



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-030 P&Z DATE 08/11/20 CC DATE 08/18/20 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

## ZONING APPLICATION

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

## SITE PLAN APPLICATION

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

## PLATTING APPLICATION

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

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

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22020-030

**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) <sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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."

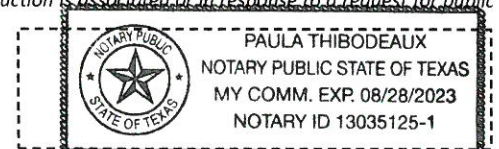
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

Mark Klecha

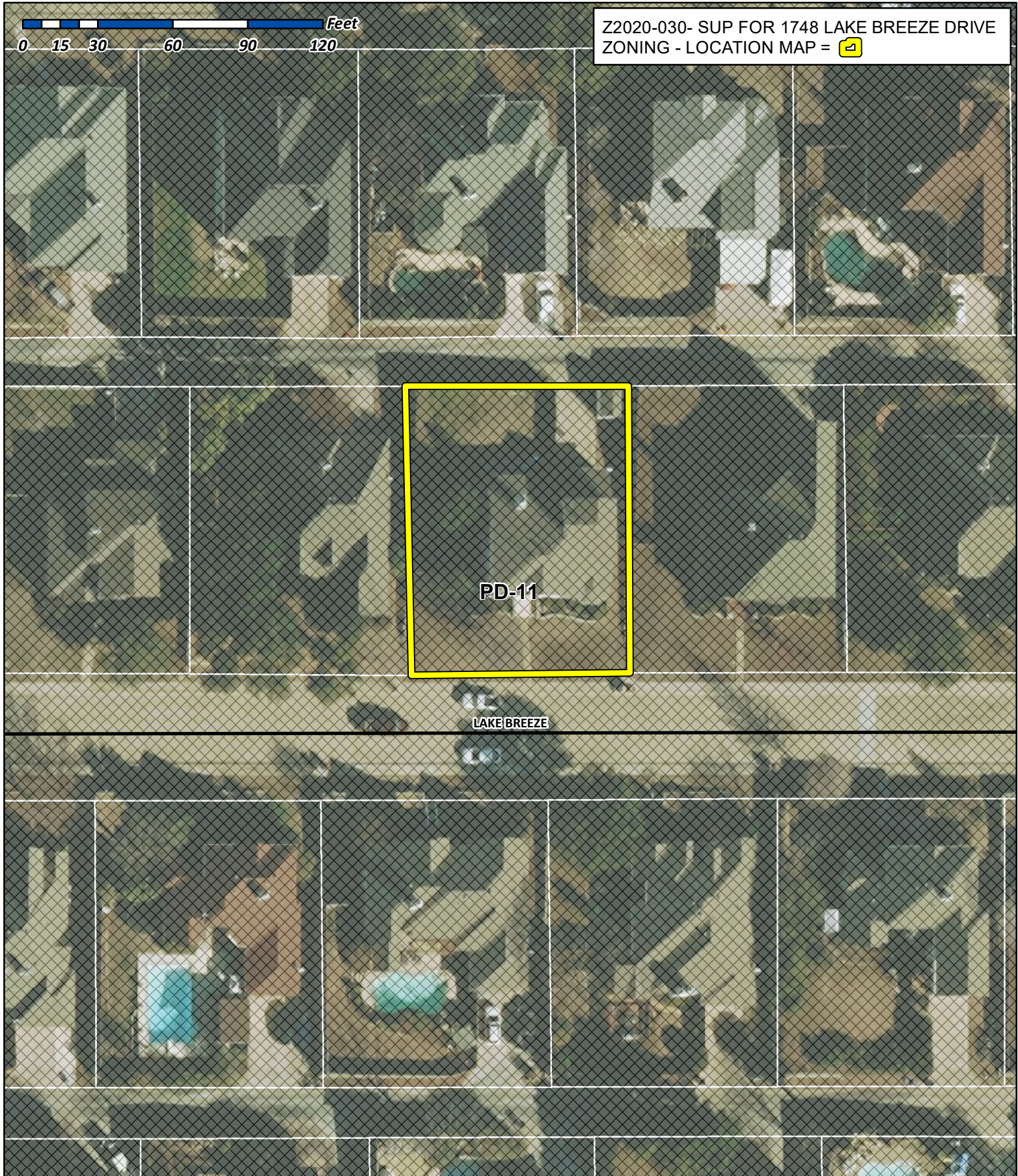
Notary Public in and for the State of Texas

Paula Thibodeaux



My Commission Expires





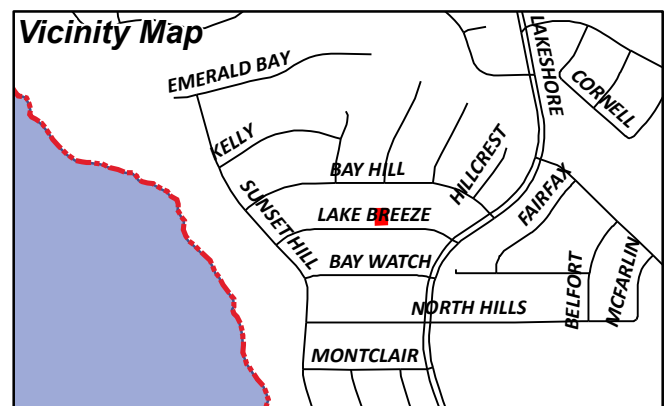
## City of Rockwall

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

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











# City of Rockwall

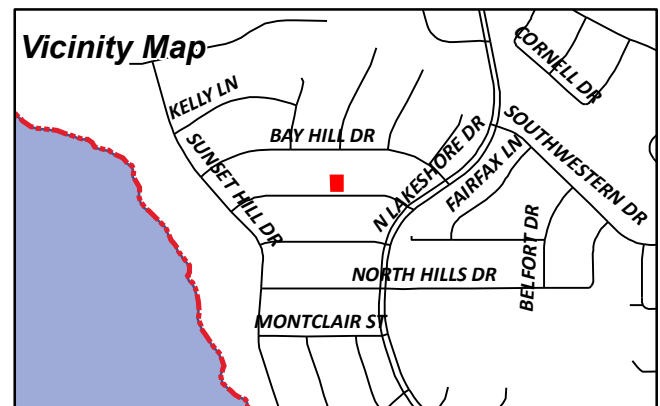
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/22/2020  
**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1011 HILLCREST  
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE  
1017 COURTNEY CIRCLE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1019 WOODHAVEN  
ROCKWALL, TX 75087

DORN KEITH  
1020 ARBOR VIEW PL  
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE  
1020 COURTNEY CIR  
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L  
1020 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY  
1021 ARBOR VIEW PL  
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND  
MICHAEL J VEREB  
1025 COURTNEY CIRCLE  
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M  
1027 ARBOR VIEW PL  
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN  
1029 WOODHAVEN CIR  
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A  
1030 ARBOR VIEW PL  
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S  
1030 COURTNEY CIR  
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE  
1030 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI  
1033 ARBOR VIEW PL  
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE  
1033 COURTNEY CIR  
ROCKWALL, TX 75087

WARD PATRICK C  
1037 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

BEATY SUSAN J  
1038 COURTNEY CR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 ARBOR VIEW  
ROCKWALL, TX 75087

MAY RICHARD A & LISA A  
1040 ARBOR VIEW PL  
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P  
1046 COURTNEY CIR  
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE  
1047 ARBOR VIEW PL  
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA  
1048 ARBOR VIEW PL  
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER  
1054 COURTNEY CIRCLE  
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A  
1514 MALLARD HVN  
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W  
1596 EDMONDSON TR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1602 NORTH HILLS  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 NORTH HILLS  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087



CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

BAUCHMAN NANCY  
16631 MALCOLM LN  
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1704 LAKE BREEZE  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA  
1705 BAYHILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1707 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A  
1712 BAY WATCH DRIVE  
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL  
1712 LAKE BREEZE DR  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

REPMAN MARK &  
MICHELLE BASTIDAS  
1715 BAYHILL DR  
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH  
1717 LAKE BREEZE DR  
ROCKWALL, TX 75087

PEDDIE STACIE  
1720 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA  
1722 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1727 BAY HILL  
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S  
1727 LAKE BREEZE DR  
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND  
AMANDA JO BURT HIGGINS  
1730 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1732 BAY WATCH  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS  
1737 BAYHILL DR  
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K  
1737 LAKE BREEZE DR  
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE  
1738 LAKE BREEZE DR  
ROCKWALL, TX 75087

TUBBS LAJUAN C  
1740 BAY WATCH DR  
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST  
CHRIS A LANZONE AND DIANE M LANZONE-  
TRUSTEES  
1741 BAY WATCH DRIVE  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN  
1747 BAY HILL DR  
ROCKWALL, TX 75087

SISKA JAMES W & RITA F  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA  
1748 LAKE BREEZE DR  
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D  
1751 BAY WATCH DR  
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E  
1755 BAYHILL DR  
ROCKWALL, TX 75087

BARKER MARK A  
1755 LAKE BREEZE DR  
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N  
1756 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1758 BAY WATCH  
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J  
1759 BAY WATCH DR  
ROCKWALL, TX 75087

LOWNDES ROBERT  
1763 BAYHILL DR  
ROCKWALL, TX 75087

LONDON REV TR  
1763 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1764 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1766 BAY WATCH  
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET  
1769 BAY WATCH DR  
ROCKWALL, TX 75087

SMITH JAMES & JULIE  
1773 BAYHILL DR  
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE  
MEYN FAMILY TRUST  
1773 LAKE BREEZE DR  
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K  
1774 BAY WATCH DR  
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH  
NGUYEN HOANG  
1774 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R  
1781 BAYHILL DR  
ROCKWALL, TX 75087

PERALES LIVING TRUST  
1781 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY  
1782 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 LAKE BREEZE  
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA  
1791 BAYHILL DR  
ROCKWALL, TX 75087

KING DOROTHY  
1793 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH  
1798 LAKE BREEZE DR  
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON  
1799 BAYHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1803 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1807 BAY HILL  
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA  
KAPOUSTINA-DAVIS  
1817 BAYHILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1822 BAY HILL  
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO  
1827 BAYHILL DR  
ROCKWALL, TX 75087

REED LARRY K  
18333 ROE HAMPTON #323  
DALLAS, TX 75252

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



AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE  
40161 E 179TH STREET  
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C  
4914 W 106TH ST  
OAK LAWN, IL 60453

OH SINEUI  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

MATSUMOTO SHINTARO  
C/O OPEN HOUSE CO. LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS  
LLC  
5050 QUORUM DRIVE SUITE 120  
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST  
550 S SILVERADO WAY  
ANAHEIM, CA 92807

WILLIS RUTH HAYNES  
6168 PRESTONDELL DR  
DALLAS, TX 75240

BREEN ROBERT AND LAURA  
661 JUSTIN RD  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this



structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mark Klecha". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

