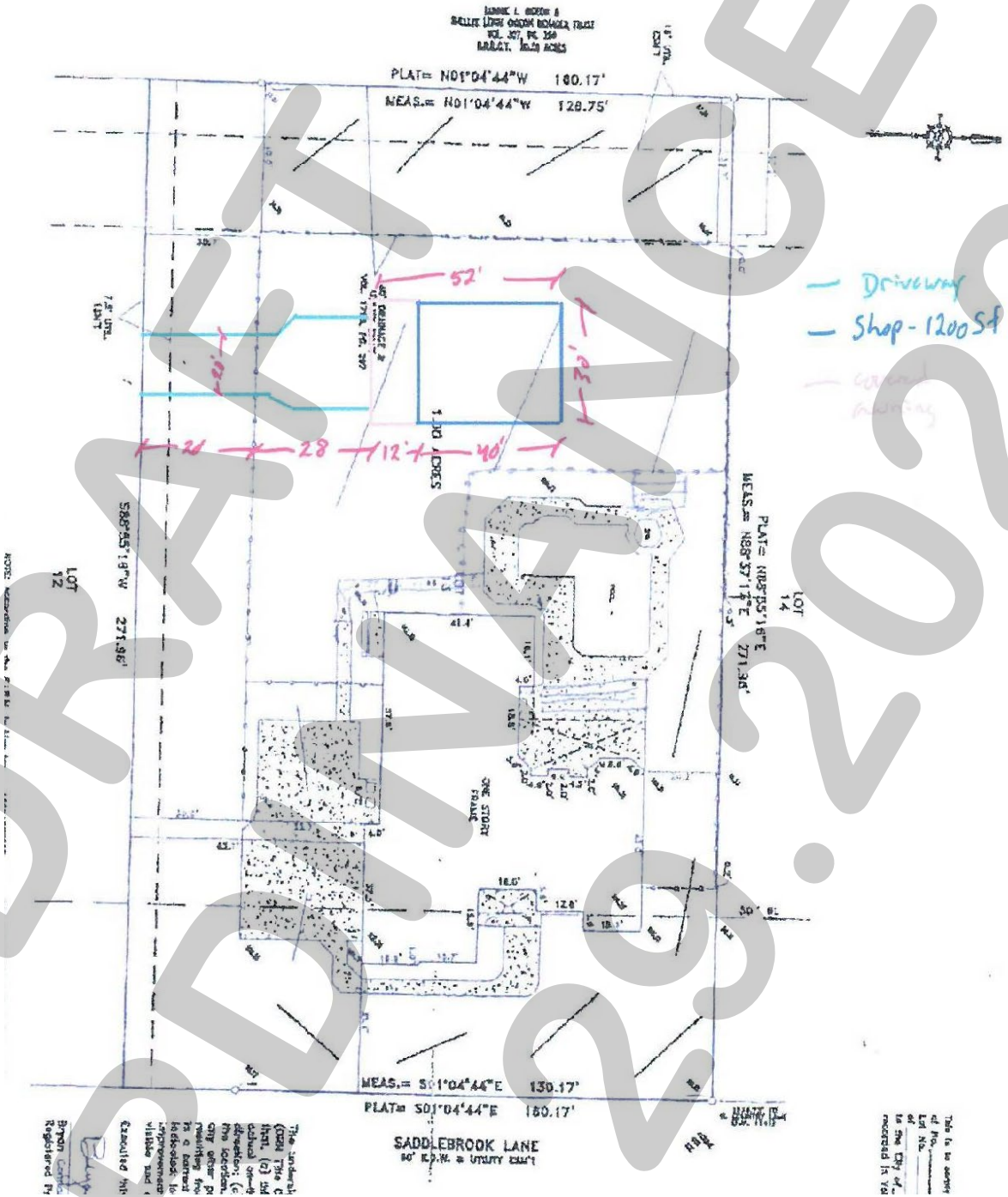
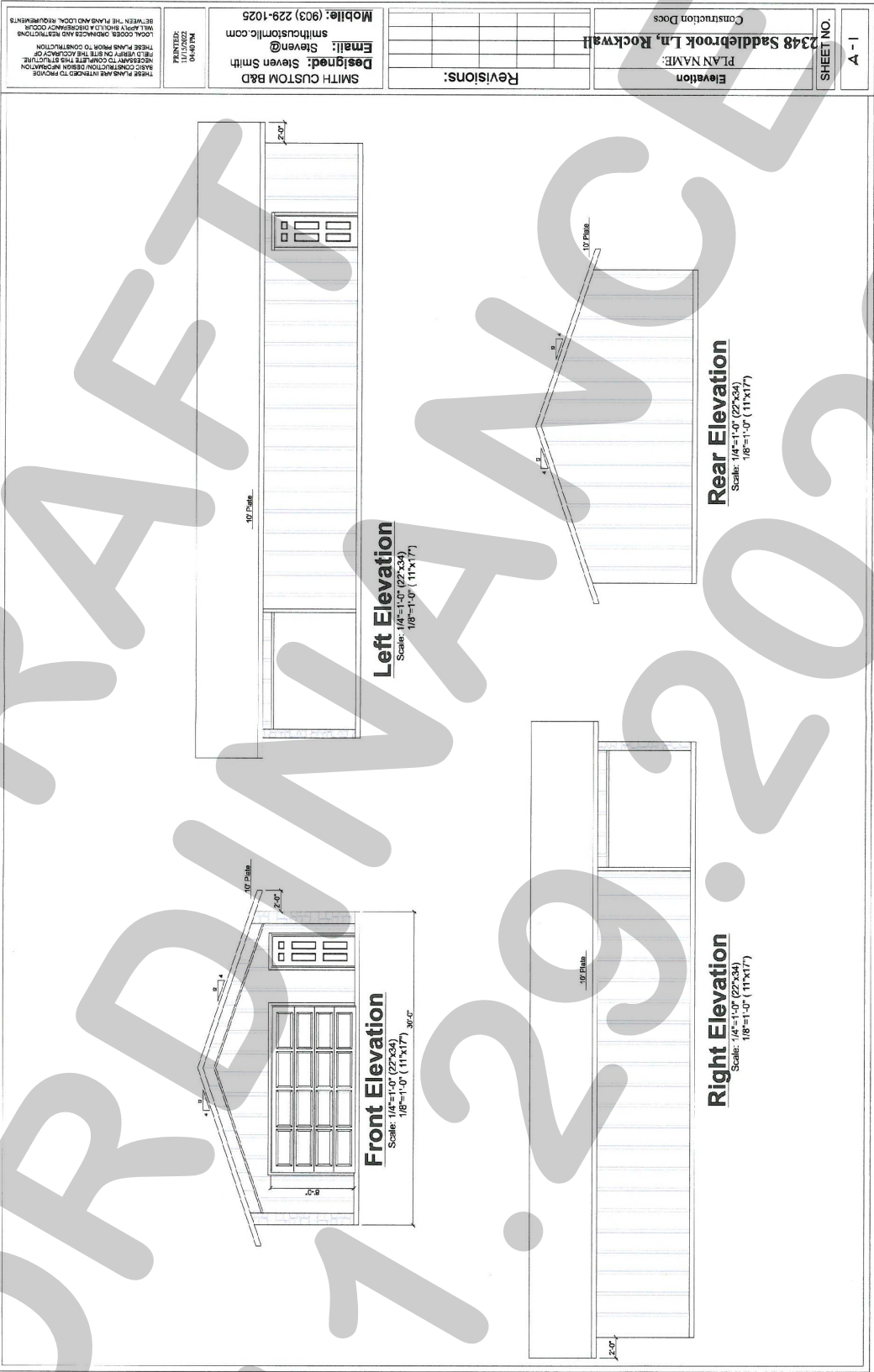


Exhibit 'C':
Building Elevations





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: December 5, 2022

APPLICANT: Bryan Cook

CASE NUMBER: Z2022-048; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2348 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*)

zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 1,560 SF metal *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,200 SF of enclosed area and a 360 SF outdoor living area and carport. According to the applicant, the structure will be used as a garage; however, there will be a bathroom, which is one (1) element of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters/Secondary Living Units* as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Units* is permitted as an *Accessory* land use in a Single-Family Estate 1.5 (SFE-1.5) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. The code goes on to state that *Guest Quarters/Secondary Living Units* not meeting these standards can be approved by the City Council through a Specific Use Permit (SUP). With regard to the *Detached Garage*, Section 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 16 (SF-16) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) which are listed below.

