



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z-2019-022 P&Z DATE 10/8/19 CC DATE 10/21/19 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2019-022

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2340 SADDLEBROOK LN

Subdivision SADDLEBROOK ESTATES #2, 1 Acre Lot 10 Block B

General Location JUST OFF OF FM1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use	
Proposed Zoning	Proposed Use	
Acreage	Lots [Current]	Lots [Proposed]

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input checked="" type="checkbox"/> Owner	<u>MARTY WRIGHT</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>MARTY WRIGHT</u>	Contact Person	
Address	<u>2340 SADDLEBROOK LN</u>	Address	
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	
Phone	<u>214 717 8203</u>	Phone	
E-Mail	<u>mwright-1@aatt.net</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of 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 _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 9/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/24/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-022
Project Name: SUP for Accessory Building
Project Type: ZONING
Applicant Name: [APPLICANT]
Owner Name: WRIGHT, MARTY ALLEN & DEBRA MAY
Project Description:



RECEIPT

Project Number: Z2019-022
Job Address: 2340 SADDLEBROOK LN
ROCKWALL, TX 75087

Receipt Number: B86750
Printed: 9/16/2019 12:41 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 215.00

Total Fees Paid:

\$ 215.00

Date Paid: 9/16/2019 12:00:00AM
Paid By: WRIGHT, MARTY ALLEN & DEBRA MA
Pay Method: CHECK 1586
Received By: KB



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2019-022

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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Phone	<u>214 717 8203</u>	Phone	
E-Mail	<u>mwright-1@aatt.net</u>	E-Mail	

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"I hereby certify that I am the owner, or duly authorized agent of 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 _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires

0 20 40 80 120 160 Feet

Z2019-022 - SUP FOR 2340 SADDLEBROOK LANE
ZONING - LOCATION MAP = 

THE ROCK

SF-16 

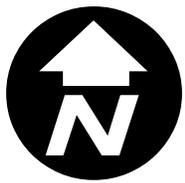
SADDLEBROOK



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.

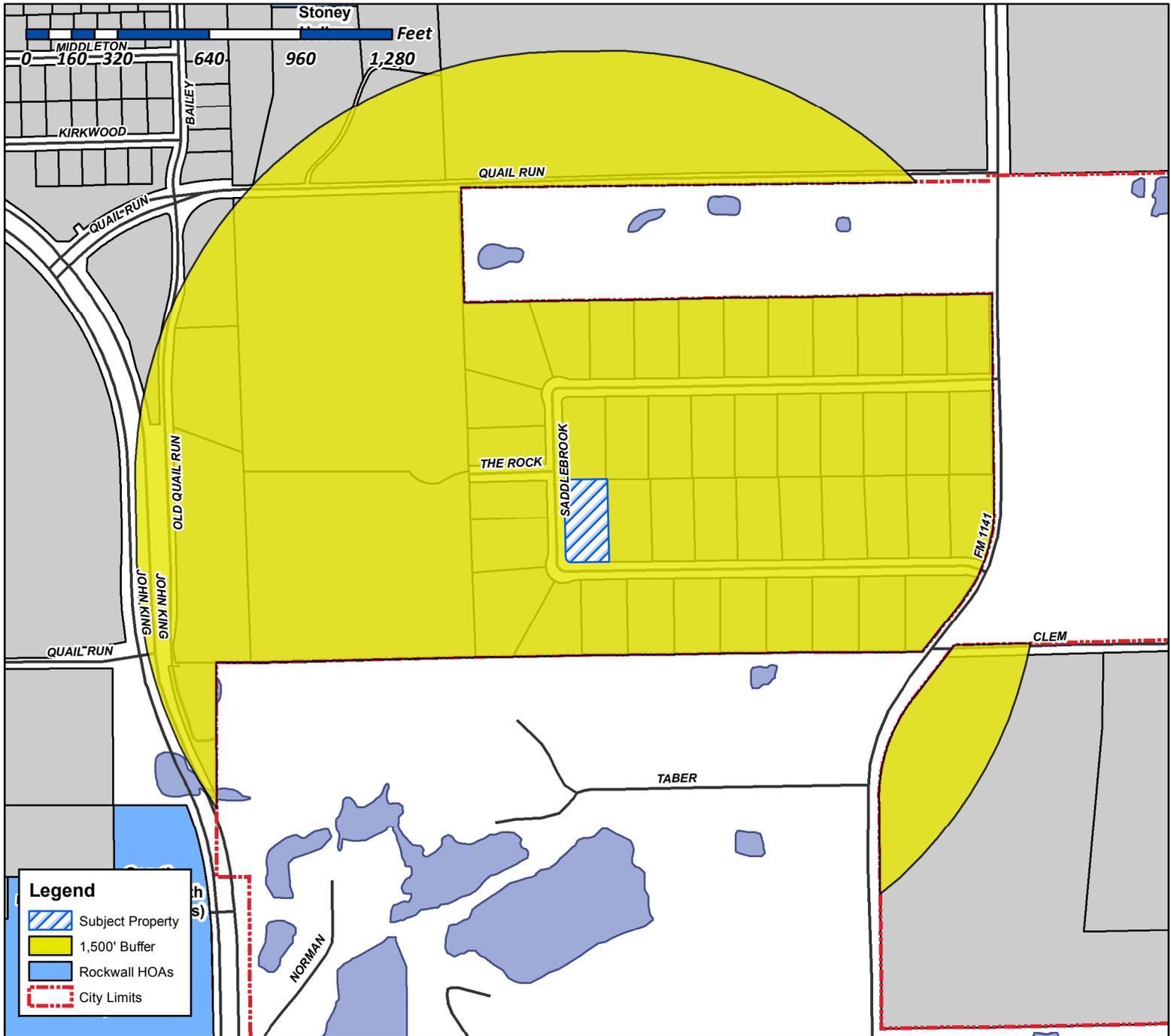
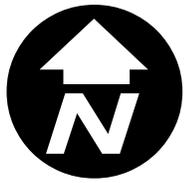




City of Rockwall

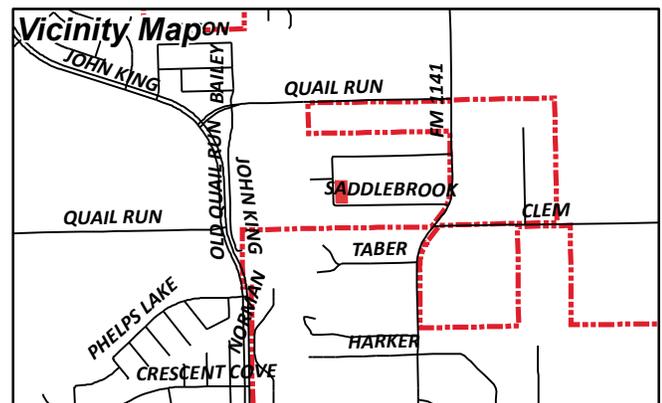
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane

Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745



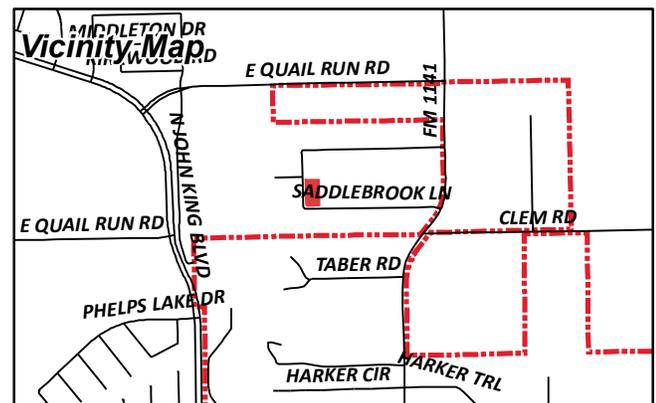
City of Rockwall

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

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Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

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

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 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

YODER DEBRA AND BYRON M GILLORY JR
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 MAY
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

HARVEY GARY G & KENETA L REVOCABLE LIVING
TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
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