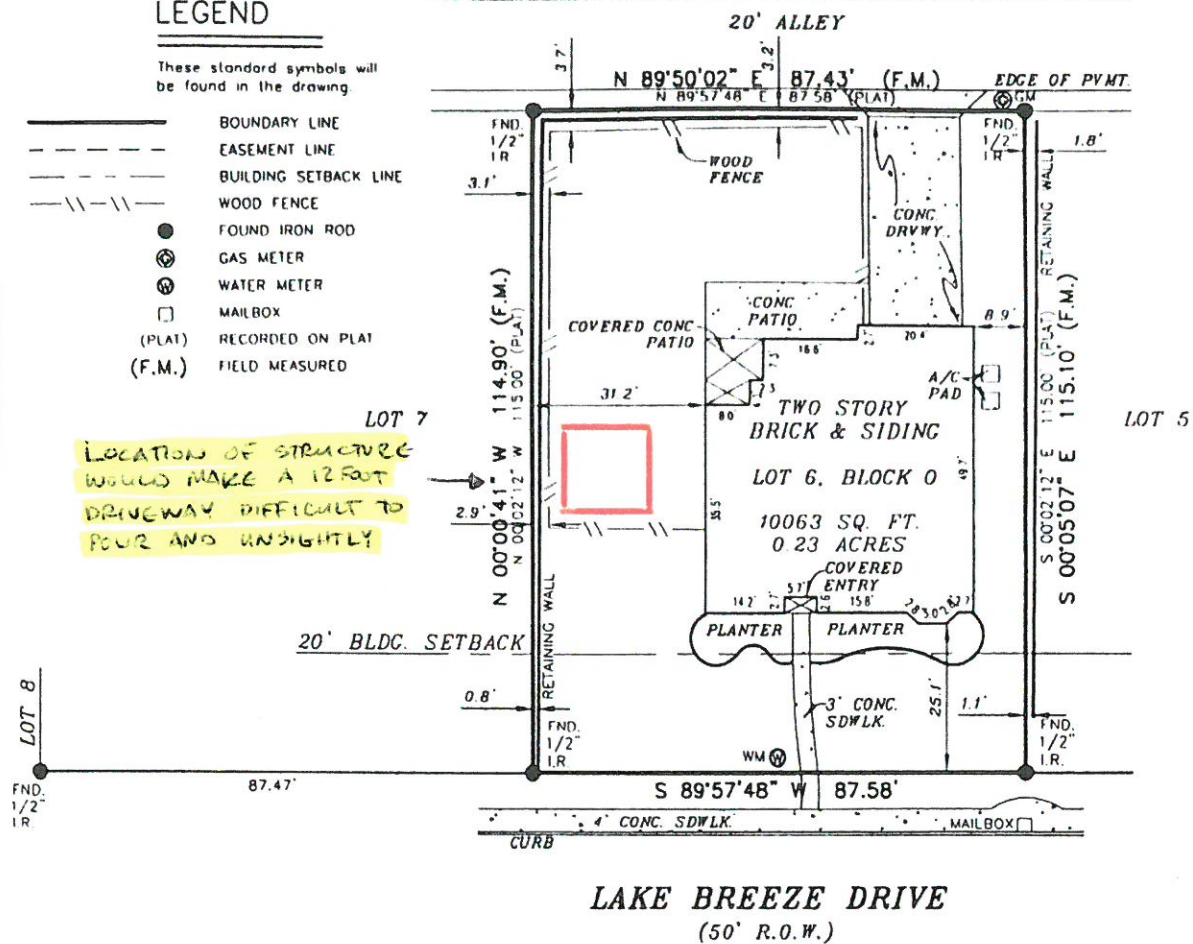


## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ||| WOOD FENCE
- FOUND IRON ROD
- ⊙ GAS METER
- ⊙ WATER METER
- MAILBOX
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

LOCATION OF STRUCTURE  
WOULD MAKE A 12 FOOT  
DRIVEWAY DIFFICULT TO  
POUR AND UNSIGHTLY



### LAKE BREEZE DRIVE

(50' R.O.W.)

## LEGAL DESCRIPTION

BEING LOT 6, BLOCK 0 OF HILLCREST SHORES,  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
CABINET C, SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY,  
TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only,  
this property is in ZONE X of the  
Flood Insurance Rate Map, Community Panel No.  
48397C 0030 L, effective date of SEPTEMBER 26, 2008.  
Exact designations can only be determined by a  
Elevation Certificate. Based on the above information,  
this property IS NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE:  
BASIS OF BEARING, RECORDED  
PLAT UNLESS OTHERWISE NOTED.

## GRAPHIC SCALE



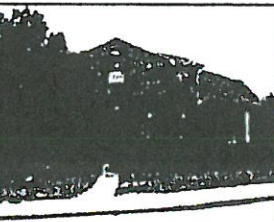
I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,  
do hereby certify to HEXTER-FAIR TITLE COMPANY  
and

that the above map is true and correct according to an actual field survey, made by me on the ground or  
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further  
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except  
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent  
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way  
as of the date of the field survey. I further certify that this survey meets or exceeds the  
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Lot(s) 6, Block 0, N.C.B. --, Survey No. --, Abstract No. --  
Survey or Subdivision: HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL  
Cabinet C, Slide(s) 199-200, of the Map/Deed and Plat Records of ROCKWALL County, Texas.  
Borrower/Owner: CHARLES M. HUSTON AND KENDRA HUSTON  
Address: 1748 LAKE BREEZE DRIVE GF No. PL11619416

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN  
VOLUME 961, PAGE 176, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS  
VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



## FINAL "AS-BUILT" SURVEY

JOB NO.:	1105006367	NO	REVISION	DATE
DATE:	05/27/11			
DRAWN BY:	MN/HM			
APPROVED BY:	RJR			



Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



**AMERISURVEYORS, L.L.C.**  
11711 Warfield Road, San Antonio, Texas 78216  
Phone: (214) 677-0566 Fax: (214) 677-9662

7-14-11



# CITY OF ROCKWALL

## PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage .

### SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings <sup>1 &amp; 3</sup>					Portable Accessory Building 0 SF – 120 SF <sup>8</sup>	Detached Garage <sup>8 &amp; 9</sup>	Carports <sup>7 &amp; 8</sup>
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2	1	1	1	1
Maximum SF of Accessory Structure <sup>5</sup>		1,000 <sup>2</sup>	1,000 <sup>2</sup>	1250 <sup>2</sup>	144 <sup>6</sup>	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	3	3	3	20 <sup>5</sup>	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

### ADDITIONAL REQUIREMENTS:

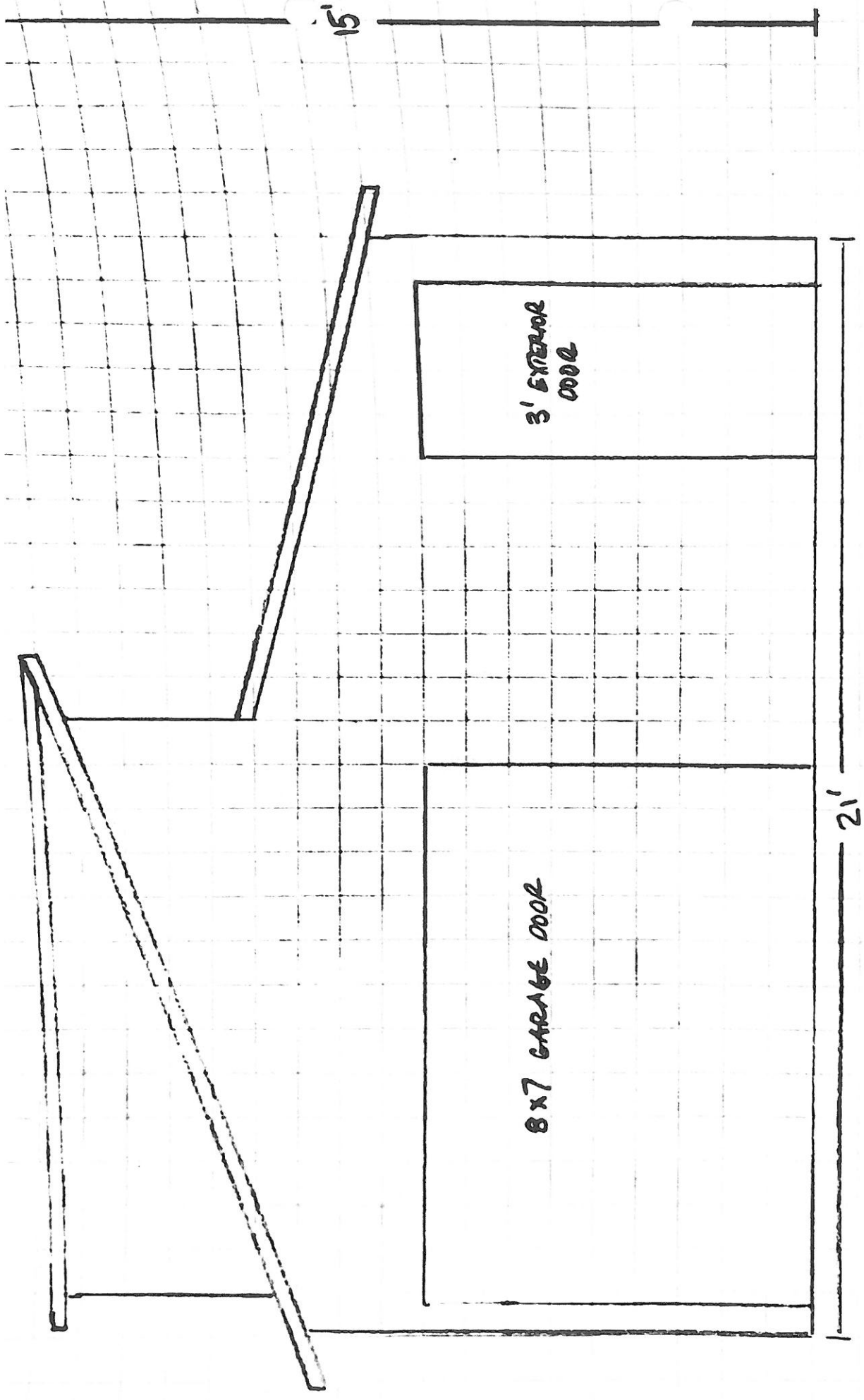
- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.