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=2; In Conformance ¹
<i>Minimum Rear Yard Setback</i>	10-Feet	Estimated to be In Conformance
<i>Minimum Side Yard Setback</i>	8-Feet	Estimated to be In Conformance
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; In Conformance
<i>Between Buildings</i>	10-feet	Estimated to be In Conformance

NOTES:

¹: As an operational condition of the case, the applicant will be required to remove one (1) of the existing accessory structures prior to the issuance of a building permit for the new accessory building. This will bring the property into conformance with the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,115.4 SF *Guest Quarters/Secondary Living Unit* (i.e. $3,718 \text{ SF} \times 30\% = 1,115.4 \text{ SF}$). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 1,560 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 445 SF and represents 41.96% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 935 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. For the purpose of comparing the proposed *Guest Quarters/Detached Garage* for the subject to other *Guest Quarters/Detached Garages* constructed in the Saddlebrook Estates Subdivision. Through this analysis, staff has identified ten (10) *Guest Quarters/Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane), with the largest *Detached Garage* being 1,860 SF or 300 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance.

At the November 15, 2022 Planning and Zoning Commission meeting the applicant provided a site plan showing the location of the accessory building; however, the site plan did not show dimensions to other accessory structures or the property lines. Staff will ensure that the structure meets these requirements at the time of permitting if this case is approved. In addition, if the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. Staff has also included an operational condition requiring that the 128 SF existing accessory building be removed from the subject property prior to the construction of the *Guest Quarters/Detached Garage*. 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 October 20, 2022, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or 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 the following:

- (1) Two (2) property owner notifications from within the 500-foot buffer in favor of the applicant's request.
- (2) Three (3) property owner notifications from within the 500-foot buffer in opposition of the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 34.7% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, 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 development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
 - (e) The applicant is to remove the existing 128 SF accessory building prior to the construction of the *Guest Quarters/Secondary Living Unit* and *Detached Garage*.
 - (f) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.
 - (g) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.

- (3) 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 October 29, 2022, the Planning and Zoning Commission made a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hustings absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change or Specific Use Permit (SUP)] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (i.e. *three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2348 Saddlebrook Ln.

SUBDIVISION Saddlebrook Estates

GENERAL LOCATION

LOT

BLOCK

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1

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

Bryan Cook

☒ APPLICANT

SHM

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

714) 869-6197

PHONE

E-MAIL

gmcgurd@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bryan Cook [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

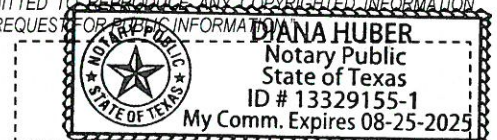
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF October, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

8.25.25



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.

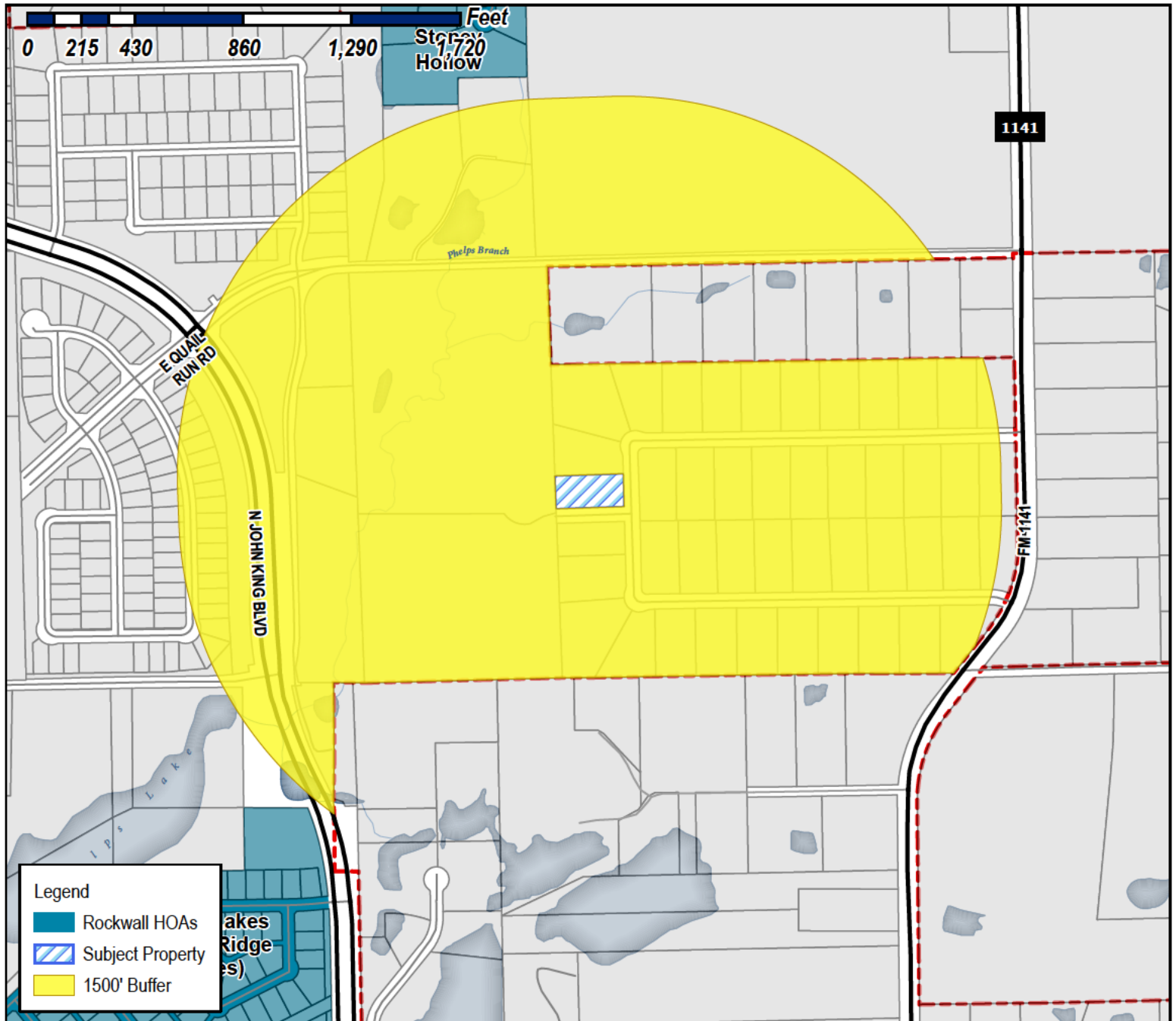




City of Rockwall

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

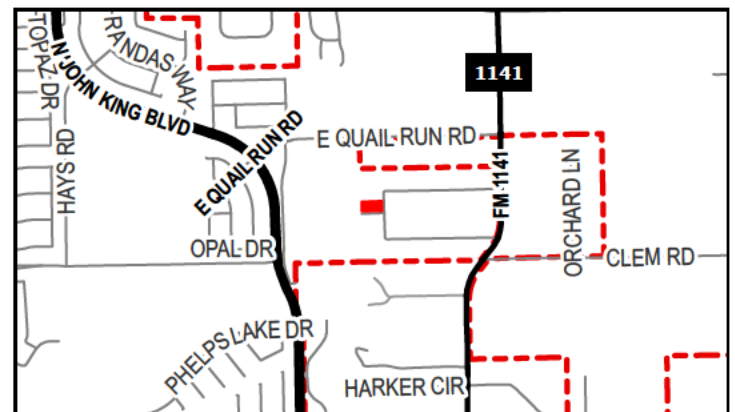
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-048
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 10/14/2022