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

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

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

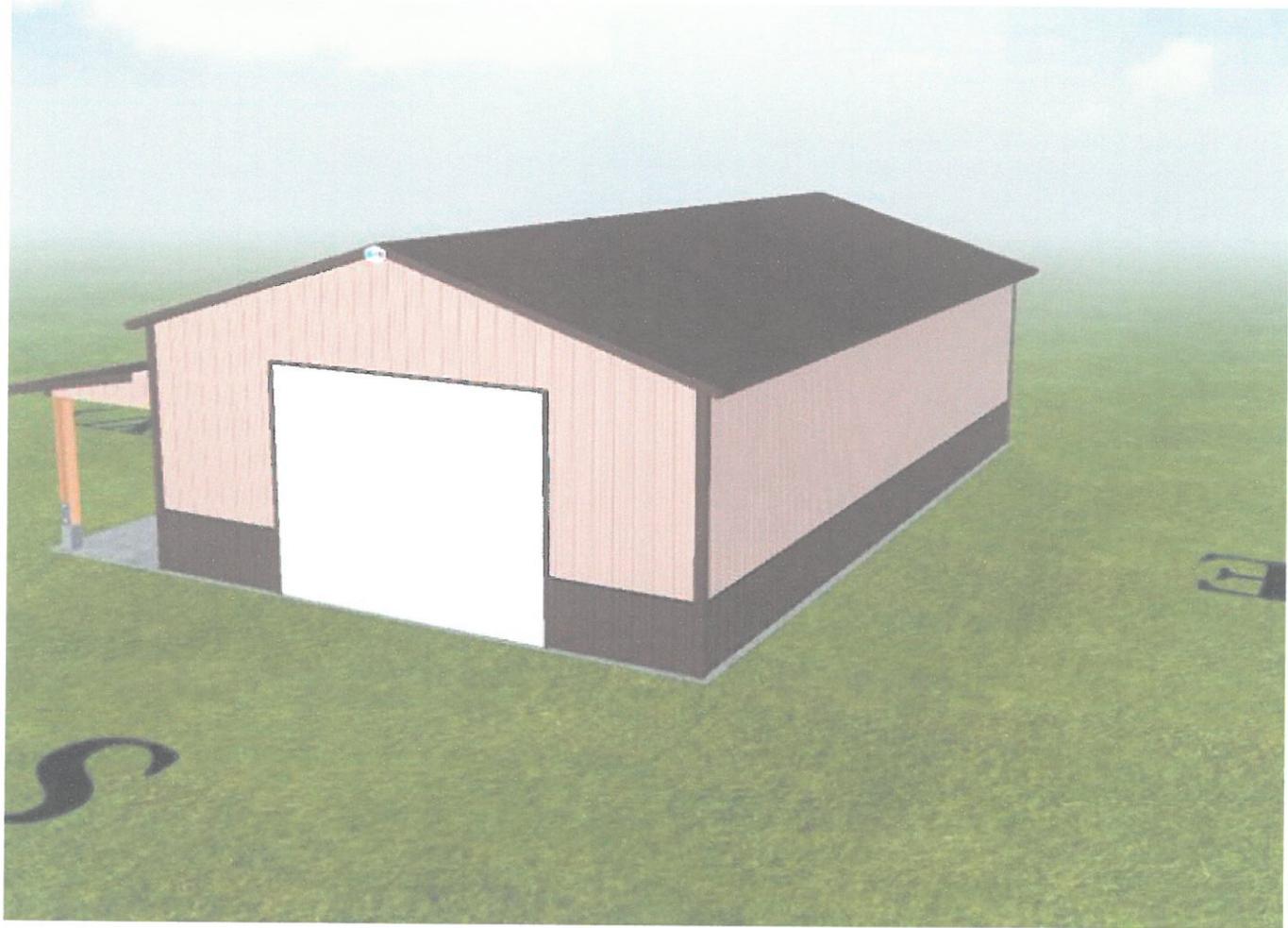
Thanks for your time,

Marty and Debra Wright

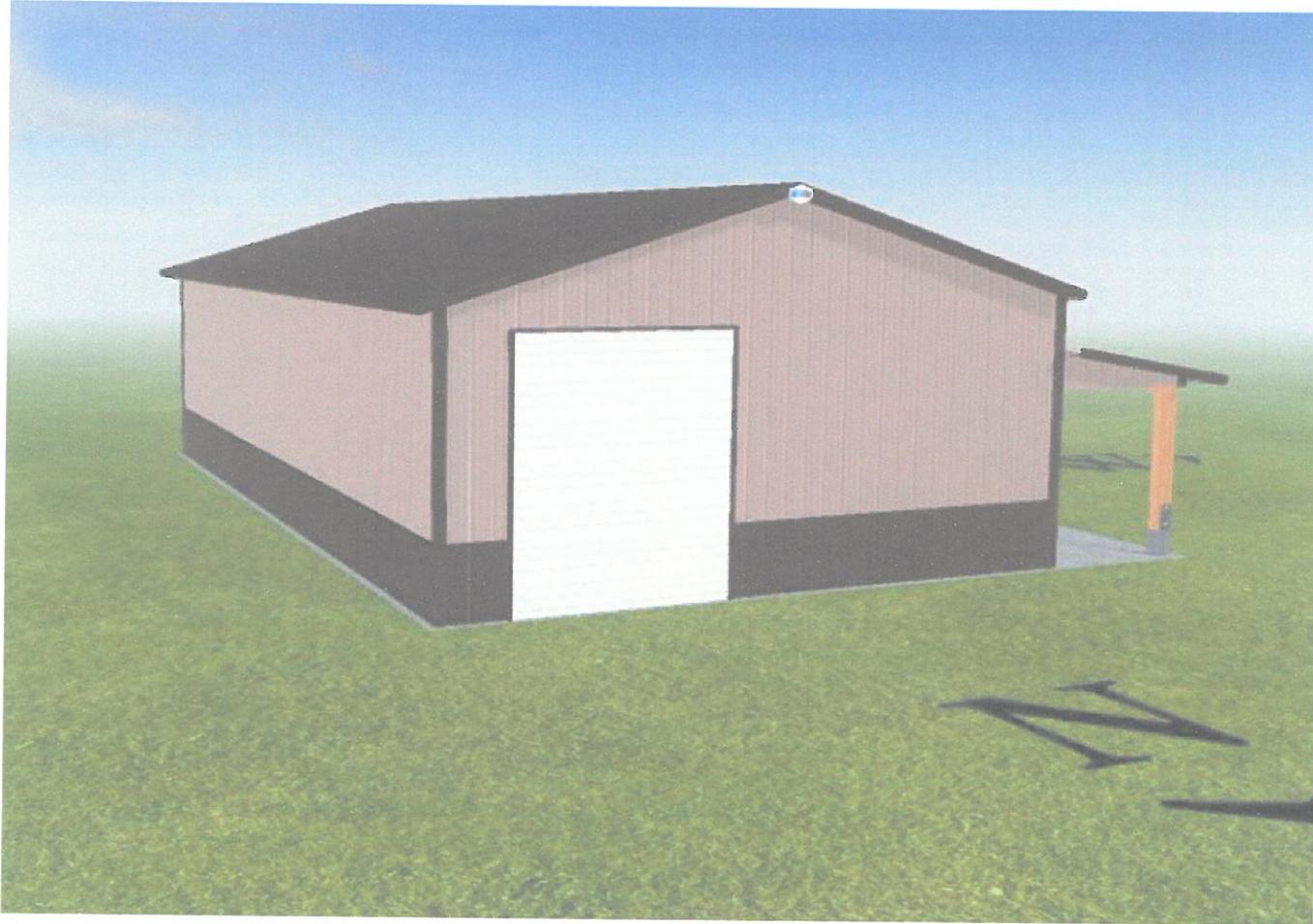
(214) 717-8203

mwright-1@att.net

















Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)
To: mwright-1@att.net
Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau

Bob Fuerstenau

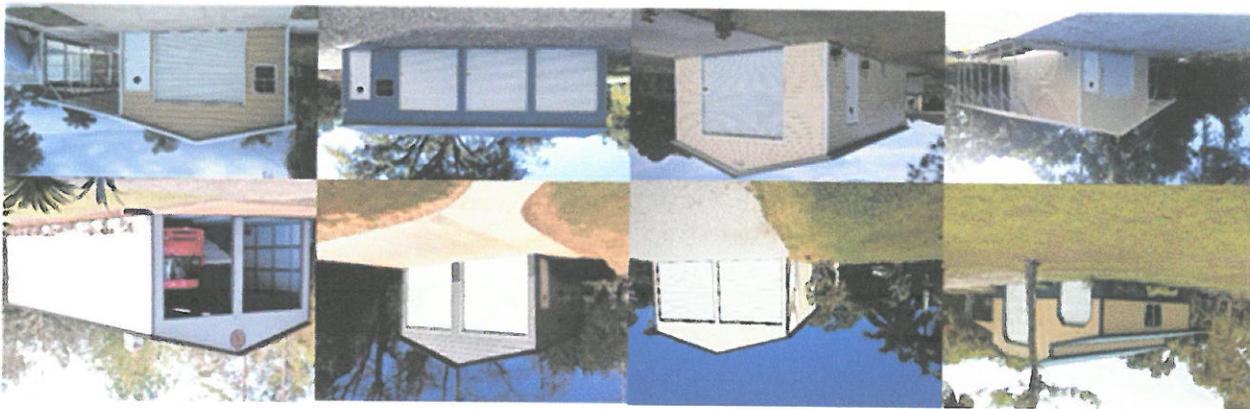
Regional Account Manager



Eversafe Buildings
A Longlife Steel Buildings company

Phone 1-800-374-7106 x387
Fax 1-866-609-5390

bfuerstenau@eversafebuildings.com
<http://www.eversafebuildings.com/>



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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf 167.9KB

image01.png 487.3KB



EVERSAFE BUILDINGS | 3415 CUSTER RD, SUITE 101 | PLANO, TX 75023
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

STEEL BUILDING PROPOSAL



CUSTOMER: Marty Wright
 DATE: 9/12/2019

ADDRESS: TBD
 CITY/STATE: Rockwall, TX

ZIP: 75087
 COUNTY: Rockwall

PHONE: (214) 717-8203
 E-MAIL: mwright-1@att.net

BUILDING TYPE: Garage
 BUILDING SIZE: 24' x 41'

ROOF SIZE: 12' x 9' Heavy Duty Lockable Roll Up Door (With Chain Hoist)
 BUILDING SIZE: 24' x 40'

WALL HEIGHT: 10'
 ROOF PITCH: 3/12

ROOF TYPE: Upgraded Vertical Roof With 6" Overhang
 FRAME TYPE: Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING: 5' On Center
 SHEETING TYPE: Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION: 140 mph/30 psf

QUANTITY	DESCRIPTION
----------	-------------

2	24' x 40' x 10' Garage
1	Upgraded Vertical Sidelalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
1	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)

1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels

LEAN-TO BUILDING DETAILS

1	Upgraded Vertical Roof With 6" Overhang
---	---

ACCESSORIES

1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)

2	Header Seal for Roll Up Door
---	------------------------------

2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30" x 30" Single Hung Windows

1	Concrete Anchors
---	------------------

1	Roof Only
1	1/4 Inch Double Bubble Insulation (R10.1) - \$1,040.00 (Option-Not Included in price below)

1	Fee to Connect Lean-To To Main Building
---	---

MISCELLANEOUS

	Foam Enclosures - Ridge and Eaves
	Certified Building
	Generic Stamped Drawings
	FREE DELIVERY TO JOBSITE
	FREE INSTALLATION ON YOUR PAD

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
 20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
 10 YEAR WARRANTY ON SHEETING

	Building Price (Before Discount)	\$14,827.50
	Discount	-\$1,482.75
	Miscellaneous	\$0.00
	BUILDING PRICE (AFTER DISCOUNT)	\$13,344.75
	Sales Tax (6.75%)	\$900.77
	Drawings	\$0.00
	Total	\$14,245.52
	Due Now**	\$2,135.16
	Remaining Balance after "Due Now" paid (COD)	\$12,110.36

Note: Discount Good Until: 9/19/2019

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

PREPARED BY: Bob Fuerstenau

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)
 To: mwright-1@att.net
 Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (minimum) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (minimum)
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5/8" wider than the building frame with a 3/4" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,