PROPERTY LINE

RETAINING WALL

3' SET  
BACK

FENCE

NOTES:

- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &  
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

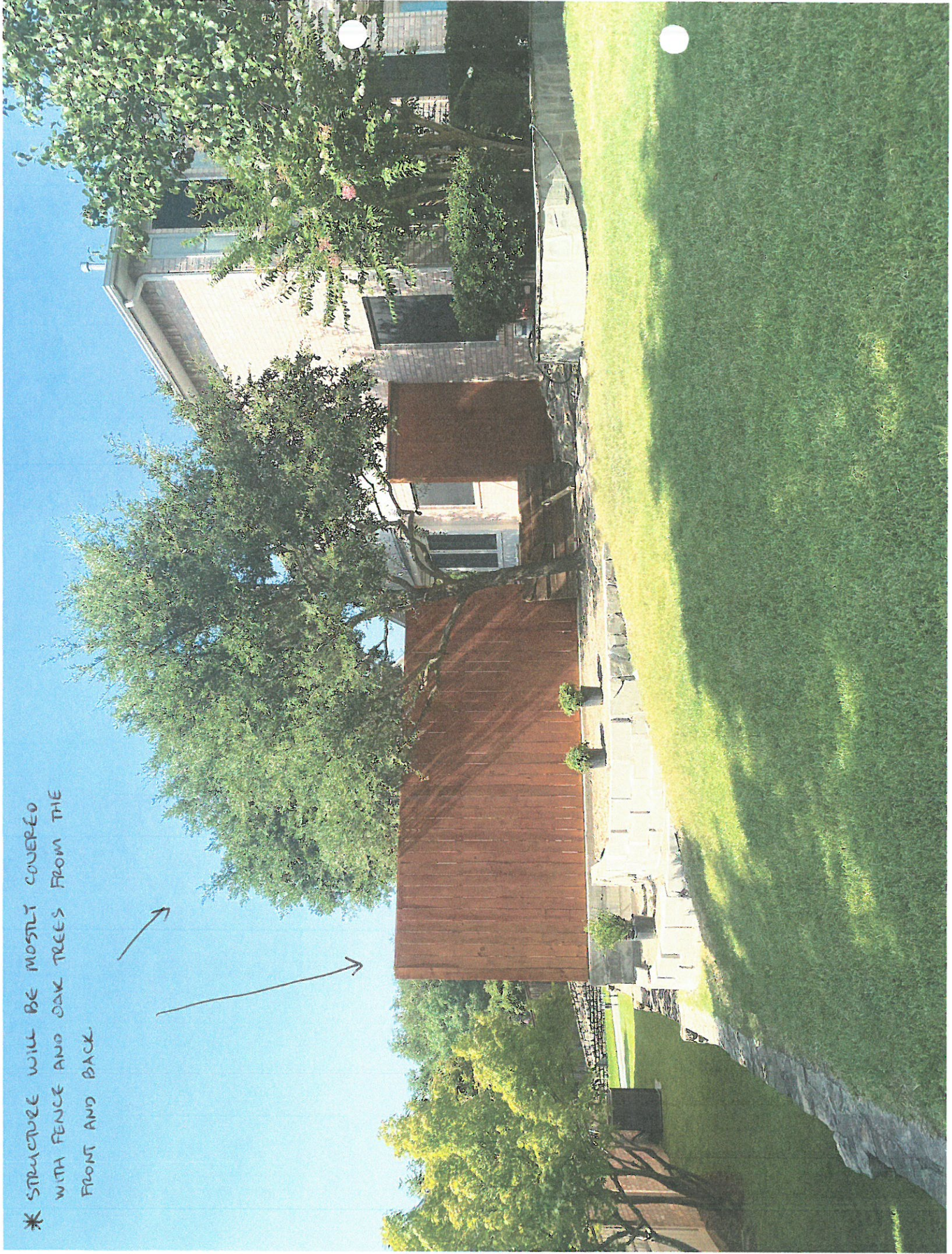
17'

10' SET  
BACK  
FROM  
HOME

21'



\* STRUCTURE WILL BE MOSTLY COVERED  
WITH FENCE AND OAK TREES FROM THE  
FRONT AND BACK











# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-030 P&Z DATE 08/11/20 CC DATE 08/18/20 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

## ZONING APPLICATION

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

## SITE PLAN APPLICATION

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

## PLATTING APPLICATION

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

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

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22020-030

**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) <sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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."

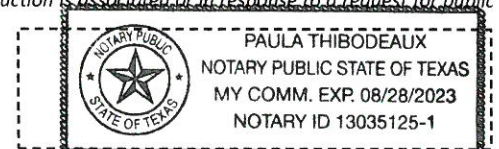
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

Mark Klecha

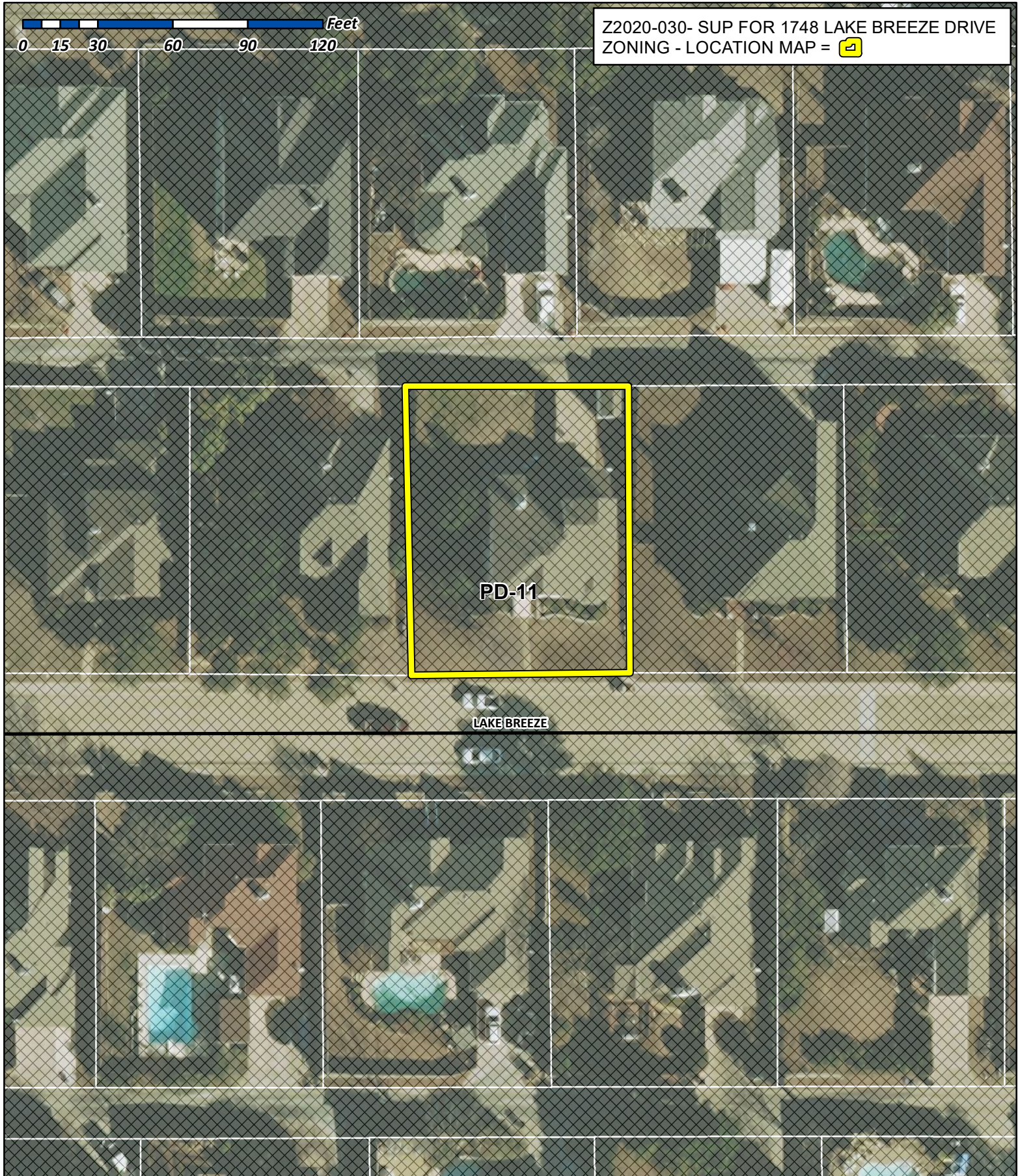
Notary Public in and for the State of Texas