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

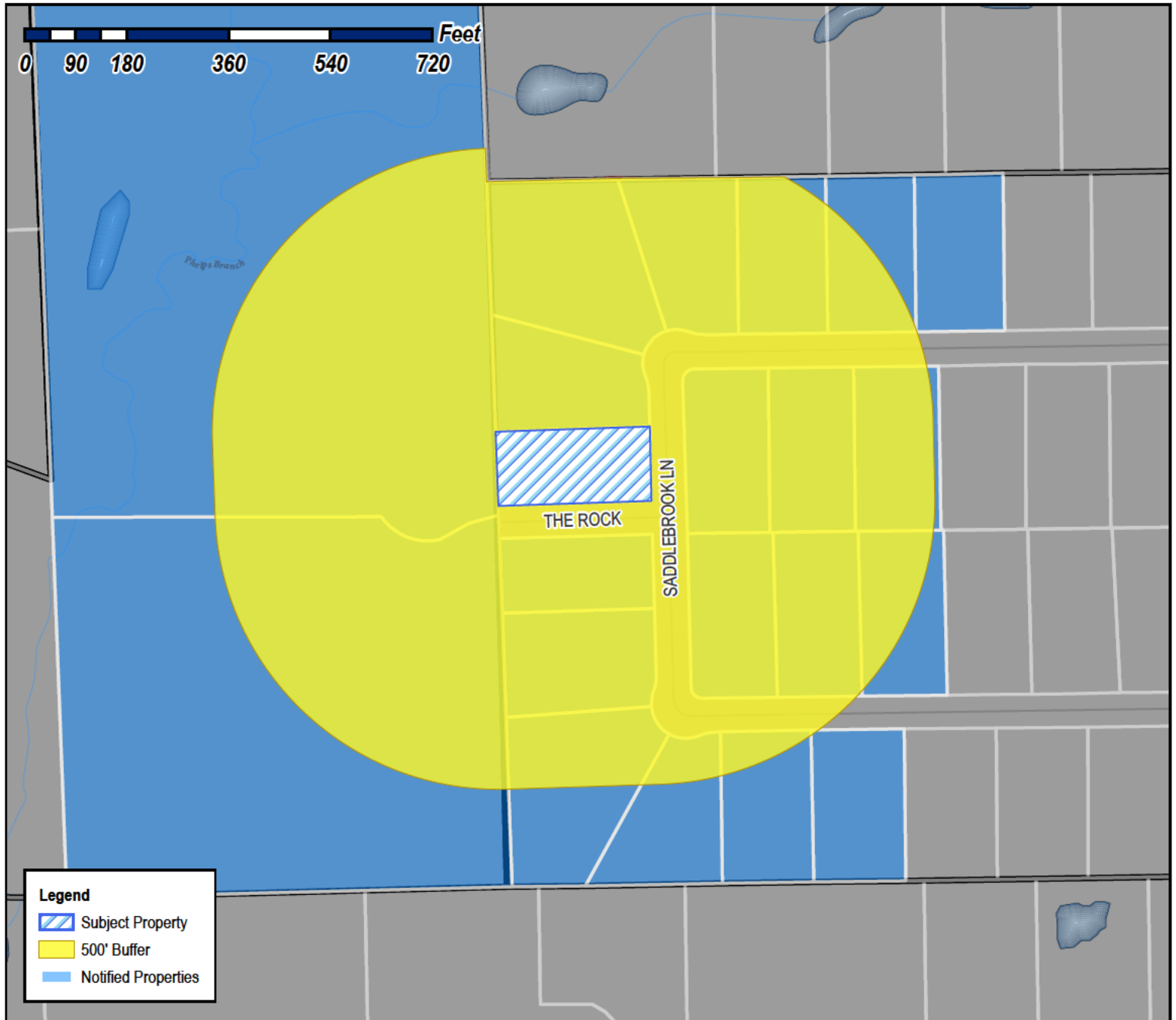




City of Rockwall

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

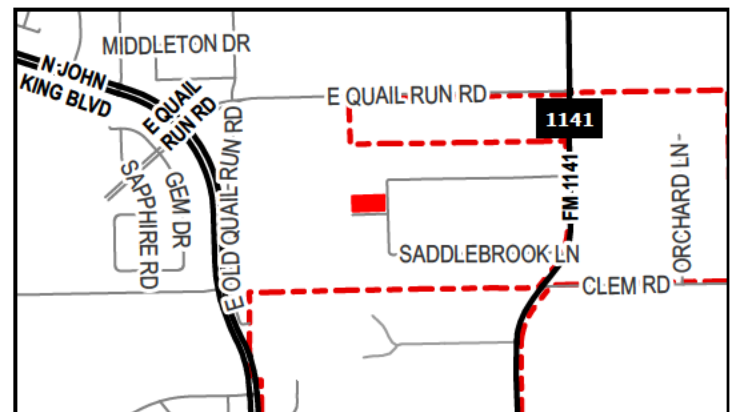
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For Questions on this Case Call (972) 771-7745



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

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:

Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, 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, November 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 21, 2022 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:

Bethany Ross
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, November 21, 2022 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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022 048

Please place a check mark on the appropriate line below: *



I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Doyle

Last Name *

Gilkinson

Address *

2369 Saddlebrook Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Guevara, Angelica

From: Robert Cox <[REDACTED]>
Sent: Sunday, October 23, 2022 12:39 PM
To: Planning
Subject: Z2022-048: Permit for guest quarters.

Hello, my name is Robert Cox, I live at 2356 Saddlebrook Lane. I am opposed to the building of this secondary living unit. 1st of all, why having zoning if you are going to keep giving exceptions. 2nd, I built a workshop and it had to be built of like materials. This current zoning change request appears to be a metal building. I feel it will be unsightly and decrease property values. There has already been a metal building constructed in the neighborhood that we all voted against but was built anyway. Since we do not have a neighborhood association nor do we want one, the city codes should protect our best interest. This does not seem to be the case. Sincerely, Robert Cox

[Sent from AT&T Yahoo Mail on Android](#)

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.

Zoning & Specific Use Permit Input Form

Case Number *

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Z2022 048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request



I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

SaddleBrook is 1 acre lots, I don't believe that has been approved before. There is already a pool and storage building there it is going to make it super crowded, the side street called The Rock is our back entry and we don't want it congested, used as parking.

Respondent Information

Please provide your information.

First Name *

Rosie

Last Name *

Cox

Address *

1800 E QUAIL RUN RD

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I work nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request
- ☒ Other: We work 3 miles away as well

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ☒ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other: _____

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Google Forms

PUBLIC NOTICE



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

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Bethany Ross
Rockwall Planning and Zoning Dept.
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Rockwall, TX 75087

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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. Z2022-048: Specific Use Permit for Guest Quarters/ Secondary Living Unit

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.