Bob Fuerstenau

Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

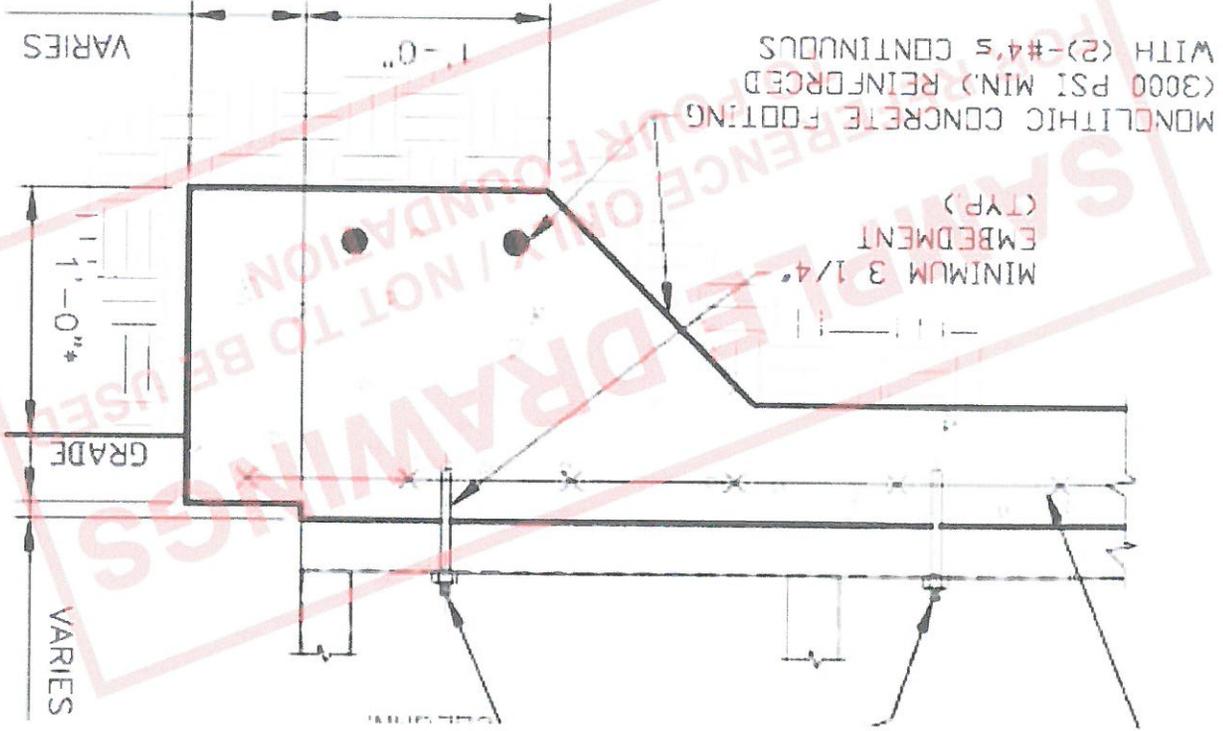
Phone 1-800-374-7106 x387

2A

CONCRETE MONOLITHIC SLAB
BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"



City of Rockwall Project Plan Review History



Project Number Z2019-022	Owner WRIGHT, MARTY ALLEN & DEBRA MAY	Applied 9/13/2019 KB
Project Name SUP for Accessory Building	Applicant	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address	City, State Zip	
2340 SADDLEBROOK LN	ROCKWALL, TX 75087	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
SADDLEBROOK ESTATES 2	10	B	10	4896-000B-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED	
ENGINEERING (9/20/2019 10:22 AM SJ)	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	I - No structures allowed in easements. There is a utility easement located on the back property line and a 15' easement on the property line along Saddlebrook.
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7	APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-022; SUP for Accessory Building						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request by Marty Wright for the approval of a Specific Use Permit(SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane.
I.2						For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (Z2019-022) in the lower right-hand corner of all pages on future submittals.
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC).
M.5						In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.
M.6						Specific Use Permit (SUP).
1)						Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on October 8, 2019.
I.7						Please note that failure to address all comments provided by staff by 5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
I.8						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 October 1, 2019; The Planning and Zoning Worksession is September 24, 2019 and the Planning & Zoning Meeting is October 8, 2019. The City Council Meetings are October 21, 2019 and November 4, 2019.

0 20 40 80 120 160 Feet

Z2019-022 - SUP FOR 2340 SADDLEBROOK LANE
ZONING - LOCATION MAP = 

THE ROCK

SF-16 

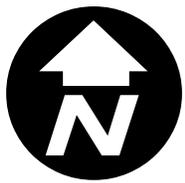
SADDLEBROOK



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.

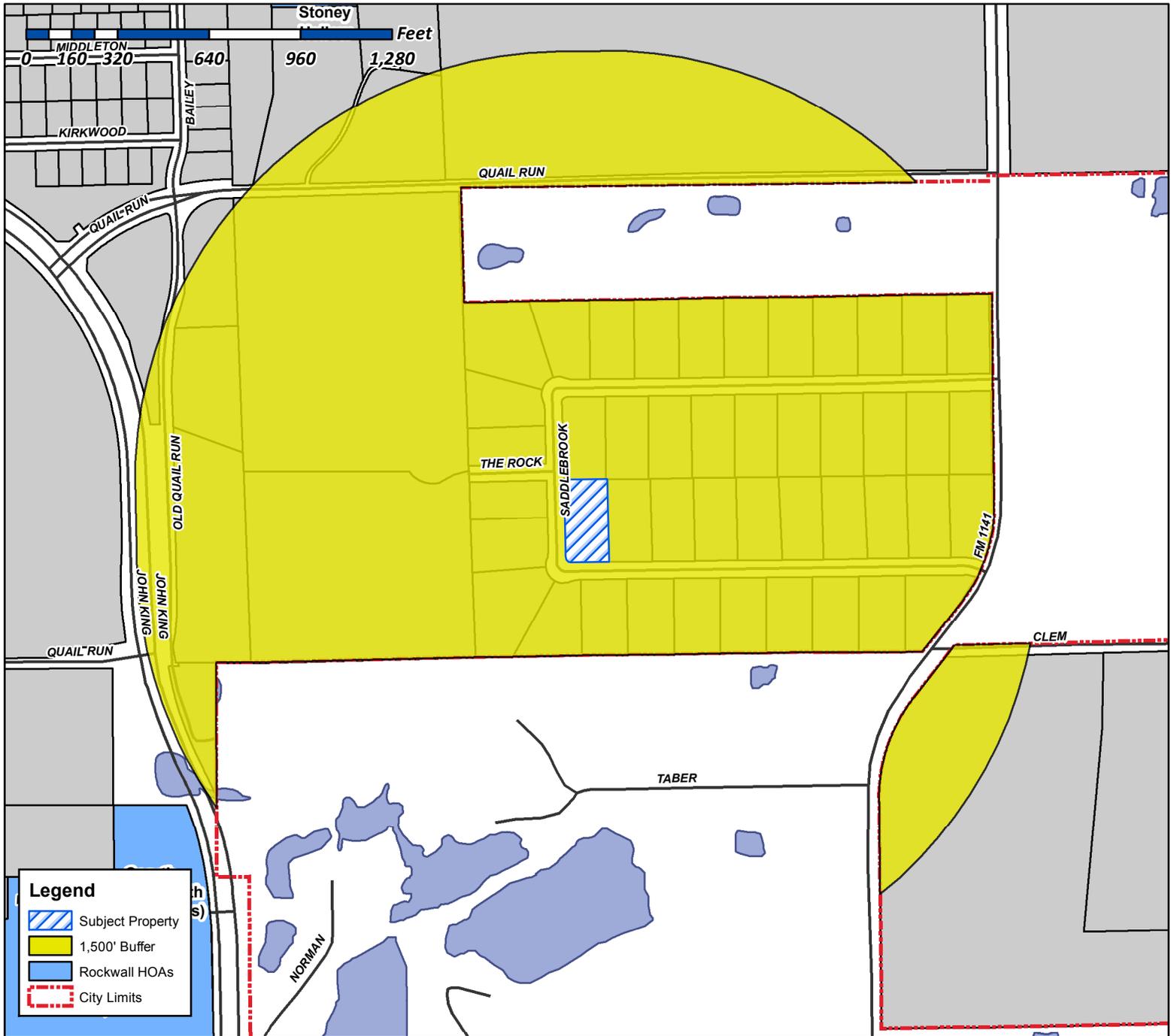




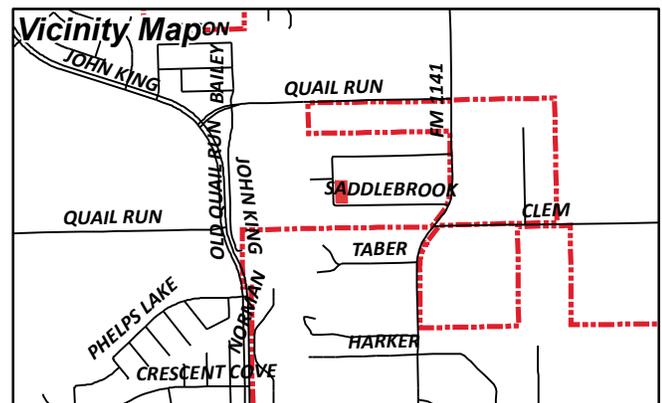
City of Rockwall

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

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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019

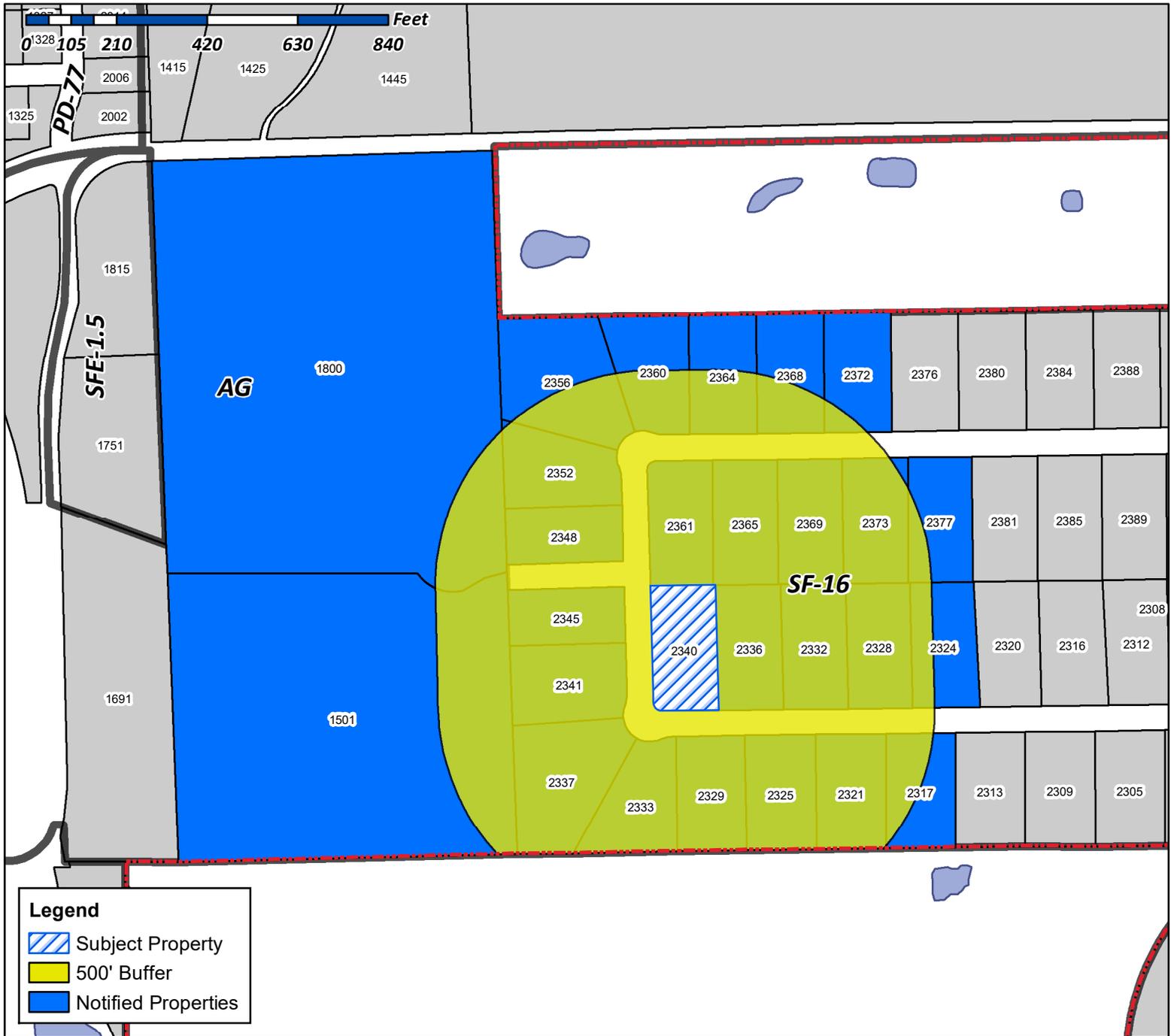
For Questions on this Case Call (972) 771-7745