Paula Thibodeaux



My Commission Expires





## City of Rockwall

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

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



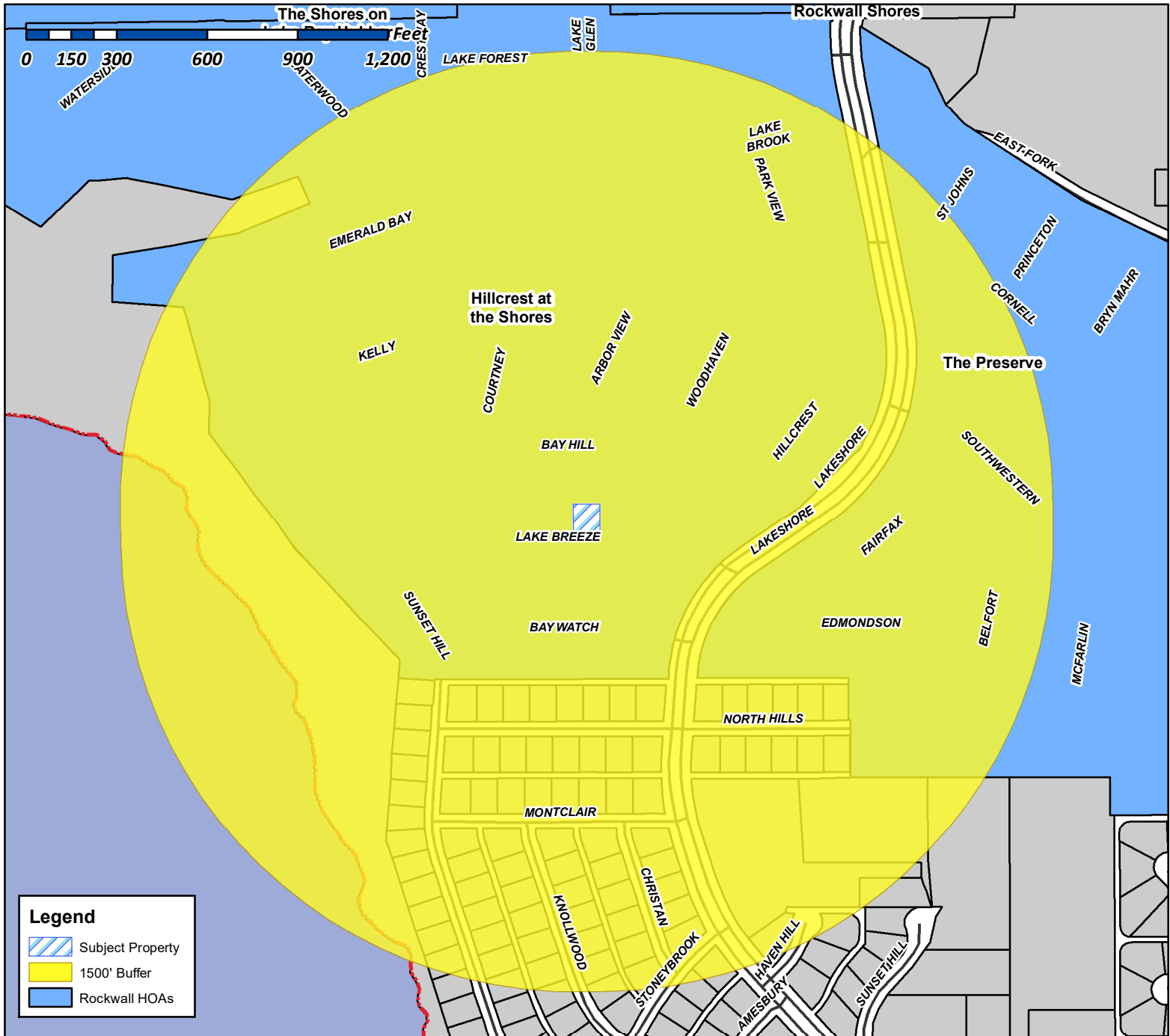




# City of Rockwall

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

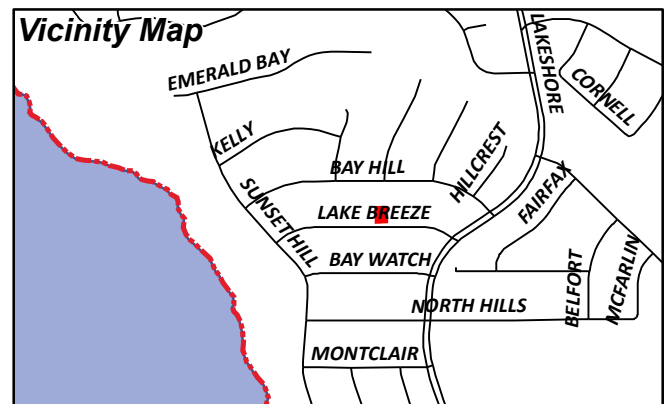
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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/17/2020

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



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, July 21, 2020 10:14:35 AM  
**Attachments:** [HOA Map \(07.17.2020\).pdf](#)  
[Public Notice \(07.20.2020\).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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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](mailto: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>.

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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





# City of Rockwall

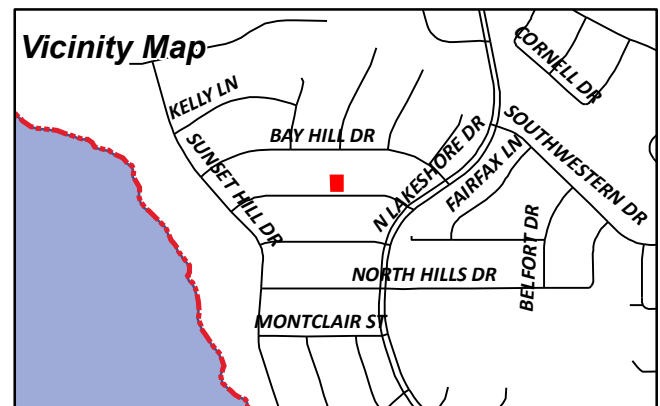
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/22/2020  
**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1011 HILLCREST  
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE  
1017 COURTNEY CIRCLE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1019 WOODHAVEN  
ROCKWALL, TX 75087

DORN KEITH  
1020 ARBOR VIEW PL  
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE  
1020 COURTNEY CIR  
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L  
1020 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY  
1021 ARBOR VIEW PL  
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND  
MICHAEL J VEREB  
1025 COURTNEY CIRCLE  
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M  
1027 ARBOR VIEW PL  
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN  
1029 WOODHAVEN CIR  
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A  
1030 ARBOR VIEW PL  
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S  
1030 COURTNEY CIR  
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE  
1030 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI  
1033 ARBOR VIEW PL  
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE  
1033 COURTNEY CIR  
ROCKWALL, TX 75087

WARD PATRICK C  
1037 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

BEATY SUSAN J  
1038 COURTNEY CR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 ARBOR VIEW  
ROCKWALL, TX 75087

MAY RICHARD A & LISA A  
1040 ARBOR VIEW PL  
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P  
1046 COURTNEY CIR  
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE  
1047 ARBOR VIEW PL  
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA  
1048 ARBOR VIEW PL  
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER  
1054 COURTNEY CIRCLE  
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A  
1514 MALLARD HVN  
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W  
1596 EDMONDSON TR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1602 NORTH HILLS  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 NORTH HILLS  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

BAUCHMAN NANCY  
16631 MALCOLM LN  
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1704 LAKE BREEZE  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA  
1705 BAYHILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1707 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A  
1712 BAY WATCH DRIVE  
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL  
1712 LAKE BREEZE DR  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

REPMAN MARK &  
MICHELLE BASTIDAS  
1715 BAYHILL DR  
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH  
1717 LAKE BREEZE DR  
ROCKWALL, TX 75087

PEDDIE STACIE  
1720 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA  
1722 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1727 BAY HILL  
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S  
1727 LAKE BREEZE DR  
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND  
AMANDA JO BURT HIGGINS  
1730 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1732 BAY WATCH  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS  
1737 BAYHILL DR  
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K  
1737 LAKE BREEZE DR  
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE  
1738 LAKE BREEZE DR  
ROCKWALL, TX 75087

TUBBS LAJUAN C  
1740 BAY WATCH DR  
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST  
CHRIS A LANZONE AND DIANE M LANZONE-  
TRUSTEES  
1741 BAY WATCH DRIVE  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN  
1747 BAY HILL DR  
ROCKWALL, TX 75087

SISKA JAMES W & RITA F  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA  
1748 LAKE BREEZE DR  
ROCKWALL, TX 75087



AKARD ARTHUR F & DANA D  
1751 BAY WATCH DR  
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E  
1755 BAYHILL DR  
ROCKWALL, TX 75087

BARKER MARK A  
1755 LAKE BREEZE DR  
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N  
1756 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1758 BAY WATCH  
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J  
1759 BAY WATCH DR  
ROCKWALL, TX 75087

LOWNDES ROBERT  
1763 BAYHILL DR  
ROCKWALL, TX 75087

LONDON REV TR  
1763 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1764 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1766 BAY WATCH  
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET  
1769 BAY WATCH DR  
ROCKWALL, TX 75087

SMITH JAMES & JULIE  
1773 BAYHILL DR  
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE  
MEYN FAMILY TRUST  
1773 LAKE BREEZE DR  
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K  
1774 BAY WATCH DR  
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH  
NGUYEN HOANG  
1774 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R  
1781 BAYHILL DR  
ROCKWALL, TX 75087

PERALES LIVING TRUST  
1781 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY  
1782 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 LAKE BREEZE  
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA  
1791 BAYHILL DR  
ROCKWALL, TX 75087

KING DOROTHY  
1793 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH  
1798 LAKE BREEZE DR  
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON  
1799 BAYHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1803 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1807 BAY HILL  
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA  
KAPOUSTINA-DAVIS  
1817 BAYHILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1822 BAY HILL  
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO  
1827 BAYHILL DR  
ROCKWALL, TX 75087

REED LARRY K  
18333 ROE HAMPTON #323  
DALLAS, TX 75252

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

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE  
40161 E 179TH STREET  
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C  
4914 W 106TH ST  
OAK LAWN, IL 60453

OH SINEUI  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

MATSUMOTO SHINTARO  
C/O OPEN HOUSE CO. LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS  
LLC  
5050 QUORUM DRIVE SUITE 120  
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST  
550 S SILVERADO WAY  
ANAHEIM, CA 92807

WILLIS RUTH HAYNES  
6168 PRESTONDELL DR  
DALLAS, TX 75240

BREEN ROBERT AND LAURA  
661 JUSTIN RD  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

*Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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:

**Ryan Miller**  
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](mailto: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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

**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](#)

Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mark Klecha". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.



# CITY OF ROCKWALL

## PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage .

### SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings <sup>1 &amp; 3</sup>					Portable Accessory Building 0 SF – 120 SF <sup>8</sup>	Detached Garage <sup>8 &amp; 9</sup>	Carports <sup>7 &amp; 8</sup>
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2	1	1	1	1
Maximum SF of Accessory Structure <sup>5</sup>		1,000 <sup>2</sup>	1,000 <sup>2</sup>	1250 <sup>2</sup>	144 <sup>6</sup>	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	3	3	3	20 <sup>5</sup>	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

### ADDITIONAL REQUIREMENTS:

- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.

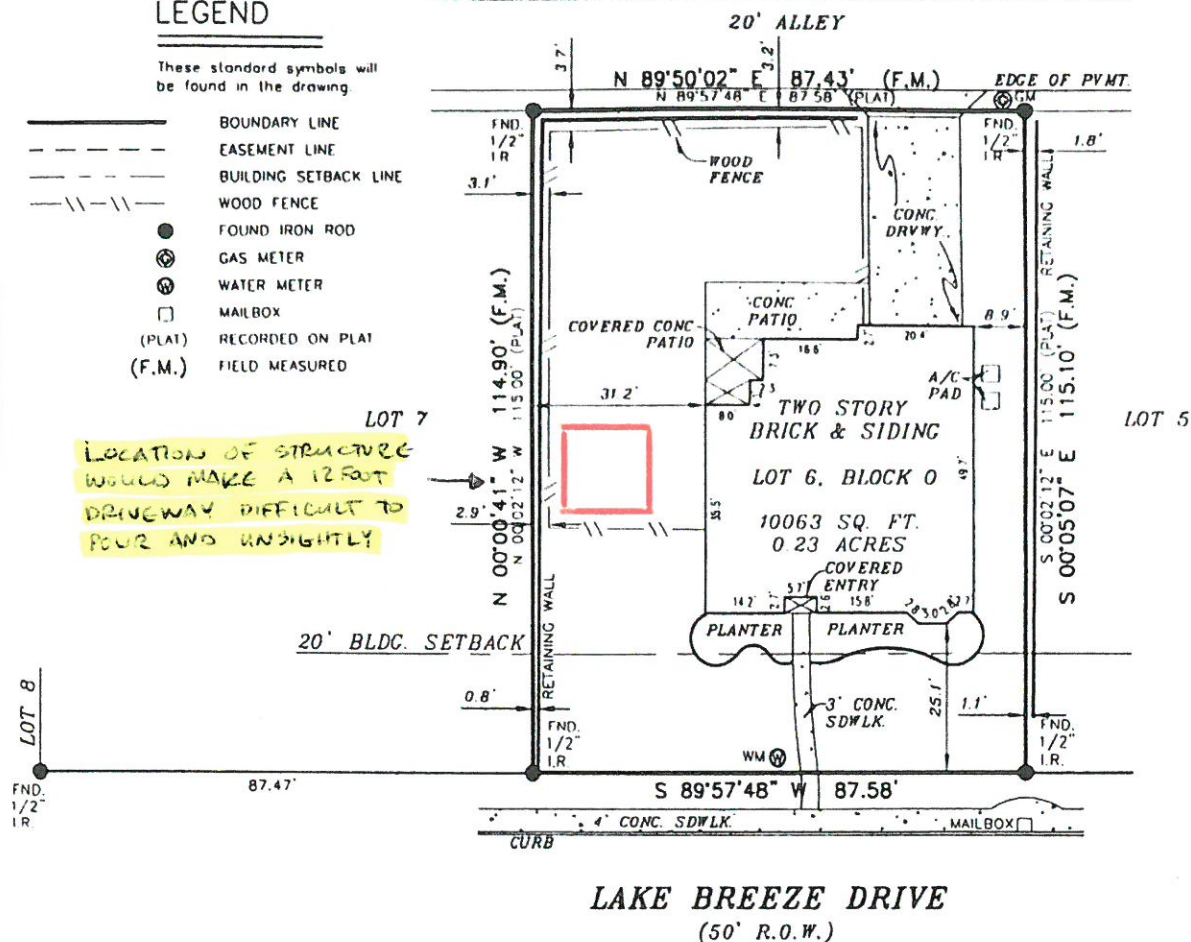


## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ||| WOOD FENCE
- FOUND IRON ROD
- ⊙ GAS METER
- ⊙ WATER METER
- MAILBOX
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

LOCATION OF STRUCTURE  
WOULD MAKE A 12 FOOT  
DRIVEWAY DIFFICULT TO  
POUR AND UNSIGHTLY



### LAKE BREEZE DRIVE

(50' R.O.W.)