Protect their value, usage of their property

Name:

Tim & Susan Cook

Address:

2348 Saddlebrook Lane 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.

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Z2022-048

Please place a check mark on the appropriate line below: *

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Vanita

Last Name *

Tyler

Address *

1501 The Rock

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

☒ I received a property owner notification in the mail.

☐ I read about the request on the City's website.

☐ I saw a zoning sign on the property.

☐ I read about the request in the Rockwall Herald Banner.

☐ My neighbors told me about the request.

☐ Other: _____

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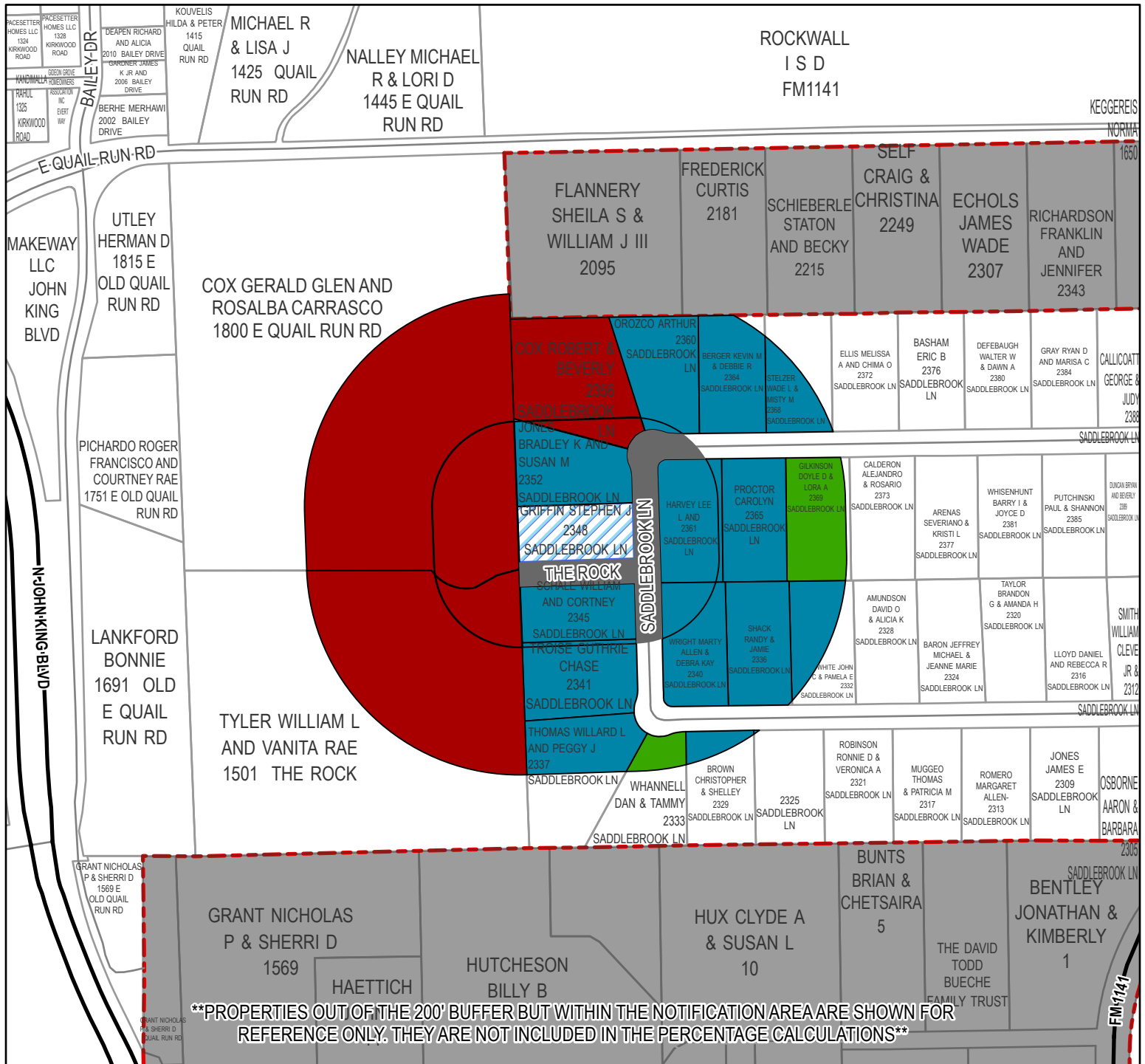
Google Forms



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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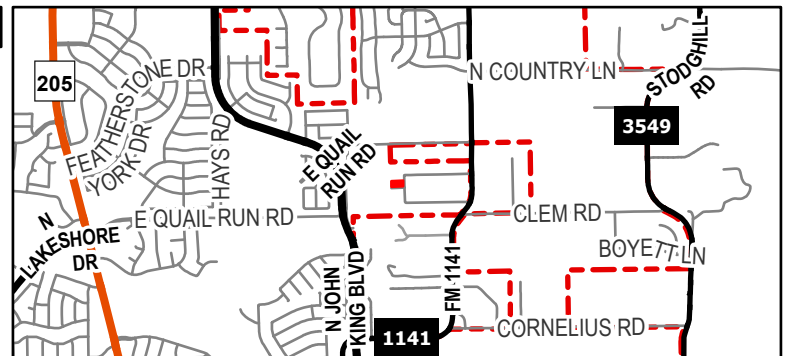
Z2022-048 SUP for a Guest Quarters at 2348 Saddlebrook Lane

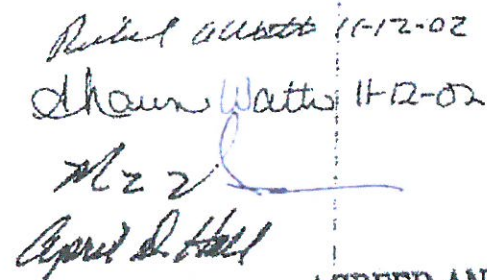
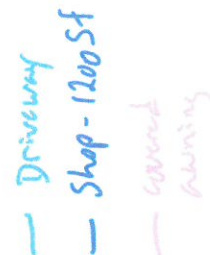
Legend

- FOR 0% (0 Acres)
- AGAINST 34.7% (0.782 Acres)
- NO RESPONSE 47.1% (4.608 Acres)
- ROW 18.1% (1.191 Acres)
- Subject Property

Date Created: 11/4/2022

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





AGREED AND ACCEPTED BY:

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to (DRN The Company), in connection with the transactions described in G.F. 198122-13-02-E that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all measurements shown herein actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plan herein is a barefoot and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 8th day of November

Bryan Corral
Bryan Corral
Registered Professional Land



RECEIVED BY: Dr. [Signature] Date: 3-10-85

REVISIONS	
DATE	BY

[illegible]

BOUC COBBINALLY & ASSOC., INC.
8754 SKULLMAN STREET
DALLAS, TEXAS 75243
PHONE (214) 349-9489
FAX (214) 349-2216
www.doggyrunning.com