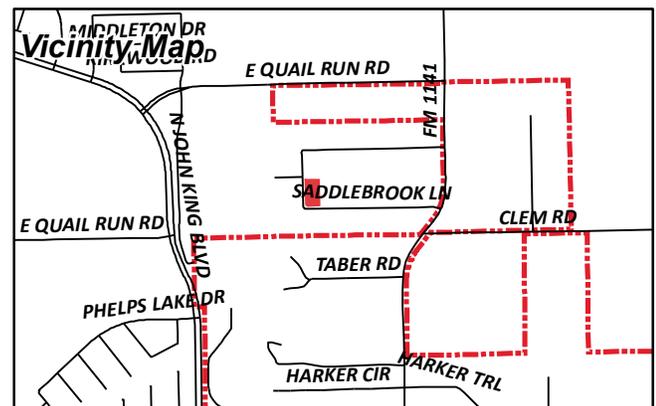
City of Rockwall

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

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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

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

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 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

YODER DEBRA AND BYRON M GILLORY JR
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 MAY
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

HARVEY GARY G & KENETA L REVOCABLE LIVING
TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
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

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

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

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-022: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 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, 10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** 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:

Korey Brooks
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 **10/21/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

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

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

Thanks for your time,

Marty and Debra Wright

(214) 717-8203

mwright-1@att.net



LOT 9



12

7.5' UTILITY ESMT.

S01°04'44"E 291.73'

10' X 10' TXU TRANS. ESMT. VOL. 1930, PG. 64

15' DRAINAGE AND UTILITY EASEMENT

1-311.02' TO S8° NORTH, COUNTRY LANE F.M. 114

TRANSFORMER 2.0'

S89°48'15"W 131.63'

R = 20.00'
L = 32.51'

N01°04'44"W 270.56'

SADDLEBROOK LANE
60' R.O.W.

101.20

EVERSAFE METAL BUILDINGS

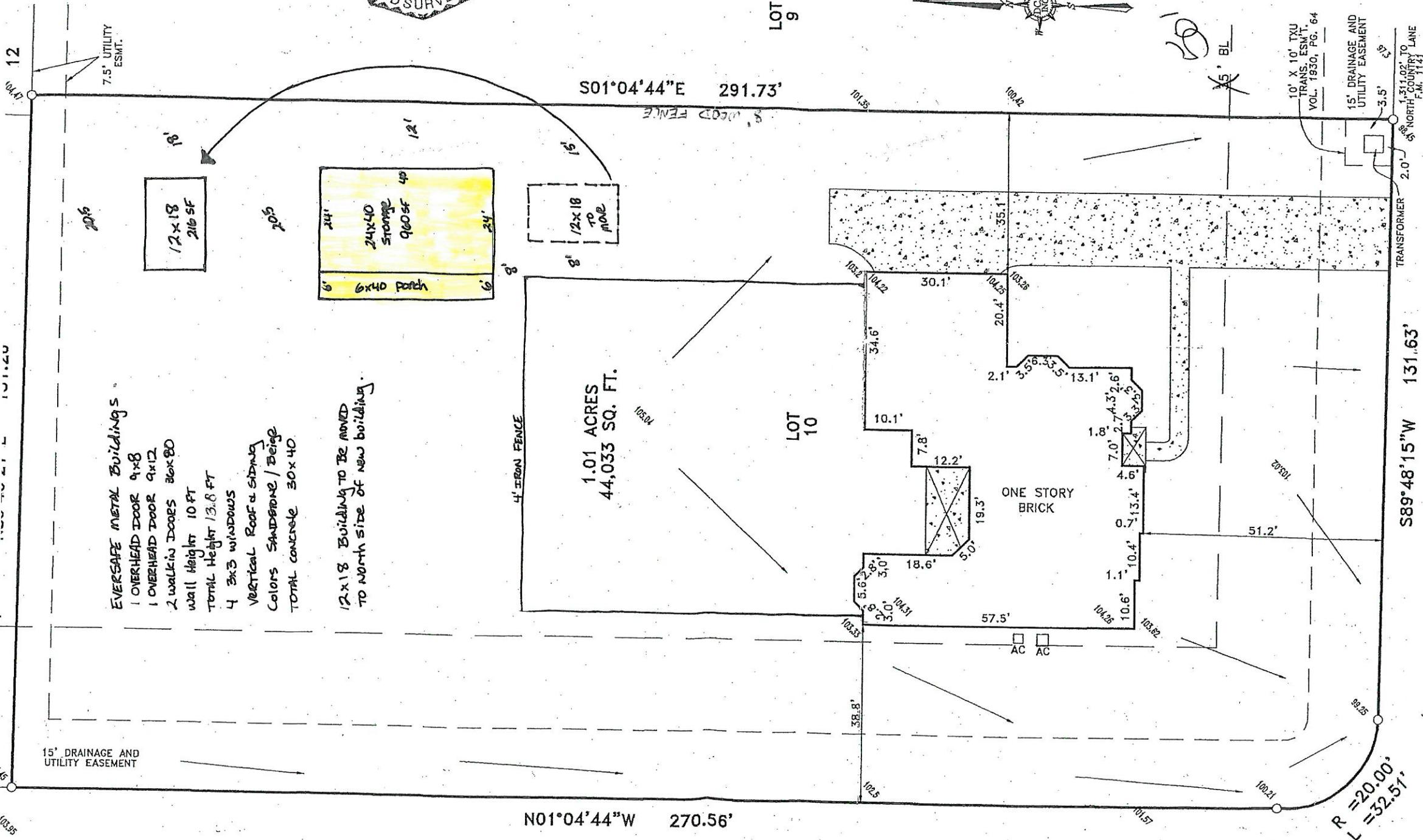
- 1 OVERHEAD DOOR 9x8
- 1 OVERHEAD DOOR 9x12
- 2 WALKING DOORS 80x80
- Wall Height 10 FT
- TOTAL Height 13.8 FT
- 4 3x3 WINDOWS
- VERTICAL ROOF & SIDING
- COLORS SANDSTONE / BEIGE
- TOTAL CONCRETE 30x40

12x18 BUILDING TO BE MOVED TO NORTH SIDE OF NEW BUILDING.

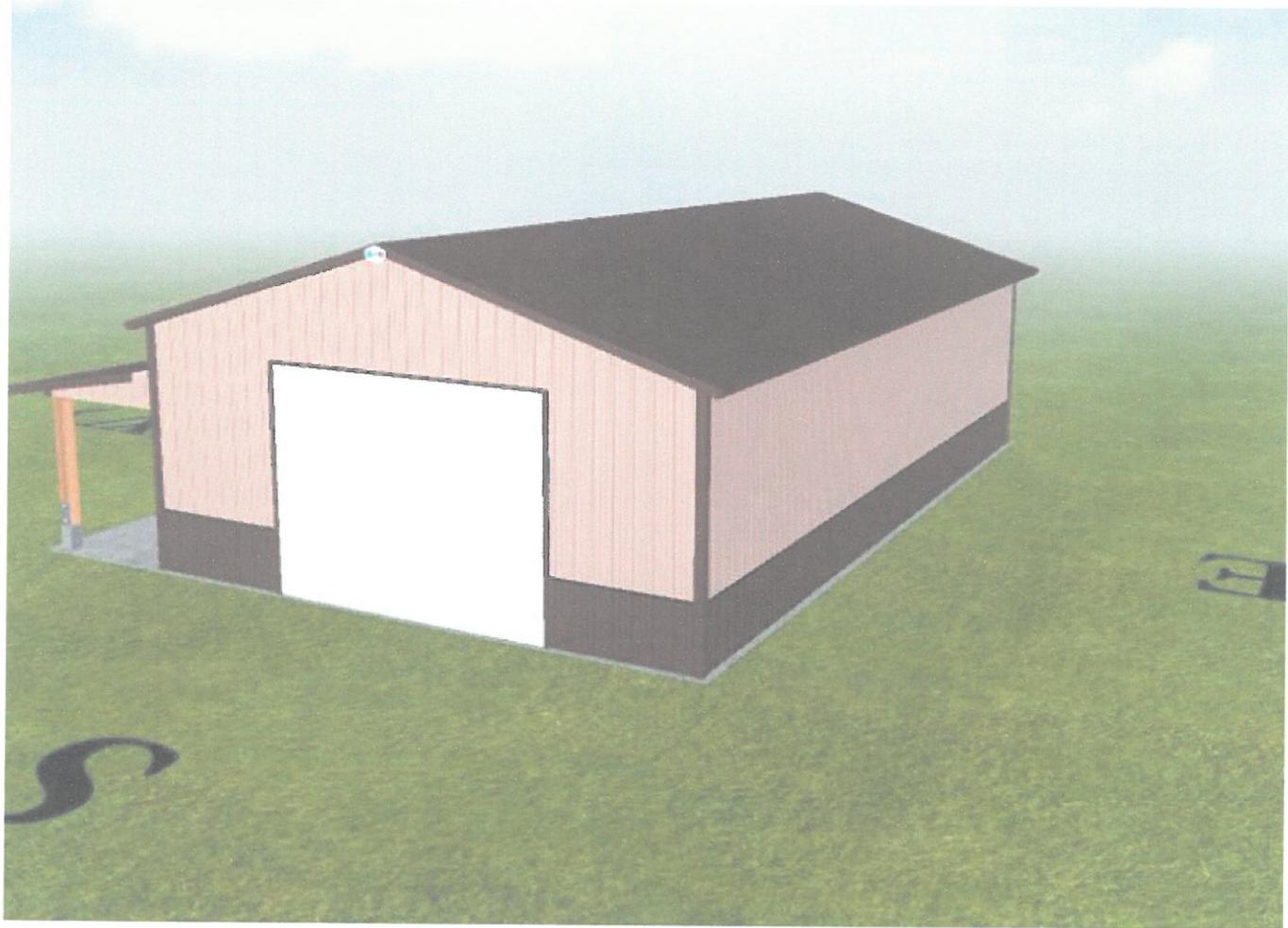
1.01 ACRES
44,033 SQ. FT.