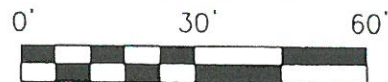
## LEGAL DESCRIPTION

BEING LOT 6, BLOCK 0 OF HILLCREST SHORES,  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
CABINET C, SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY,  
TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only,  
this property is in ZONE X of the  
Flood Insurance Rate Map, Community Panel No.  
48397C 0030 L, effective date of SEPTEMBER 26, 2008.  
Exact designations can only be determined by a  
Elevation Certificate. Based on the above information,  
this property IS NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE:  
BASIS OF BEARING, RECORDED  
PLAT UNLESS OTHERWISE NOTED.

## GRAPHIC SCALE



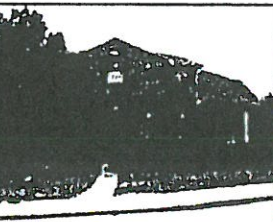
I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,  
do hereby certify to HEXTER-FAIR TITLE COMPANY  
and

that the above map is true and correct according to an actual field survey, made by me on the ground or  
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further  
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except  
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent  
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way  
as of the date of the field survey. I further certify that this survey meets or exceeds the  
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Lot(s) 6, Block 0, N.C.B. --, Survey No. --, Abstract No. --  
Survey or Subdivision: HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL  
Cabinet C, Slide(s) 199-200, of the Map/Deed and Plat Records of ROCKWALL County, Texas.  
Borrower/Owner: CHARLES M. HUSTON AND KENDRA HUSTON  
Address: 1748 LAKE BREEZE DRIVE GF No. PL11619416

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN  
VOLUME 961, PAGE 176, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS  
VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



## FINAL "AS-BUILT" SURVEY

JOB NO.:	1105006367	NO	REVISION	DATE
DATE:	05/27/11			
DRAWN BY:	MN/HM			
APPROVED BY:	RJR			

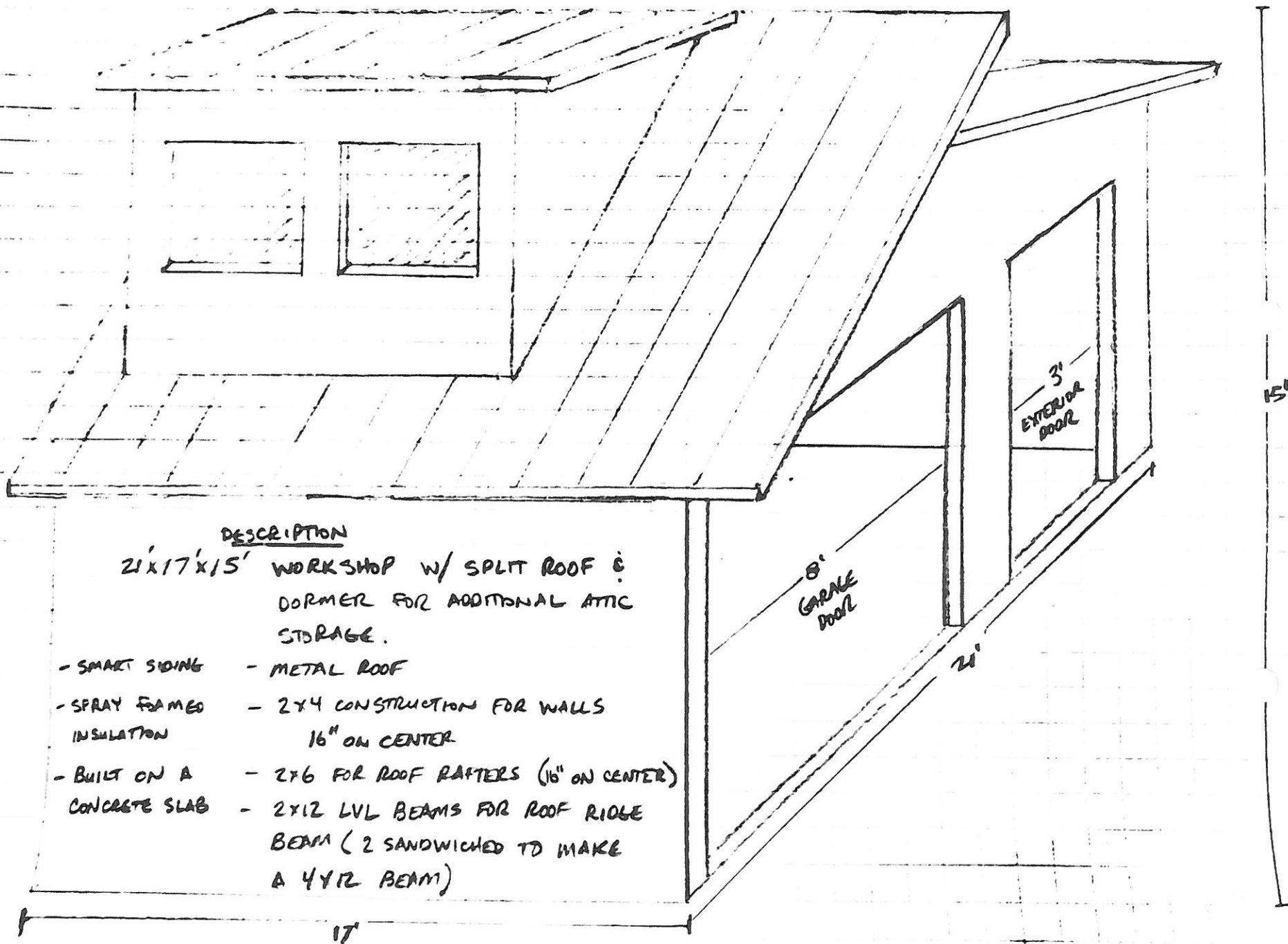


Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

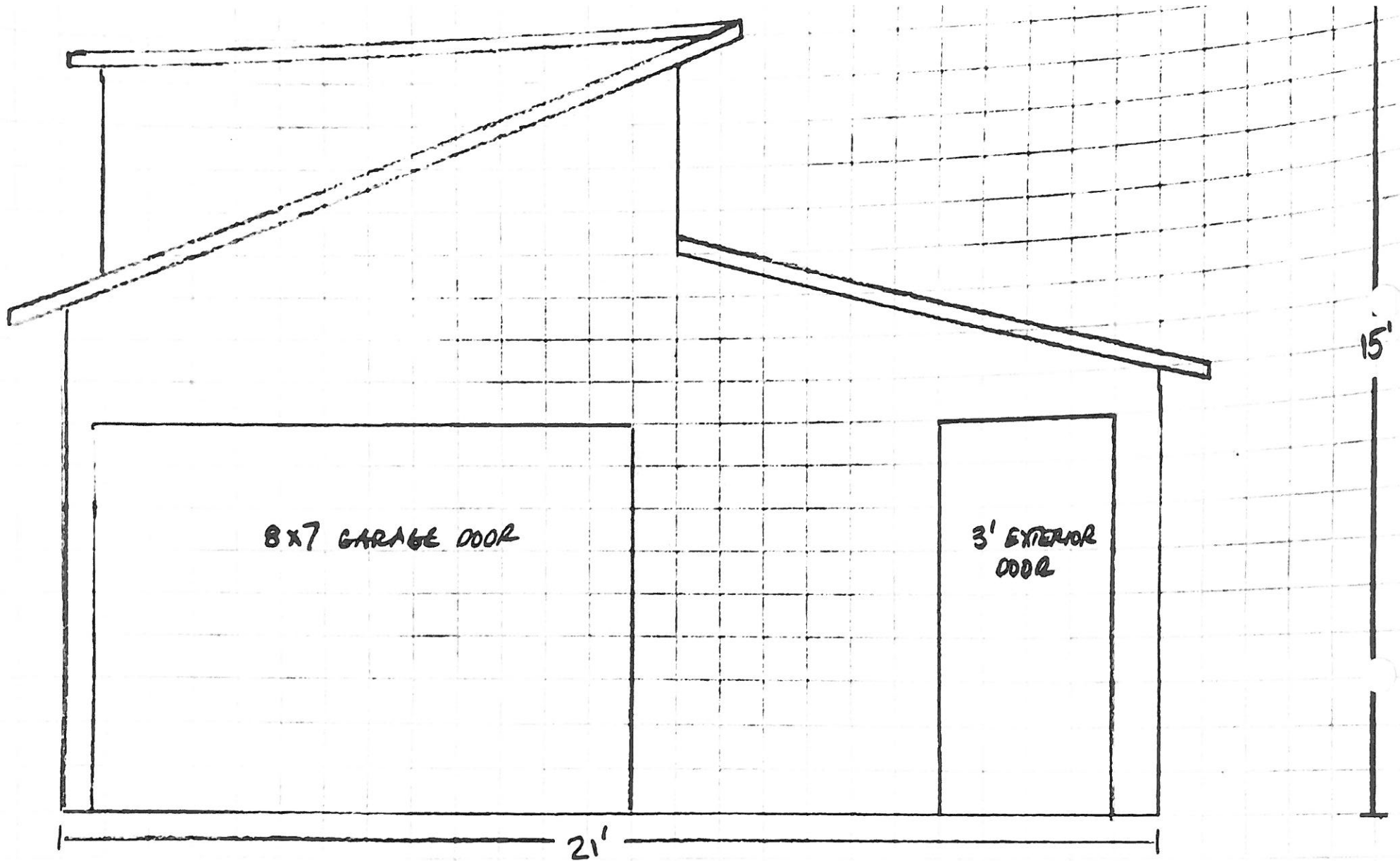


**AMERISURVEYORS, L.L.C.**  
11711 Warfield Road, San Antonio, Texas 78216  
Phone: (214) 677-0566 Fax: (214) 677-0562

7-14-11







PROPERTY LINE

RETAINING WALL

3' SET  
BACK

FENCE

NOTES:

- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &  
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

FENCE

17'

21'

10' SET  
BACK  
FROM  
HOME



\* STRUCTURE WILL BE MOSTLY COVERED  
WITH FENCE AND OAK TREES FROM THE  
FRONT AND BACK









CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 11 (PD-11) of the City of Rockwall should be amended as follows:

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth

in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than two (2) accessory building.