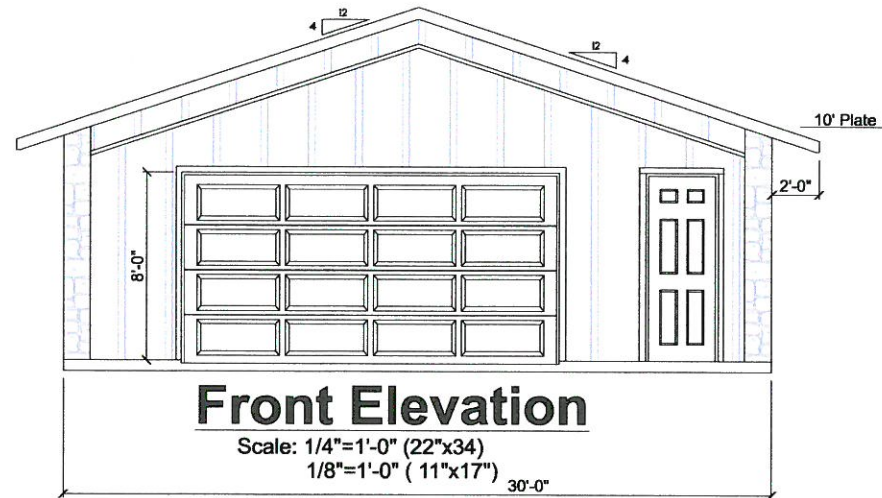
SCALE	DATE	JOB NO.	D.T. NO.	NAME
1" = 20'	11-6-07	0001243-4	11013- 12-21-07	CHRIS

1.00 ACRE

SADDLEBROOK ESTATES II:

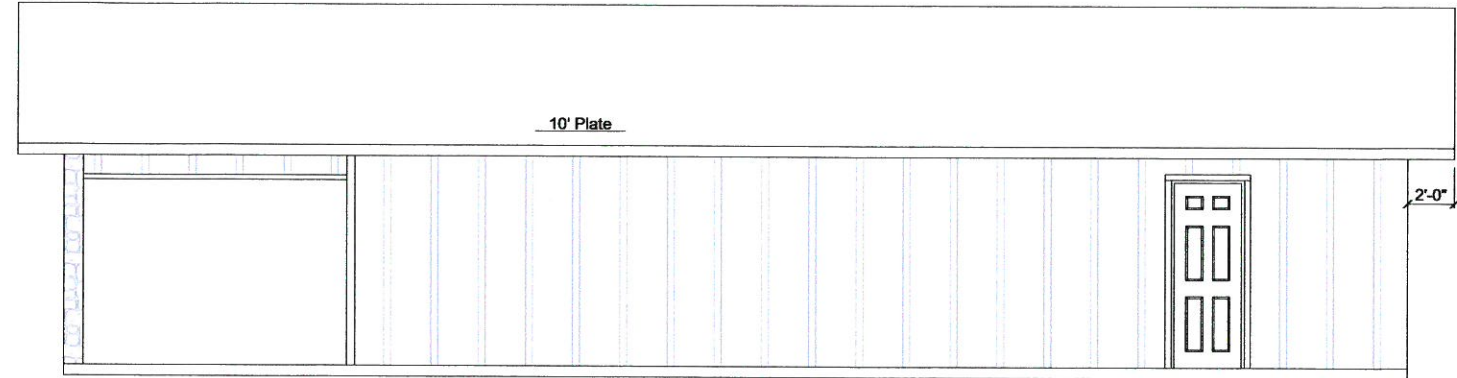
ROCKWALL, ROCKWALL COUNTY

2348 SADDLEBROOK LANE:



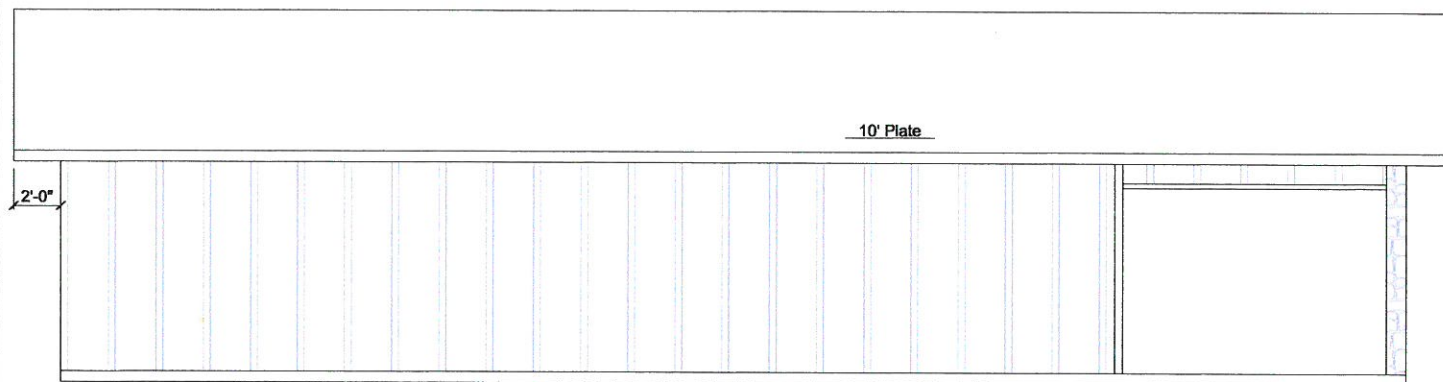
Front Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



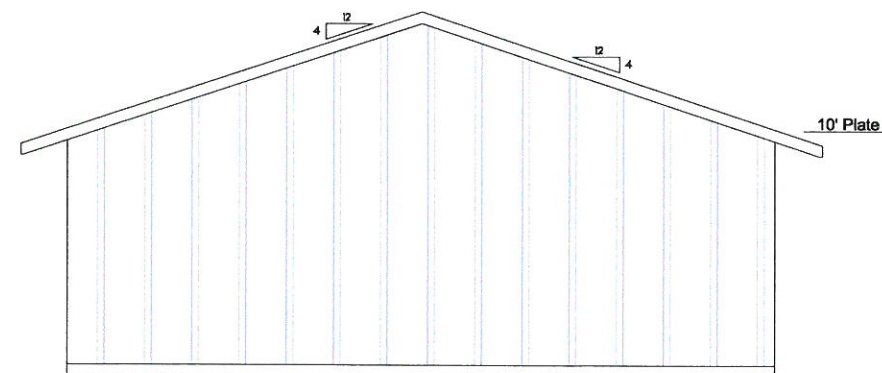
Left Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Right Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")



Rear Elevation

Scale: 1/4"=1'-0" (22"x34)
1/8"=1'-0" (11"x17")

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
11/15/2022
04:40 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

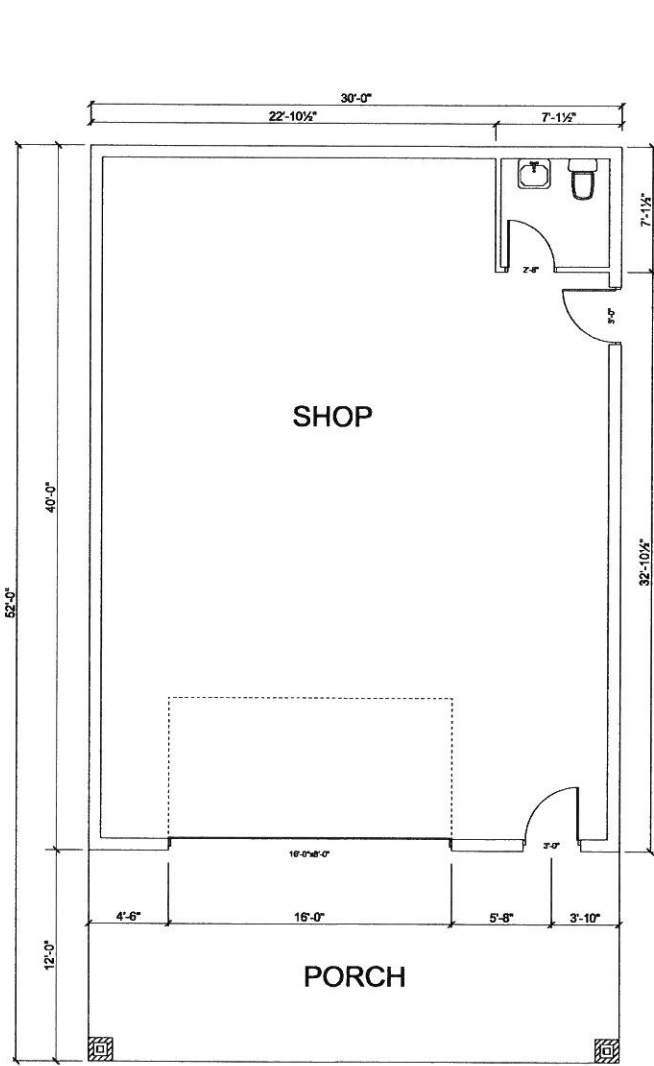
Revisions:

Elevation
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

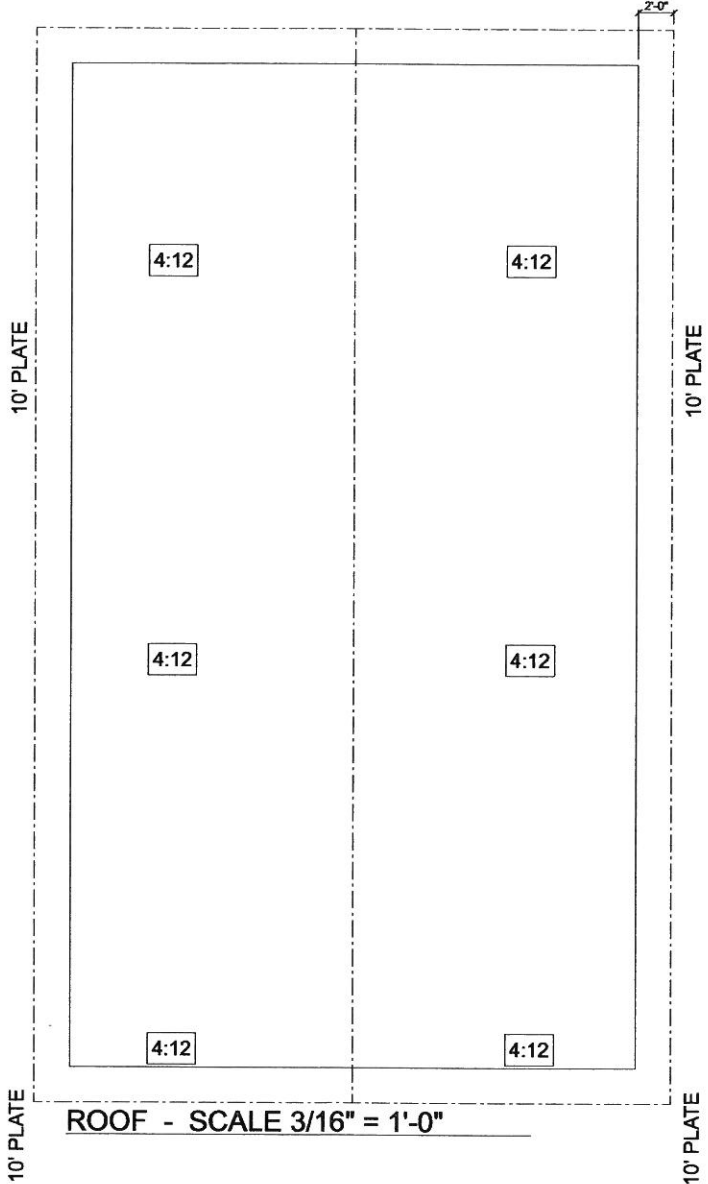
A - 1

GENERAL NOTES:
: Builder responsible for compliance with all federal, state and local building codes, ordinances and deed restrictions. : Safety glass per code. : Weatherstrip attic access door(s). : Stairs and handrails per code : Gypsum board is required on all surfaces under stairs. (IRC R314.9) : Any projections that extend to less than five ft from a property line is required to have a one hour fire rating, this includes soffits and projections. : Brick ledges to be 5 1/2" : Angles to be 45 Degrees unless noted otherwise. : shower heads to be @ 6'3" A.F.F. : door openings to be centered on wall unless noted otherwise : standard door jams to be 4" : tankless water heaters to be installed in master closet exterior wall. : Dimensions To Edge of Interior Walls and Outside of Brick at Exterior Walls : All Non-Load Bearing interior wall studs to be 24" O.C. : All Beams which are braced off of must be raised 1 1/2" from top plate. : Master shower blocking 40"-46" from wall bottom to top plate : Vanity Light Fixtures 2x4 blocking to be in all baths @ 86" A.F.F. : Block between studs @ all rakes w/ 2x material



FLOORPLAN - SCALE 3/16" = 1'-0"

AREA SCHEDULE	
Shop -	1200
Porch -	360
Total -	1560



ROOF - SCALE 3/16" = 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
11/15/2022
04:40 PM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:	

Floorplan
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.

A - 2

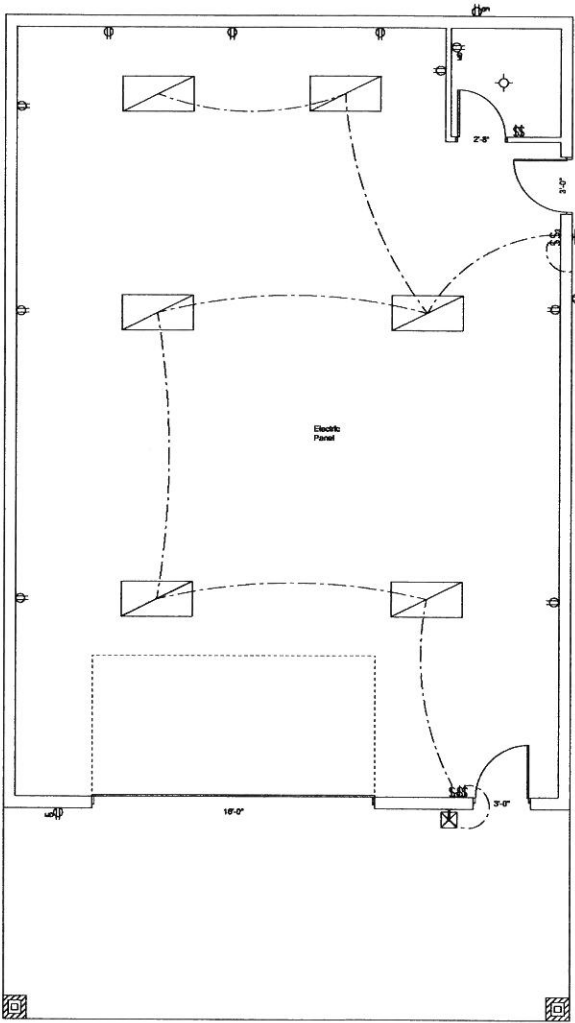
NOTES:

- : Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
- : HVAC contractor to supply and install all exhaust fans electrician to wire install 16" from back of box to wall when possible and center over dryer & toilet.
- : Thermostat to be located 60" A.F.F. to center of box locations per plan.
- : CLG fans are supplied by lighting contractor and installed by electrical contractor
- : See specs for water softener outlet req.
- : Exterior EFL at A/C condensor should be located next to and at the same height as the disconnect.
- : Electrical switch and outlet boxes located in the kitchen backsplash shall be installed horizontally.
- : Electrical outlets to be arc-fault protected unless noted as GFI.