LOT 10

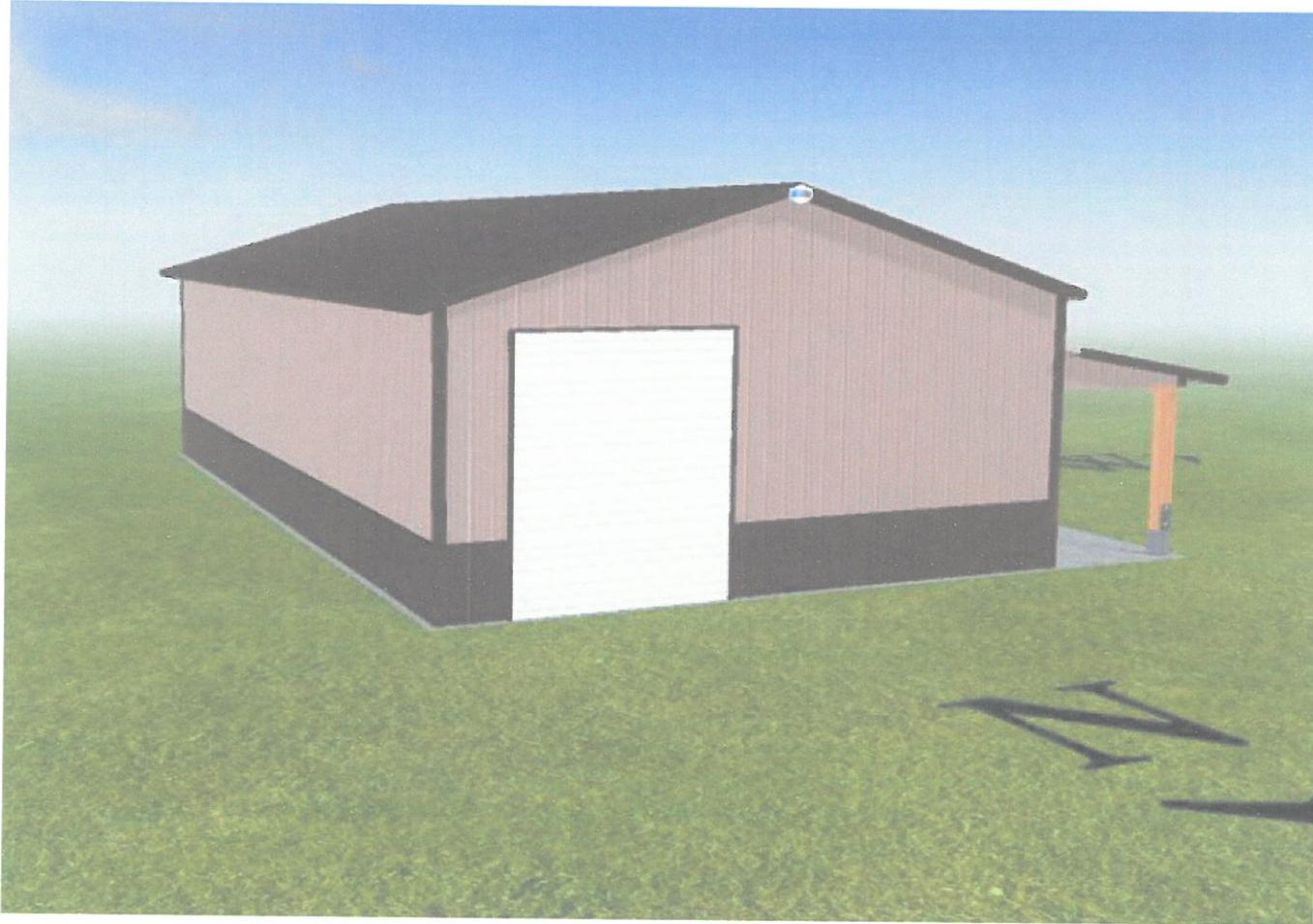
ONE STORY BRICK



















Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau
Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

Fax 1-866-609-5390

bfuerstenau@eversafebuildings.com

<http://www.eversafebuildings.com/>



Legal Disclaimer: This communication and any attachments contain information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of disclosure, distribution, copying or use of this communication or the information in it or in any attachments is strictly prohibited and may be unlawful. Where the content of this email is personal or otherwise unconnected with the firm's or its clients' business, Eversafe Buildings accepts no responsibility or liability for such content. E-mail communications cannot be guaranteed to be secure or error free, as information could be intercepted, corrupted, amended, lost, destroyed, arrive late or incomplete, or contain viruses. We do not accept liability for any such matters or their consequences.

Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf
167.9kB

image011.png
487.3kB



STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM



CUSTOMER:
Marty Wright

DATE:
9/12/2019

ADDRESS:
TBD

CITY/STATE:
Rockwall, TX

ZIP:
75087

COUNTY:
Rockwall

PHONE:
(214) 717-8203

E-MAIL:
mwright-1@att.net

BUILDING TYPE:
Garage

ROOF SIZE:
24' x 41'

BUILDING SIZE:
24' x 40'

WALL HEIGHT:
10'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION:
140 mph/30 psf

QUANTITY	DESCRIPTION
<u>BUILDING DETAILS</u>	
	24' x 40' x 10' Garage
2	Upgraded Vertical Sidewalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
<u>LEAN-TO BUILDING DETAILS</u>	
1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels
	Upgraded Vertical Roof With 6" Overhang
<u>ACCESSORIES</u>	
1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30" x 30" Single Hung Windows
	Concrete Anchors
	Roof Only 1/4 Inch Double Bubble Insulation (R10.1) - \$1,040.00 (Option-Not included in price below)
1	Fee to Connect Lean-To To Main Building
	Foam Enclosures - Ridge and Eaves
	Certified Building
	Generic Stamped Drawings
<u>MISCELLANEOUS</u>	
FREE DELIVERY TO JOBSITE	
FREE INSTALLATION ON YOUR PAD	

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
 20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
 10 YEAR WARRANTY ON SHEETING

Note: Discount Good Until:
 9/19/2019

Building Price (Before Discount)	\$14,827.50
Discount	-\$1,482.75
Miscellaneous	\$0.00
BUILDING PRICE (AFTER DISCOUNT)	\$13,344.75
Sales Tax (6.75%)	\$900.77
Drawings	\$0.00
Total	\$14,245.52
Due Now**	\$2,135.16
Remaining Balance after "Due Now" paid (COD)	\$12,110.36

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

PREPARED BY:
Bob Fuerstenau

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (*minimum*) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (*minimum*)
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a 3/4" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,



Bob Fuerstenau

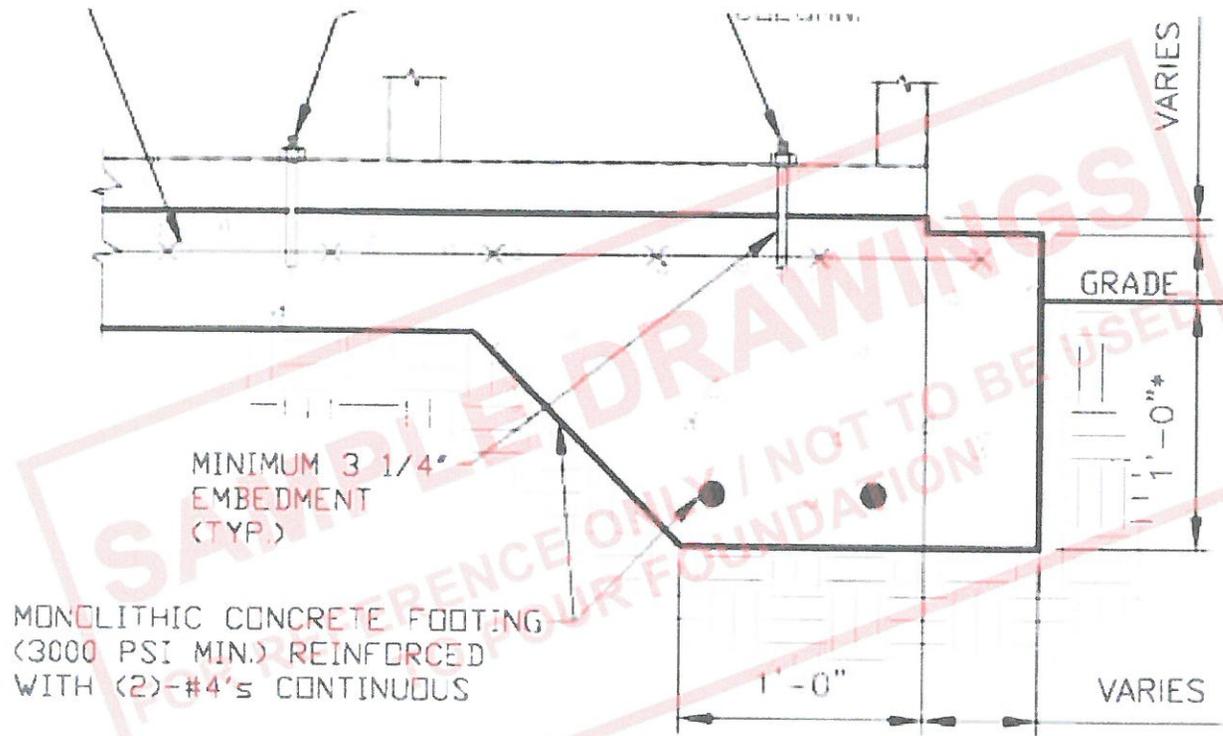
Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387



2A

**CONCRETE MONOLITHIC SLAB
BASE RAIL ANCHORAGE**

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow an *accessory building* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically 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. 04-38] 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. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *accessory building* as stipulated by Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

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

- 1) The accessory building shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The accessory building shall not exceed a maximum size of 960 SF;
- 3) The accessory building shall not exceed an overall height of 15-feet;
- 4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, *City Council Action*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 24, 2019

2nd Reading: November 4, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2340 Saddlebrook Lane

Legal Description: Lot 10, Block B, Saddlebrook Estates #2 Addition



Exhibit 'C':
Conceptual Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 8, 2019
APPLICANT: Marty Wright
CASE NUMBER: Z2019-022; *Specific Use Permit (SUP) for an Accessory Building*

SUMMARY

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for a detached garage on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed in 1999 [*Ordinance No. 99-33*], is zoned single-family 16 (SF-16) District, and is addressed as 2340 Saddlebrook Lane. On November 11, 2001, the City Council approved a change in zoning [*Case No. PZ2008-102; Ordinance No. 01-102*], from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the Saddlebrook Estates #2 Addition. On October 21, 2002, the City Council approved a replat [*Case No. PZ2002-71-01*] for the Saddlebrook Estates #2 Addition.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a detached garage that exceeds the maximum allowable size for a property in a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2340 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes located within the Saddlebrook Estates #2 Addition, followed by the corporate limits of the City of Rockwall. These homes are zoned Single-Family 16 (SF-16) District. Beyond this is E. Quail Run Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is a large vacant tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property, are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District, followed by the corporate limits of the City of Rockwall. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the corporate limits of the City of Rockwall.