## 2.2. COMPLIANCE

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

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

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

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

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

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

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



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 17, 2020

2<sup>nd</sup> Reading: September 8, 2020



**Exhibit 'A'**  
**Zoning Exhibit**

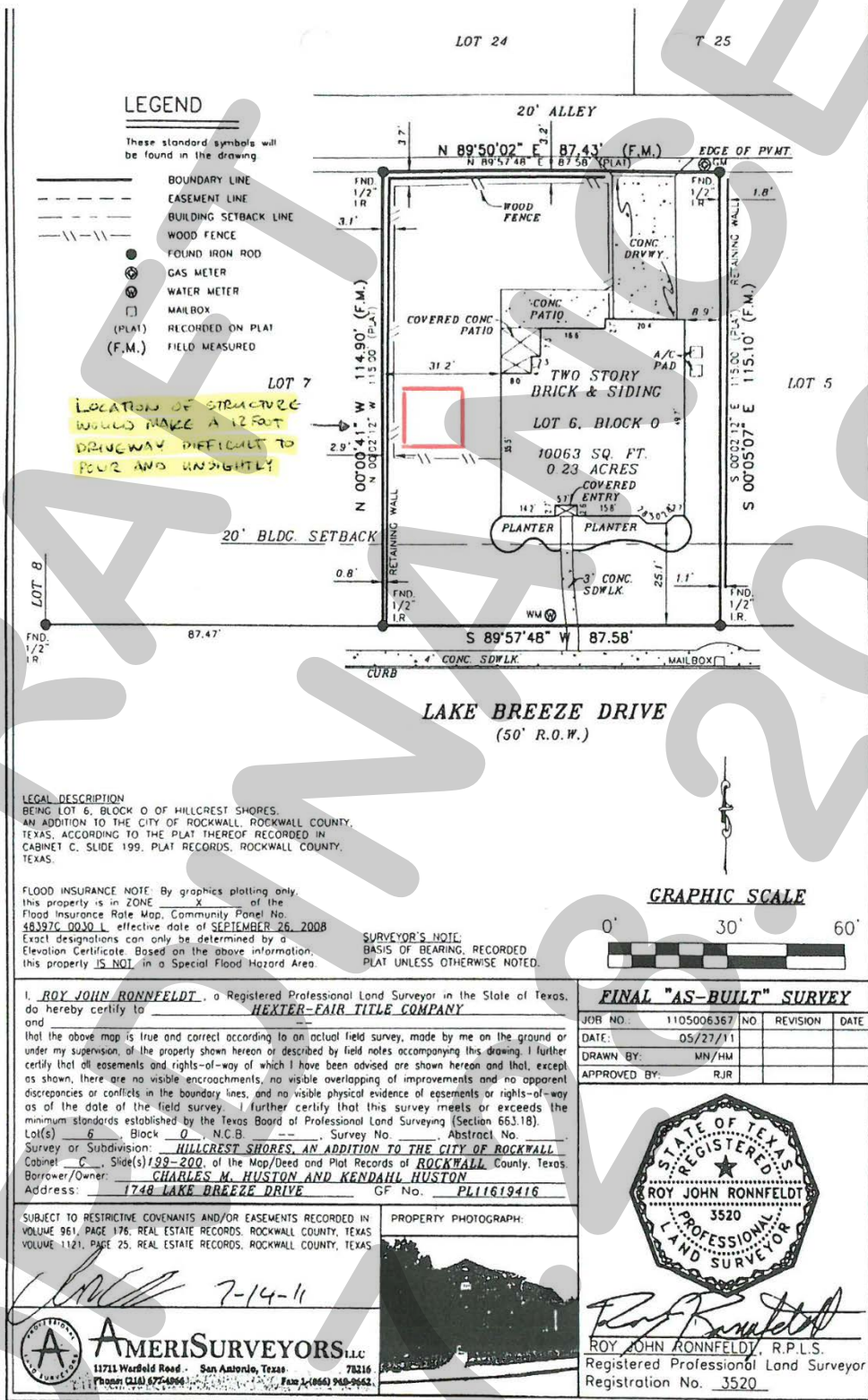
Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition

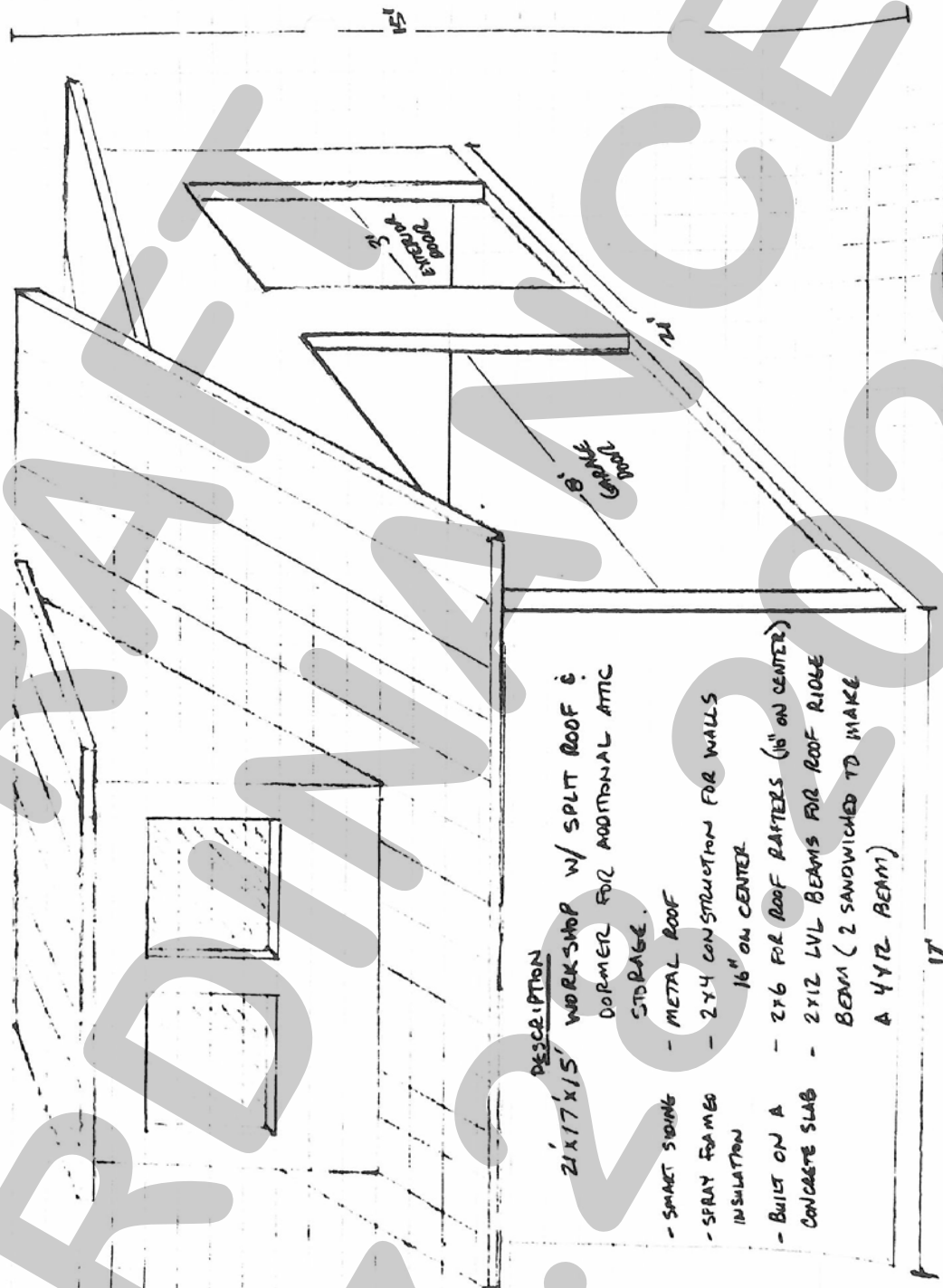




**Exhibit 'B':**  
**Site Plan**



**Exhibit 'C':**  
*Conceptual Building Elevations*





**Exhibit 'C':**  
*Conceptual Building Elevations*



# PROJECT COMMENTS



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

DATE: 7/24/2020

PROJECT NUMBER: Z2020-030  
PROJECT NAME: SUP for 1748 Lake Breeze Drive  
SITE ADDRESS/LOCATIONS: 1748 LAKE BREEZE DR, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-771-7740  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	07/21/2020	Approved w/ Comments

07/21/2020: Z2020-030; Specific Use Permit (SUP) for 1748 Lake Breeze Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, and addressed as 1748 Lake Breezy Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rcmiller@rockwall.com](mailto:rcmiller@rockwall.com).

M.3 For reference, include the case number (Z2020-030) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Planned Development District 11 (PD-11), which has an underlying zoning of Single-Family 10 (SF-10) District.

I.5 According to Subsection 02.02(7) of Article 13, Definitions, of the Unified Development Code (UDC), a residential garage is clearly defined as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In this case, the {1} orientation of the proposed garage bay door (i.e. facing toward the primary structure and not have 20-feet of clear space in front of the door), and {2} the fact that a motor vehicle has no way of getting to the structure (i.e. is situated behind an eight (8) foot fence and does not have a residential driveway to the structure) does not support this structure being classified as a residential garage; therefore, staff has classified this as a residential accessory structure. In addition, the applicant's plans and letter state that this will be a workshop and is not intended to store motor vehicles.

I.6 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family 10 (SF-10) District shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 2
- (2) Maximum SF of Accessory Structure: 144 SF
- (3) Minimum Rear Yard Setback: 3 Feet
- (4) Minimum Side Yard Setback: 6 Feet
- (5) Distance Between Buildings: 6 Feet



(6) Maximum Building Height: 15 Feet

In addition, all accessory buildings should be constructed to be architecturally compatible to the primary structure and be situated behind the front façade of the building.

M.7 In this case, the subject property has an existing 8-foot by 12-foot (or 96 SF) accessory building on the subject property. The proposed new building will conform to the minimum rear yard setback, maximum building height, and minimum distance between buildings; however, the three (3) foot setback on the side yard is not in compliance with the setback requirements and would require approval from the Board of Adjustments (BOA). This will be required if the Specific Use Permit (SUP) is approved. Please contact Craig Foshee in the Building Inspections Department for more information concerning the Board of Adjustments (BOA) process.