NOTES:

- : The builder is responsible for assuring compliance with all applicable local, State and federal requirements, whether or not there is any local jurisdiction.
- : Electrician responsible for assuring receptacle distribution per code (IRC E3801).
- : All kitchen and bathroom receptacle to be GFI (IRC E3802)
- : Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic
- : All vents to rear of house where possible
- : All recessed can lights are required to be air tight rated (ic-at) (iecc 502.1.3)
- : Carbon Monoxide detector as required by code (IRC 315)
- : Builder to assure adequate appliance access per code
- : Provide Req'd combustion air to all req'd appliances per code (IRC Chapter 17424)
- : Provide light and plywood catwalk at HVAC unit(s) in attic
- : Gang all switches and outlets where possible
- : Smoke detectors to be installed and interconnected as req'd by the (IRC R317)
- : Provide motion sensors at all garage doors
- : Location of all floor outlets to be verified by other
- : Pre-wire for security, verify with owner
- : Makeup air for kitchen exhaust hood req'd when in fan in excess of 400 CFM. (IRC M1503.4)

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
fluorescent light 2 x 4	
arts and craft exterior light	
light	
outlet	
outlet gfi	
switch	
switch 3 way	

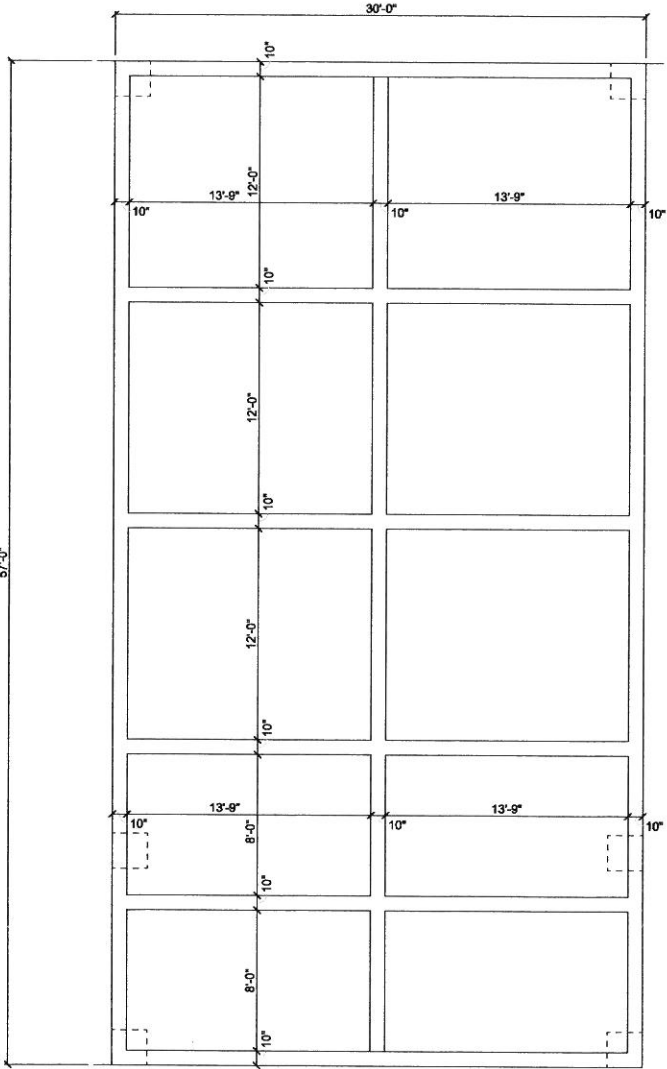


NOTES:

- : Breaker Box to be Located Per plan
- : Switches to be 54" A.F.F. (top of box)
- : Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and location noted on plan.
- : Microwave/ Venthood Plug to be located at 16" A.F.F. (if over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
- : Telephone, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
- : Walk in closet light be 18" from shelf
- : No wires to be run over attic cat walks
- : Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.

NOTE: STEEL REINF. TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-106 AND THAT WELDING SHALL BE IN ACCORDANCE WITH AWS D1.4, STRUCTURAL WELDING CODE REINFORCING STEEL BY AMERICAN WELDING SOCIETY FOR COMPLIANCE WITH ACI 318-99, SECTION 3.5.

- FOR FRAMING AROUND ROOF HATCH, PROVIDE CHANNEL FRAMING AS SHOWN ON THE TYPICAL DETAIL FOR FRAMING AROUND MECHANICAL UNITS. (UNLESS NOTED OTHERWISE)
- KEEP STRUCTURE GUYED AND BRACED UNTIL ALL MASONRY/CONCRETE SHEAR WALLS, DIAGONAL BRACES, MOMENT FRAMES, FRAMED FLOORS AND ROOF DECKS ARE IN PLACE
- SEE ARCHITECT AND PLUMBING DRAWINGS FOR LOCATIONS OF ROOF DRAINS. ROOF IS DESIGNED FOR A MAXIMUM DEPTH OF 4" OF WATER AT ANY LOCATION OF THE ROOF. WATER SHALL BE RELIEVED BY EITHER SCUPPERS OR AN INDEPENDENT EMERGENCY OVERFLOW DRAIN AT THE 4" LEVEL
- FOR FRAMING AROUND THE PERIMETER OF A MECHANICAL UNIT, SEE TYPICAL DETAIL
- CONTRACTOR COORDINATE LOCATION OF OPENINGS AND WEIGHTS OF MECHANICAL UNITS, WITH THE MECHANICAL DRAWINGS. IF WEIGHTS EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLAN, THEN NOTIFY THE STRUCTURAL ENGINEER OF THE CHANGE PRIOR TO ANY DETAILING OR FABRICATION OF JOIST, DECK OR STEEL



Notes:

1. Slab Thickness = 4" Slab
2. (EXT) Perimter Beam Depts = 30"
3. (INT) Interior Beams = 26"
4. Beam Width = 10"

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Electric
PLAN NAME:
2348 Saddlebrook Ln, Rockwall
Construction Docs

SHEET NO.
A - 4

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

PRINTED:
11/15/2022
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CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	TYPE	YEAR BUILT	ACCESSORY BUILDING	EXTERIOR MATERIALS
2312 Saddlebrook Lane	Detached Garage	2020	1,836 SF	Brick
2317 Saddlebrook Lane	Detached Garage	2005	750 SF	Brick
2325 Saddlebrook Lane	Detached Garage	2004	987 SF	Brick
2352 Saddlebrook Lane	Detached Garage	2020	625 SF	Brick and Siding
2356 Saddlebrook Lane	Detached Garage	2002	1,100 SF	Brick and Siding
2364 Saddlebrook Lane	Detached Garage	2007	1,860 SF	Brick
2365 Saddlebrook Lane	Detached Garage	2003	840 SF	Brick
2369 Saddlebrook Lane	Detached Garage	2018	720 SF	Brick
2385 Saddlebrook Lane	Detached Garage	2019	1,300 SF	Brick
AVERAGE:			1,113 SF	



CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

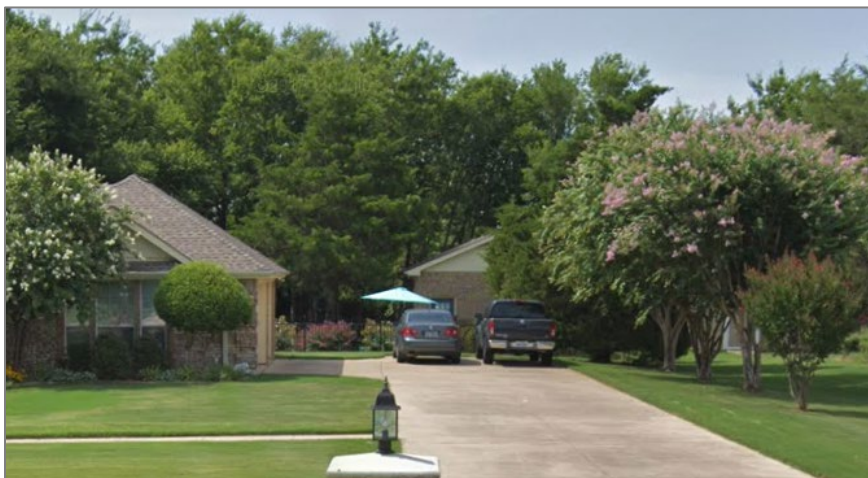
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



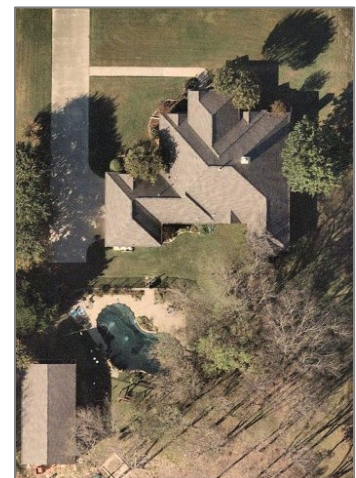
Address: 2312 Saddlebrook Lane



Address: 2317 Saddlebrook Lane



Address: 2325 Saddlebrook Lane





CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



Address: 2352 Saddlebrook Lane



Address: 2356 Saddlebrook Lane



Address: 2364 Saddlebrook Lane





CITY OF ROCKWALL

ACCESSORY BUILDING ANALYSIS FOR CASE NO. Z2022-048

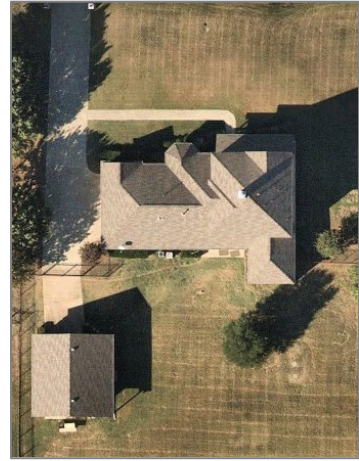
PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



Address: 2365 Saddlebrook Lane



Address: 2369 Saddlebrook Lane



Address: 2385 Saddlebrook Lane



CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

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) FOR *GUEST QUARTERS/SECONDARY LIVING QUARTERS AND DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted 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) for *Guest Quarters/Secondary Living Unit* and *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, 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 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and 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 may be amended in the future -- and with the following

conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 1,560 SF.
- (4) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall include a paved driveway to the structure.
- (5) The applicant is to remove the existing 128 SF accessory structure.
- (6) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (7) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor or property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 5TH DAY OF DECEMBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 5, 2022

2nd Reading: December 19, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 2348 Saddlebrook Lane

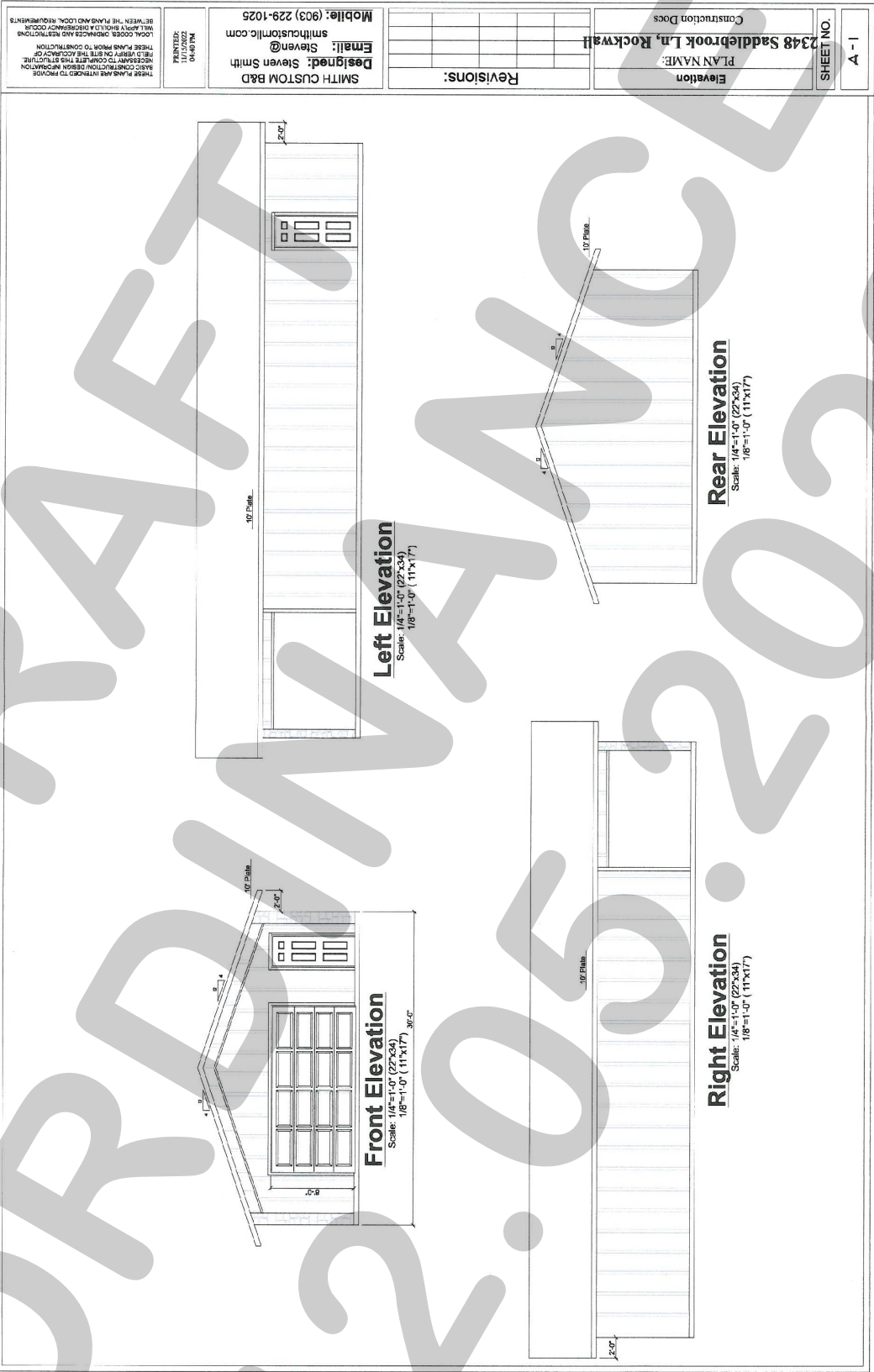
Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



[illegible]

City of Rockwall, Texas

Exhibit 'C':
Building Elevations





December 6, 2022

TO: Bryan Cook
2348 Saddlebrook Lane
Rockwall, Texas 75087

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

SUBJECT: Z2022-048; *SUP for a Guest Quarters at 2348 Saddlebrook Lane*

Bryan:

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 December 6, 2022. The following is a record of all voting records:

Planning and Zoning Commission

On November 29, 2022, the Planning and Zoning Commission made a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Hustings absent.

City Council

On December 5, 2022, City Council approved a motion to deny the Specific Use Permit (SUP) by a vote of 7-0.

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 at (972) 772-6488.

Sincerely,

Bethany Ross, Planner
City of Rockwall Planning and Zoning Department