West: Directly west of the subject property are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this are several single-family homes zoned Agricultural (AG) District followed by John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 (SF-16) District. Currently situated on the subject property, there is a 3,397 SF brick single-family home and a 216 SF accessory building that is clad with wood. The proposed building will be situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The building will include a 24' x 40' (*i.e. 960 SF*) detached garage and a 6' x 40' (*i.e. 240 SF*) porch that will be on the front of the building. The total footprint of the building will be 1,200 SF (*i.e. 35% of the size of the home*). The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The applicant has stated that the purpose of the porch is to blend the building with the neighborhood by incorporating architectural elements that are typically seen on a single-family home. The building will have two (2) roll-up doors located on each of the side façades (*i.e. north and south façade*) and the applicant has stated that detached garage will be utilized to store several antique vehicles. The existing 12' x 18' (*i.e. 216 SF*) accessory building will be relocated and will be situated adjacent to the northern side façade of the proposed detached garage. The applicant has provided a site plan and proposed building elevations to be reviewed by the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), in a Single-Family 16 (SF-16) District a detached garage is permitted provided that it is no larger than 625 SF. The detached garage shall include a minimum of one (1) garage bay door large enough to accommodate a standard size motor vehicle and shall be architecturally compatible with the primary structure. In this case, the proposed detached garage is 960 SF and the porch is 240 SF (*i.e. a total building footprint of 1,200 SF*), which exceeds the maximum allowable size of a detached garage. Although the proposed building exceeds the maximum allowable size, the applicant has provided additional architectural elements (*i.e. the front porch, windows and shutters, and the double walk-in doors*) on the building in order for the building to be consistent with the main structure. Additionally, the proposed building incorporates two (2) roll-up doors that are large enough to accommodate a standard passenger vehicle. Based on the proposed design of the building, the applicant's request appears to be in conformance with the requirements stipulated by the Unified Development Code (UDC) with regard to detached garages; however, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building is architecturally compatible with the primary structure.

STAFF ANALYSIS

When looking at the applicant's request, it was observed that a large majority of property owners (*i.e. 26 of the 44 homes or roughly 60%*) currently have a detached garage and/or accessory building on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than (*i.e. 900-1,300 SF*) the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure (*i.e. a combination of brick and cementitious lap siding*). Staff was able to determine that 30 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active (*i.e. not expired, voided, or withdrawn*). A vast majority of the permits were issued between 2002 (*i.e. shortly after this area was annexed*) and 2009. In this case, the proposed detached garage is larger than the maximum allowable

detached garage; however, the design of the structure (*i.e. inclusion of a front entryway door, windows, shutters, and front porch*) appears to be architecturally compatible with the main house and would resemble a residential building. The building will sit more than 100-feet from the front property line and be approximately four (4)-feet higher than the street. Due to this, visibility of the garage bay doors will be limited from the front of the property line. Should the detached garage be visible from the front of the property, the garage would likely resemble the existing detached garages on the surrounding properties (*i.e. the bay doors would be visible from the street*). Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, a total of two (2) accessory buildings will be located on the subject property.

NOTIFICATIONS

On September 20, 2019, staff sent 30 notices to all residents/property owners within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations located within 1,500-feet of the subject property and are participating in the Neighborhood Notification Program. At the time this report was written, staff had received three (3) emails and one (1) notice in favor of this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:
 - (a) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;
 - (b) The detached garage shall not exceed a maximum size of 1,200 SF;
 - (c) The detached garage shall not exceed an overall height of 15-feet;
 - (d) The subject property shall not have more than two (2) accessory buildings;
- (2) Any construction resulting from the approval of this zoning change 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.

0 20 40 80 120 160 Feet

Z2019-022 - SUP FOR 2340 SADDLEBROOK LANE
ZONING - LOCATION MAP = 

THE ROCK

SF-16 

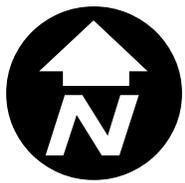
SADDLEBROOK



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.

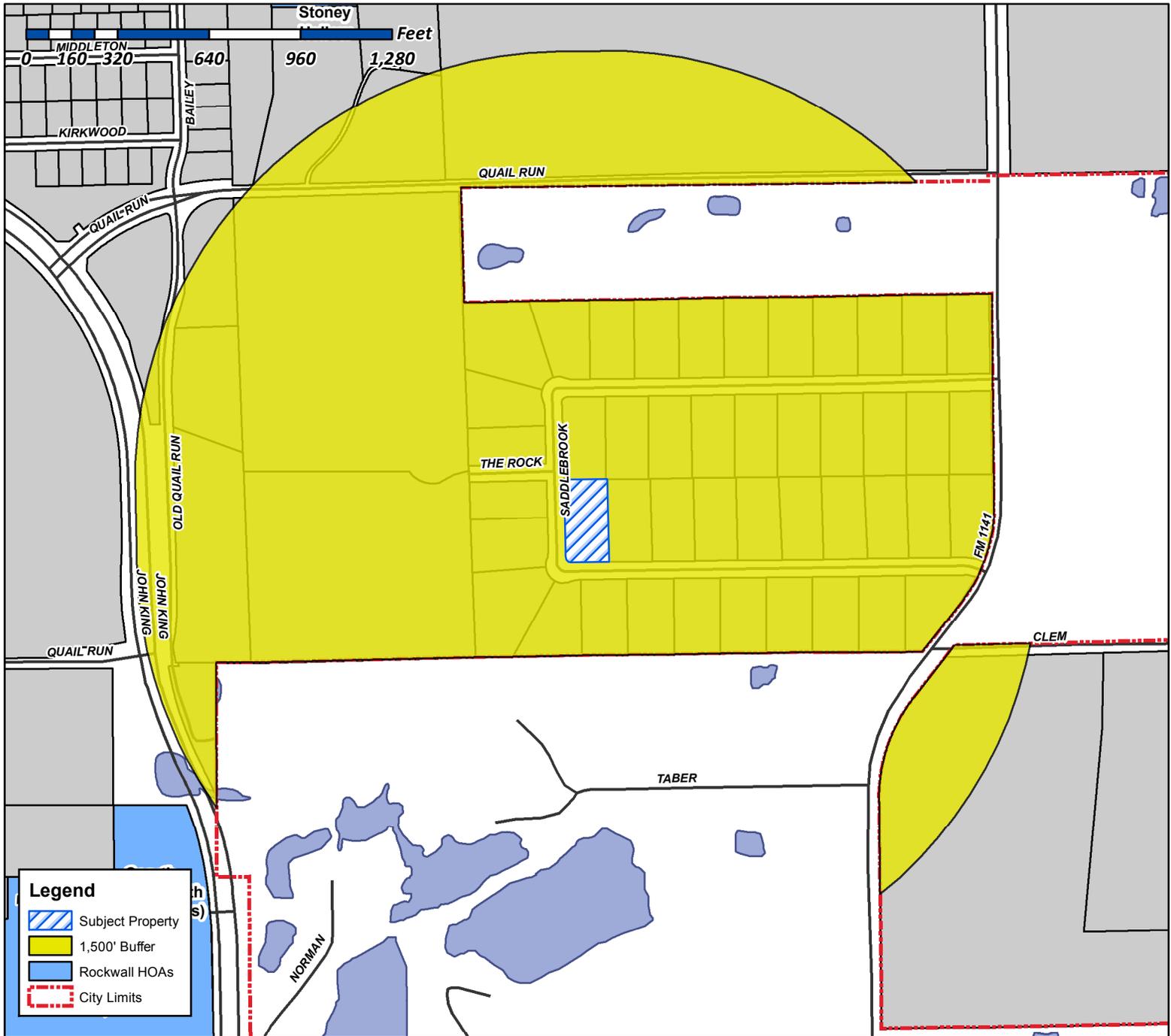
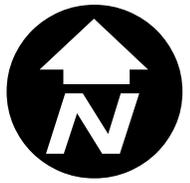




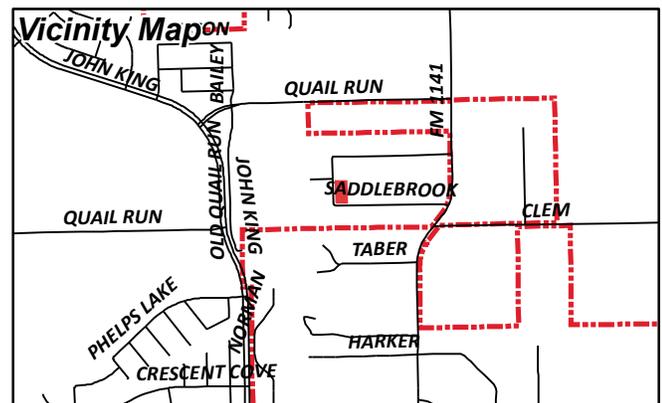
City of Rockwall

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

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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019