I.8 In addition, the size of the accessory building exceeds the maximum permitted size for accessory structures in a Single-Family 10 (SF-10) District by 213 SF (i.e. 144 SF – 357 SF = -213 SF).

M.9 Please clearly label the distance between the proposed building and all property lines, and the distance between the building and the primary structure on the site plan. In addition, label the dimensions of the building on the site plan.

M.10 The applicant will be responsible for hiring a structural engineer to certify that the wall that was constructed (and the wall that is located three (3) feet from the newly constructed wall) will support the weight of the proposed accessory building. Staff will require a letter signed and seal by the structural engineer indicating this.

M.11 Please review the attached Draft Ordinance prior to the July 28, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 4, 2020.

I.12 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 August 4, 2020; 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 August 11, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 28, 2020.

I.13 The projected City Council meeting dates for this case will be August 17, 2020 (1st Reading) and September 8, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	07/23/2020	Approved w/ Comments

07/23/2020: Will need a structural engineer to approve the strength of the existing wall on the property line, and the foundation for this proposed structure. The letter from the engineer must be signed and sealed and reference both walls and the structure that is planned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	07/22/2020	Denied

- 07/23/2020: 1. Does not meet 6ft. side set back  
2. Need 10ft. separation between buildings  
3. Need slab and wall engineered for building on top.  
4. Wall has not been inspected.  
5. Exceeds allowed zoning size requirements for accessory structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2020	Approved w/ Comments

07/21/2020: The exterior walls that are less than 5 feet from the property line shall have a 1-hr fire-resistance rating in accordance with the International Building Code Table 602.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	07/23/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2020	Approved







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22020-030

**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) <sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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."

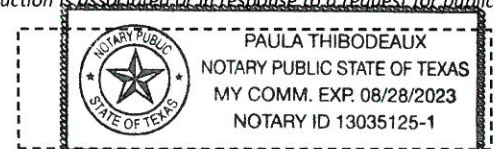
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

Mark Klecha

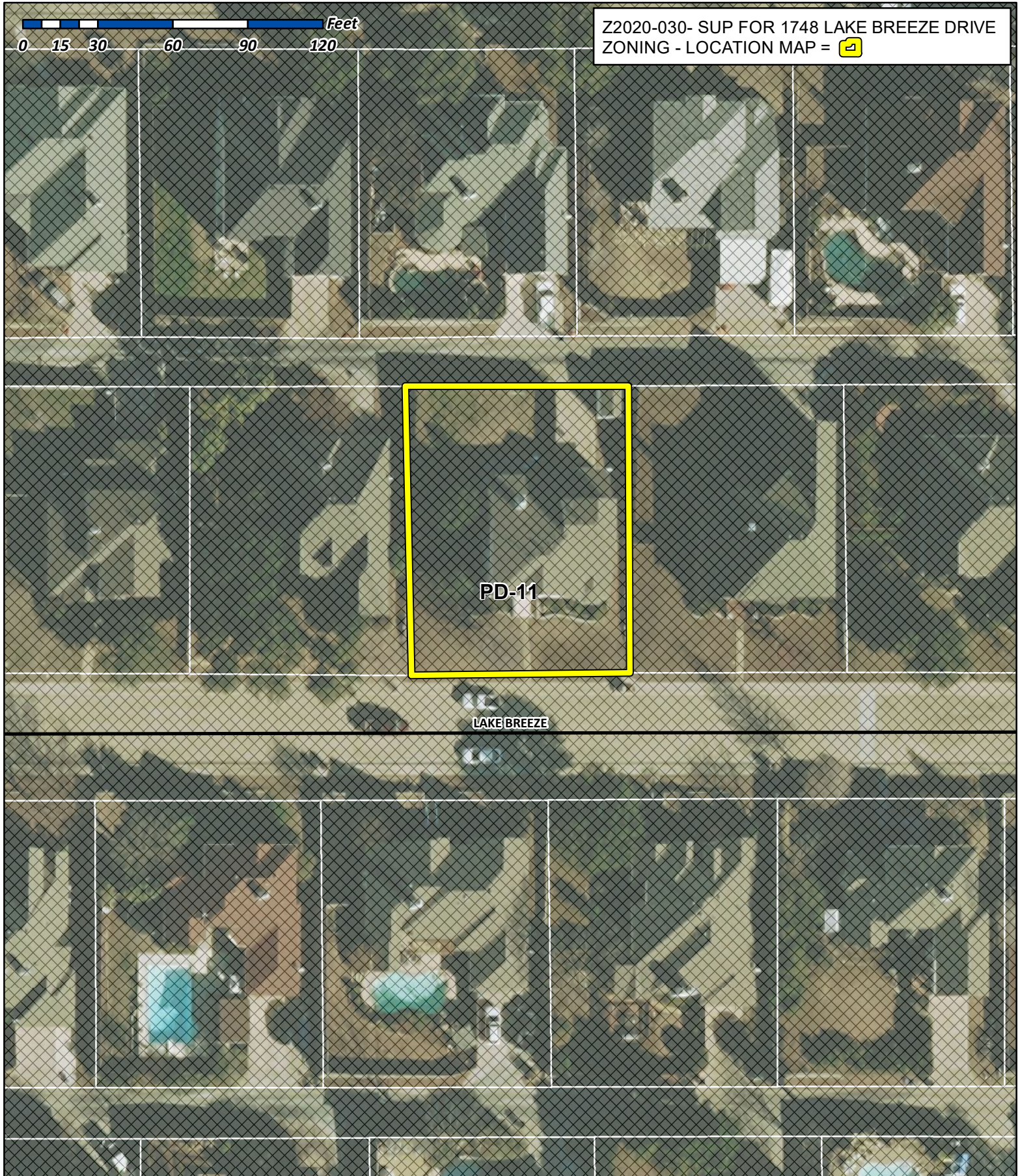
Notary Public in and for the State of Texas

Paula Thibodeaux



My Commission Expires





## City of Rockwall

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

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



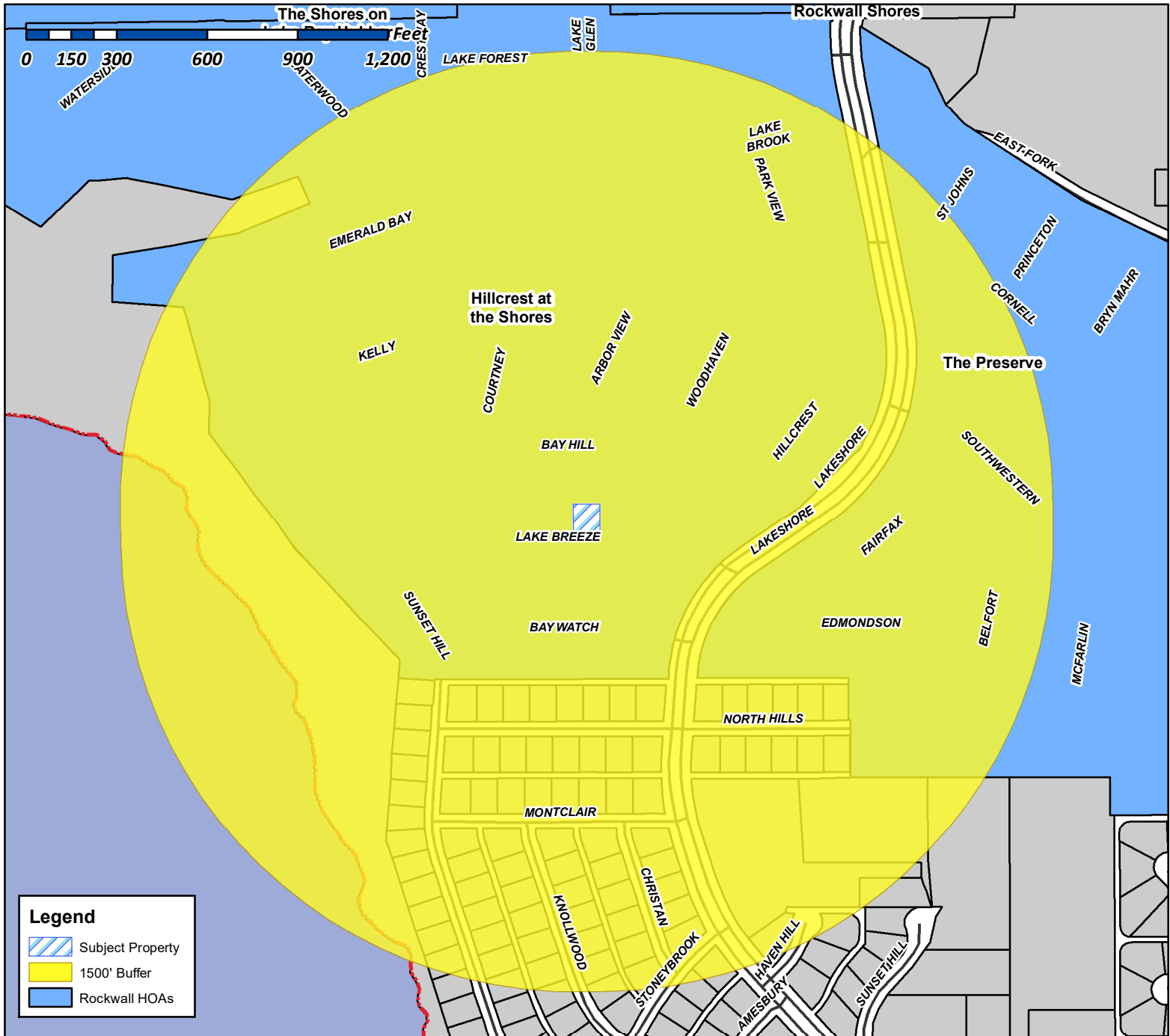




# City of Rockwall

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

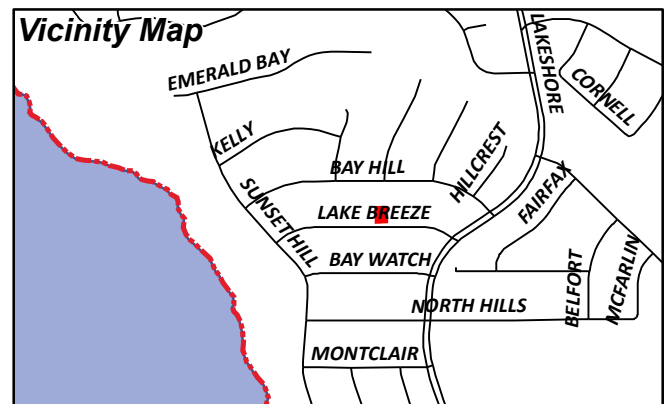
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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/17/2020

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



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, July 21, 2020 10:14:35 AM  
**Attachments:** [HOA Map \(07.17.2020\).pdf](#)  
[Public Notice \(07.20.2020\).pdf](#)

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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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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](mailto: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>.