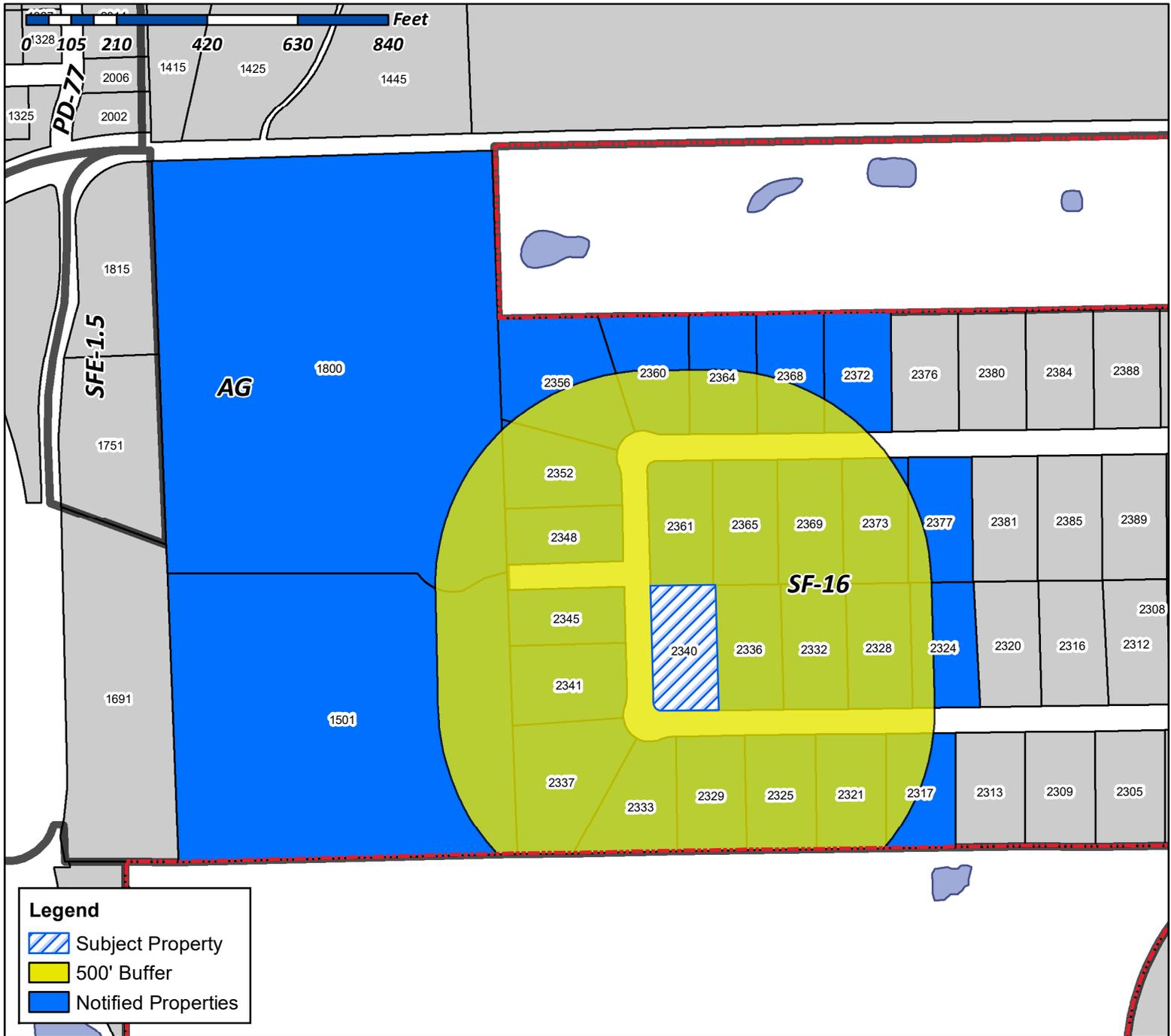
For Questions on this Case Call (972) 771-7745



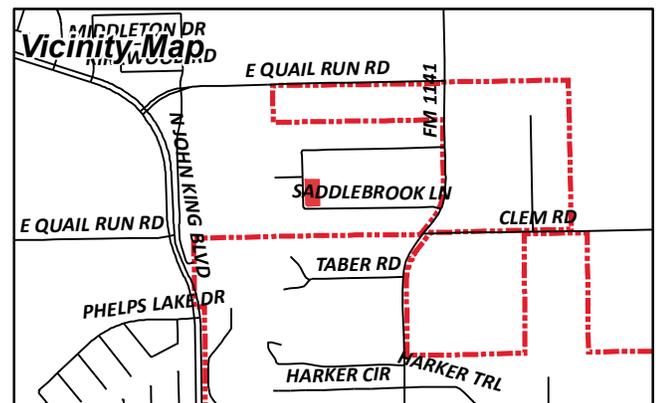
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

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

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 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

YODER DEBRA AND BYRON M GILLORY JR
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 MAY
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

HARVEY GARY G & KENETA L REVOCABLE LIVING
TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
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

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

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

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-022: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 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, 10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** 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:

Korey Brooks
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 **10/21/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

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

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2019-022
Date: Tuesday, October 01, 2019 4:11:53 PM

From: Berger, Kevin [REDACTED]
Sent: Thursday, September 26, 2019 7:36 AM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022

This is in regards to the above SUP request for 2340 Saddlebrook Lane.

First of all, we are 100% in favor of the request to build an accessory building in excess of 900 square feet which we assume is the reason for the SUP.

We know from building our own workshop in 2006 that at that time, the city required **that the exterior cladding contains the same materials, excluding glass, as found on the main structure** which in our case meant that we needed to brick the accessory building. I can think of at least 7 accessory buildings in Saddlebrook Estates that have been built and all of them comply with this requirement. From looking at the request and viewing the renderings, it appears that this structure is a 100% steel building.

Is this SUP just for the structure being greater than 900 square feet?

Is there an additional variance being applied for not using the same cladding material as the main residence?

Has the Rockwall UDC changed since 2006 that allows for a metal accessory building not allowed previously?

We know that bricking an accessory building is more expensive than not, but up to this point everyone in our neighborhood has had to comply. And honestly it has kept the neighborhood looking much better than if we had all built metal buildings.

Thanks for any clarification you can provide,

Kevin & Debbie Berger
2364 Saddlebrook Lane
Rockwall, TX 75087
214-534-6594

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case number Z2019022:SUP for accessory building
Date: Tuesday, October 01, 2019 4:10:08 PM

-----Original Message-----

From: Peggy Thomas [REDACTED]
Sent: Monday, September 30, 2019 2:08 PM
To: Planning <planning@rockwall.com>
Subject: Case number Z2019022:SUP for accessory building

Our names are Willard and Peggy Thomas and we are in favor of the request for the zoning change. It is our belief that the inhabitants of the home will build an appropriate structure for our neighborhood, as their home is one of the nicest ones in the neighborhood and so very well-kept thank you very much.

Willard and Peggy Thomas
2337Saddlebrook Ln., Rockwall, TX 75087

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.

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2019-022. Marty Wright
Date: Tuesday, October 01, 2019 4:10:47 PM

From: cbrown3552@att.net [REDACTED]
Sent: Friday, September 27, 2019 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022. Marty Wright

In reference to Case number Z2019-022 I am in favor of the request to build the new building on the property. I am Marty's neighbor and I have looked at his plans for the new building. I think its going to be a very nice building as proposed. If there are any questions just let me know.

Chris Brown
2329 Saddlebrook Ln.
Rockwall, TX 75087
214-926-6969
Cbrown3552@att.net

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.

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

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

While I recognize the fact that no one wants their neighborhood to become a warehouse district, I think Mr. Wright's request should be approved. If anyone will keep it looking nice, he will. He and his wife and son are always out doing yardwork & landscaping. Best yard in the neighborhood!

Name:

I'm sure it will be done tastefully to fit in and maintained to look great.

Address:

Stephen Griffin 2348 Saddlebrook Ln Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

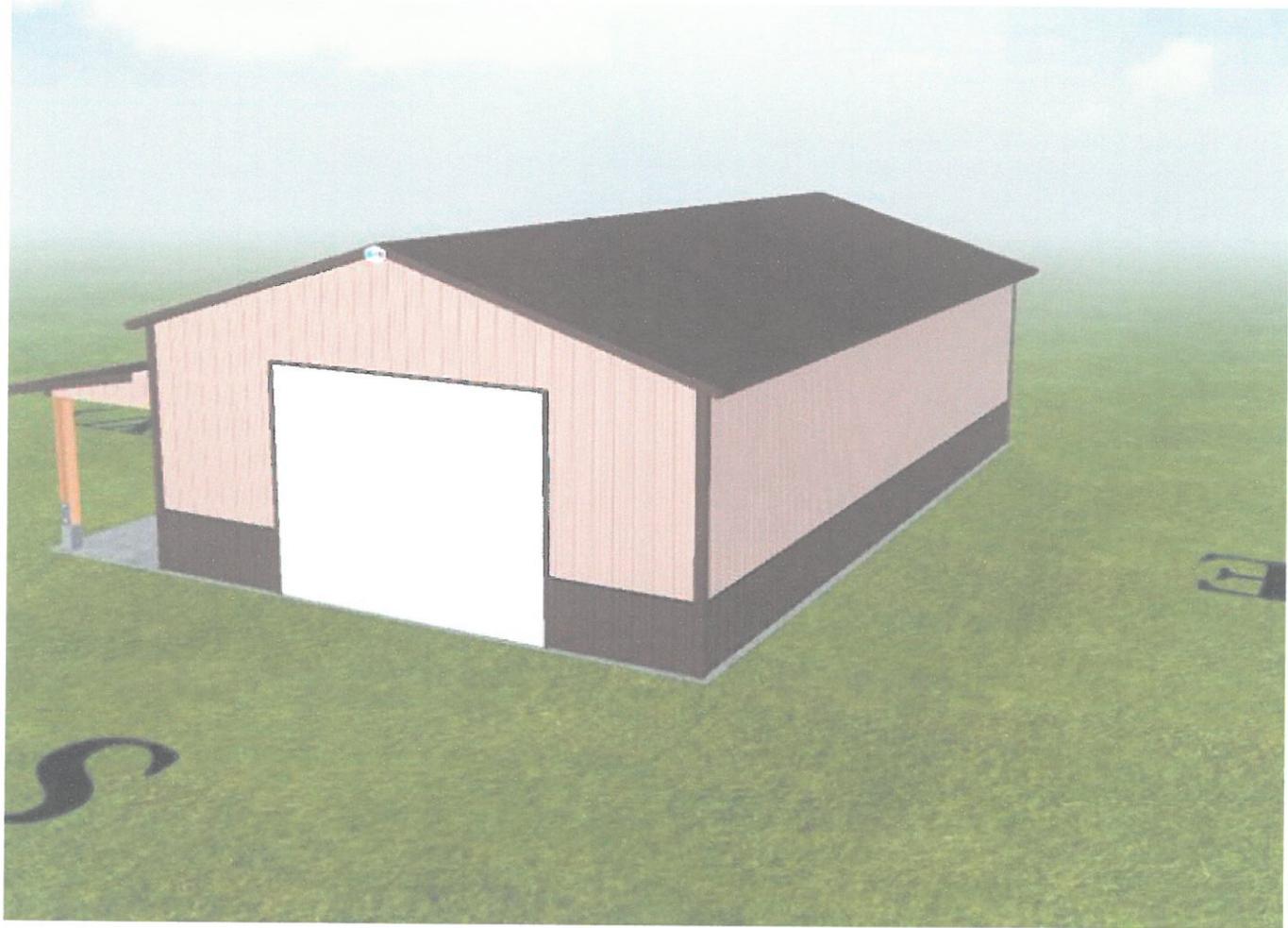
Thanks for your time,

Marty and Debra Wright

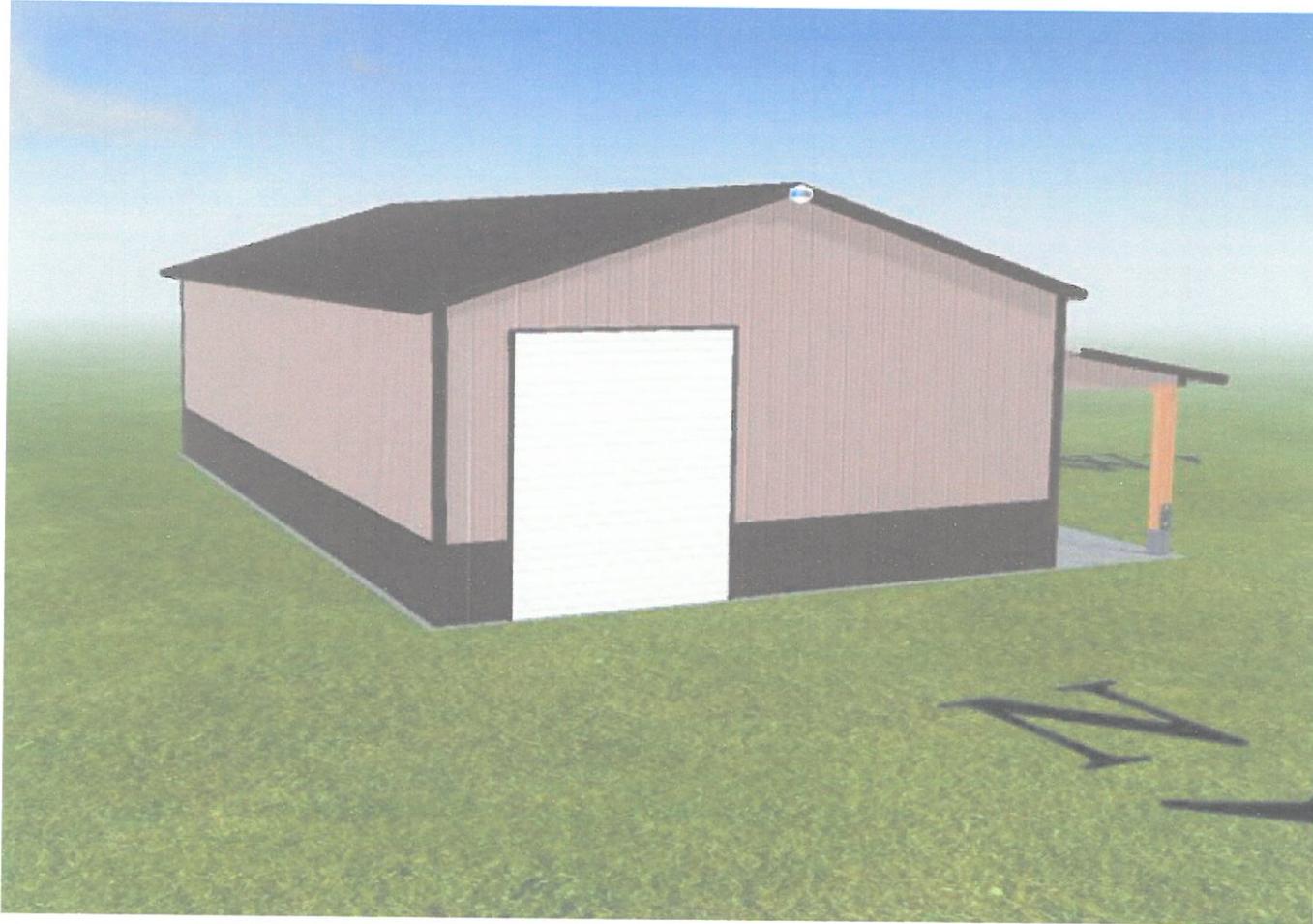
(214) 717-8203

mwright-1@att.net

















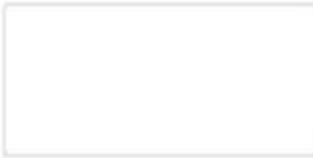
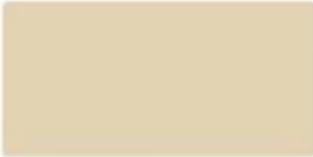






Building Colors

Eversafe Steel Buildings offers a variety of standard colors for your steel building. You can select from 13 different colors for the roof, the sides and the trim. Make your choices from the selections below:

		
BARN RED	CLAY	SLATE BLUE
		
BLACK	EARTH BROWN	TAN
		
EVERGREEN	WHITE	PEWTER GRAY
		
VINTAGE BURGUNDY	PEBBLE BEIGE	QUAKER GRAY
		
	SANDSTONE	

*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. Not all colors are available in every state and colors may vary by state. Non-standard colors, color matching and two-tone wall color wainscoting available in certain states. Please ask your representative for details.

Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau
Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

Fax 1-866-609-5390

bfuerstenau@eversafebuildings.com

<http://www.eversafebuildings.com/>



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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf
167.9kB

image011.png
487.3kB



STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM



CUSTOMER:
Marty Wright

DATE:
9/12/2019

ADDRESS:
TBD

CITY/STATE:
Rockwall, TX

ZIP:
75087

COUNTY:
Rockwall

PHONE:
(214) 717-8203

E-MAIL:
mwright-1@att.net

BUILDING TYPE:
Garage

ROOF SIZE:
24' x 41'

BUILDING SIZE:
24' x 40'

WALL HEIGHT:
10'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION:
140 mph/30 psf

QUANTITY	DESCRIPTION
<u>BUILDING DETAILS</u>	
	24' x 40' x 10' Garage
2	Upgraded Vertical Sidewalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
<u>LEAN-TO BUILDING DETAILS</u>	
1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels
	Upgraded Vertical Roof With 6" Overhang
<u>ACCESSORIES</u>	
1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30" x 30" Single Hung Windows
	Concrete Anchors
	Roof Only 1/4 Inch Double Bubble Insulation (R10.1) - \$1,040.00 (Option-Not included in price below)
1	Fee to Connect Lean-To To Main Building
	Foam Enclosures - Ridge and Eaves
	Certified Building
	Generic Stamped Drawings
<u>MISCELLANEOUS</u>	
FREE DELIVERY TO JOBSITE	
FREE INSTALLATION ON YOUR PAD	

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
 20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
 10 YEAR WARRANTY ON SHEETING

Note: Discount Good Until:
 9/19/2019

Building Price (Before Discount)	\$14,827.50
Discount	-\$1,482.75
Miscellaneous	\$0.00
BUILDING PRICE (AFTER DISCOUNT)	\$13,344.75
Sales Tax (6.75%)	\$900.77
Drawings	\$0.00
Total	\$14,245.52
Due Now**	\$2,135.16
Remaining Balance after "Due Now" paid (COD)	\$12,110.36

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

PREPARED BY:
Bob Fuerstenau

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (*minimum*) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (*minimum*)
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a 3/4" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,



Bob Fuerstenau

Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically 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. 04-38] 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. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *detached garage* as stipulated by Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The detached garage shall not exceed a maximum size of 1,200 SF;
- 3) The detached garage shall not exceed an overall height of 15-feet;
- 4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, *City Council Action*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 24, 2019

2nd Reading: November 4, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2340 Saddlebrook Lane

Legal Description: Lot 10, Block B, Saddlebrook Estates #2 Addition



**Exhibit 'B':
Concept Plan**

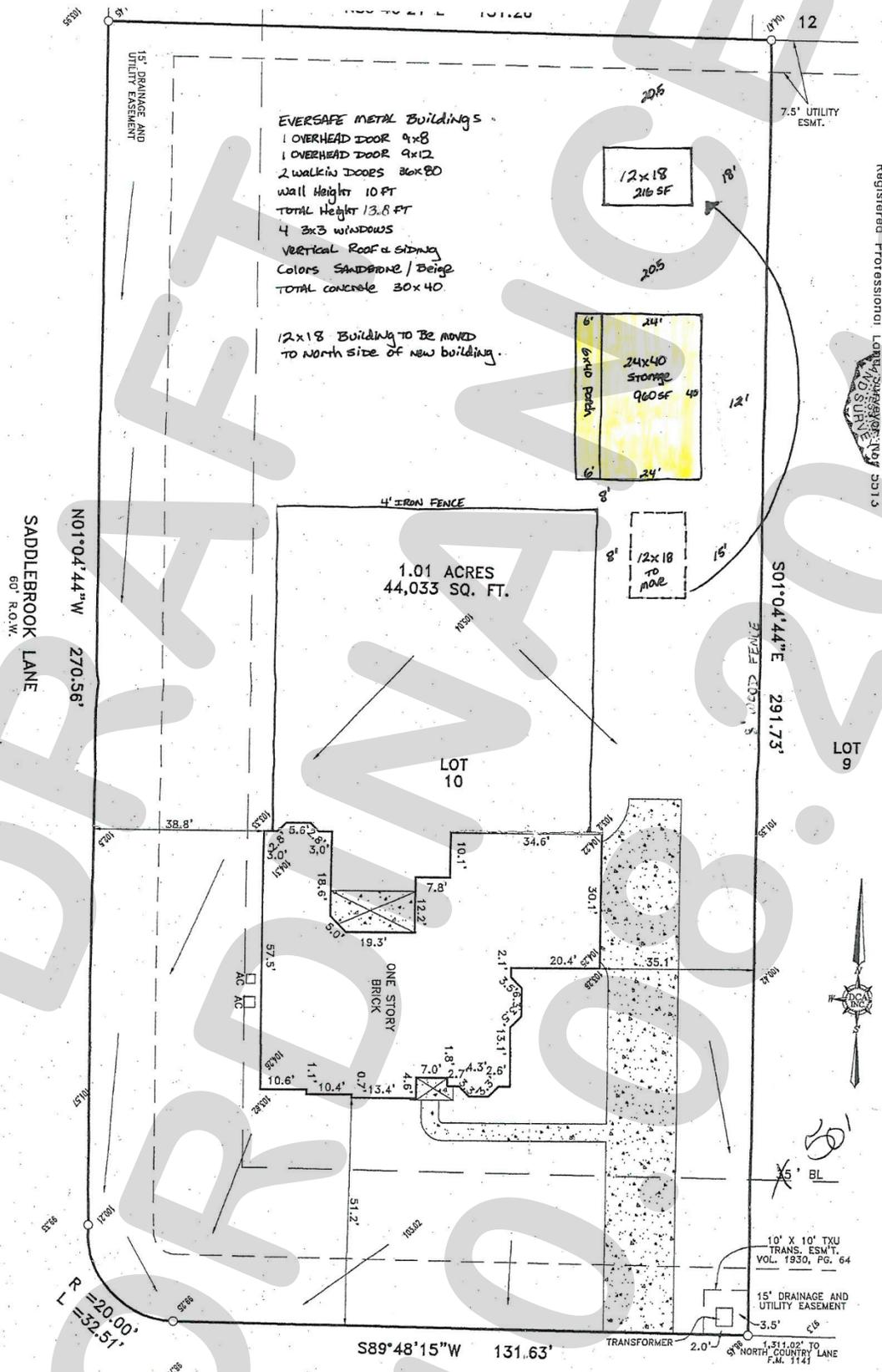


Exhibit 'C':
Conceptual Building Elevations