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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





# City of Rockwall

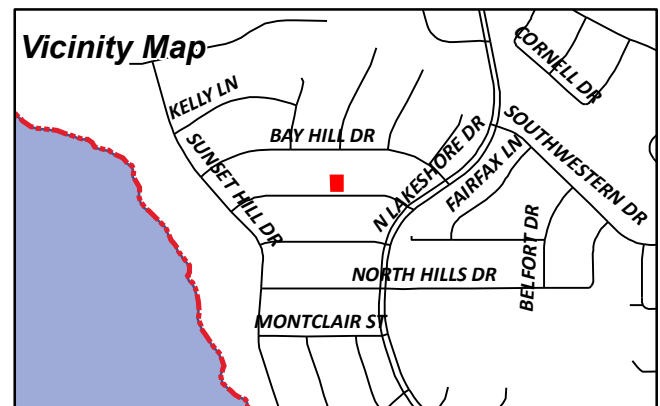
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/22/2020  
**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1011 HILLCREST  
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE  
1017 COURTNEY CIRCLE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1019 WOODHAVEN  
ROCKWALL, TX 75087

DORN KEITH  
1020 ARBOR VIEW PL  
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE  
1020 COURTNEY CIR  
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L  
1020 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY  
1021 ARBOR VIEW PL  
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND  
MICHAEL J VEREB  
1025 COURTNEY CIRCLE  
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M  
1027 ARBOR VIEW PL  
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN  
1029 WOODHAVEN CIR  
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A  
1030 ARBOR VIEW PL  
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S  
1030 COURTNEY CIR  
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE  
1030 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI  
1033 ARBOR VIEW PL  
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE  
1033 COURTNEY CIR  
ROCKWALL, TX 75087

WARD PATRICK C  
1037 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

BEATY SUSAN J  
1038 COURTNEY CR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 ARBOR VIEW  
ROCKWALL, TX 75087

MAY RICHARD A & LISA A  
1040 ARBOR VIEW PL  
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P  
1046 COURTNEY CIR  
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE  
1047 ARBOR VIEW PL  
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA  
1048 ARBOR VIEW PL  
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER  
1054 COURTNEY CIRCLE  
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A  
1514 MALLARD HVN  
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W  
1596 EDMONDSON TR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1602 NORTH HILLS  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 NORTH HILLS  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087



CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

BAUCHMAN NANCY  
16631 MALCOLM LN  
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1704 LAKE BREEZE  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA  
1705 BAYHILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1707 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A  
1712 BAY WATCH DRIVE  
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL  
1712 LAKE BREEZE DR  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

REPMAN MARK &  
MICHELLE BASTIDAS  
1715 BAYHILL DR  
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH  
1717 LAKE BREEZE DR  
ROCKWALL, TX 75087

PEDDIE STACIE  
1720 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA  
1722 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1727 BAY HILL  
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S  
1727 LAKE BREEZE DR  
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND  
AMANDA JO BURT HIGGINS  
1730 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1732 BAY WATCH  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS  
1737 BAYHILL DR  
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K  
1737 LAKE BREEZE DR  
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE  
1738 LAKE BREEZE DR  
ROCKWALL, TX 75087

TUBBS LAJUAN C  
1740 BAY WATCH DR  
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST  
CHRIS A LANZONE AND DIANE M LANZONE-  
TRUSTEES  
1741 BAY WATCH DRIVE  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN  
1747 BAY HILL DR  
ROCKWALL, TX 75087

SISKA JAMES W & RITA F  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA  
1748 LAKE BREEZE DR  
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D  
1751 BAY WATCH DR  
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E  
1755 BAYHILL DR  
ROCKWALL, TX 75087

BARKER MARK A  
1755 LAKE BREEZE DR  
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N  
1756 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1758 BAY WATCH  
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J  
1759 BAY WATCH DR  
ROCKWALL, TX 75087

LOWNDES ROBERT  
1763 BAYHILL DR  
ROCKWALL, TX 75087

LONDON REV TR  
1763 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1764 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1766 BAY WATCH  
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET  
1769 BAY WATCH DR  
ROCKWALL, TX 75087

SMITH JAMES & JULIE  
1773 BAYHILL DR  
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE  
MEYN FAMILY TRUST  
1773 LAKE BREEZE DR  
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K  
1774 BAY WATCH DR  
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH  
NGUYEN HOANG  
1774 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R  
1781 BAYHILL DR  
ROCKWALL, TX 75087

PERALES LIVING TRUST  
1781 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY  
1782 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 LAKE BREEZE  
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA  
1791 BAYHILL DR  
ROCKWALL, TX 75087

KING DOROTHY  
1793 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH  
1798 LAKE BREEZE DR  
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON  
1799 BAYHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1803 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1807 BAY HILL  
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA  
KAPOUSTINA-DAVIS  
1817 BAYHILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1822 BAY HILL  
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO  
1827 BAYHILL DR  
ROCKWALL, TX 75087

REED LARRY K  
18333 ROE HAMPTON #323  
DALLAS, TX 75252

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



AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE  
40161 E 179TH STREET  
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C  
4914 W 106TH ST  
OAK LAWN, IL 60453

OH SINEUI  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

MATSUMOTO SHINTARO  
C/O OPEN HOUSE CO. LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS  
LLC  
5050 QUORUM DRIVE SUITE 120  
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST  
550 S SILVERADO WAY  
ANAHEIM, CA 92807

WILLIS RUTH HAYNES  
6168 PRESTONDELL DR  
DALLAS, TX 75240

BREEN ROBERT AND LAURA  
661 JUSTIN RD  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

*Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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:

**Ryan Miller**  
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](mailto: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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

**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](#)



Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mark Klecha". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.



# CITY OF ROCKWALL

## PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage.

### SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings <sup>1 &amp; 3</sup>					Portable Accessory Building 0 SF – 120 SF <sup>8</sup>	Detached Garage <sup>8 &amp; 9</sup>	Carports <sup>7 &amp; 8</sup>
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2	1	1	1	1
Maximum SF of Accessory Structure <sup>5</sup>		1,000 <sup>2</sup>	1,000 <sup>2</sup>	1250 <sup>2</sup>	144 <sup>6</sup>	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	3	3	3	20 <sup>5</sup>	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

### ADDITIONAL REQUIREMENTS:

- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.

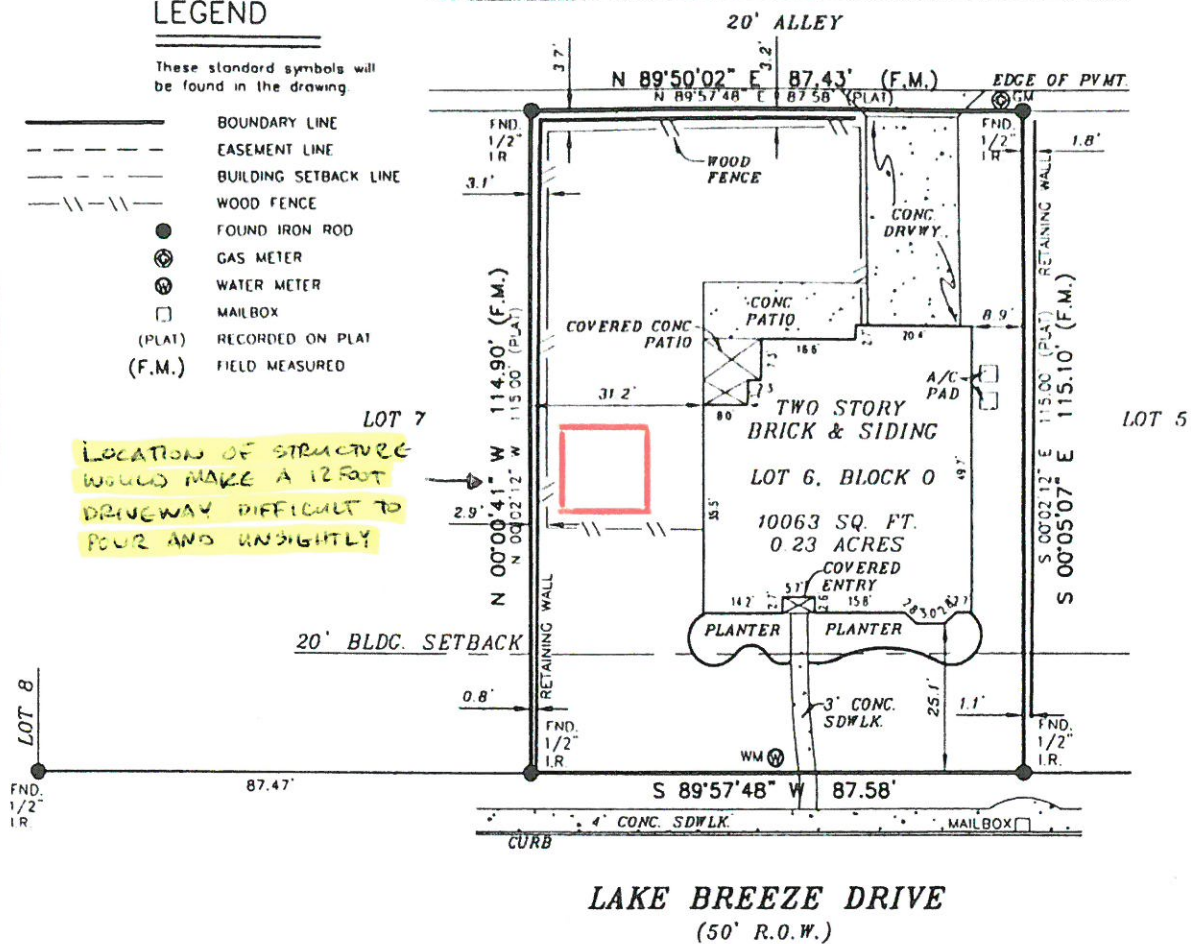


## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ||| WOOD FENCE
- FOUND IRON ROD
- ⊙ GAS METER
- ⊙ WATER METER
- MAILBOX
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

LOCATION OF STRUCTURE  
WOULD MAKE A 12 FOOT  
DRIVEWAY DIFFICULT TO  
POUR AND UNSIGHTLY



### LAKE BREEZE DRIVE

(50' R.O.W.)

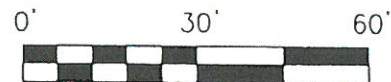
## LEGAL DESCRIPTION

BEING LOT 6, BLOCK 0 OF HILLCREST SHORES,  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
CABINET C, SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY,  
TEXAS.

FLOOD INSURANCE NOTE: By graphics plotting only,  
this property is in ZONE X of the  
Flood Insurance Rate Map, Community Panel No.  
48397C 0030 L effective date of SEPTEMBER 26, 2008  
Exact designations can only be determined by a  
Elevation Certificate. Based on the above information,  
this property IS NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE:  
BASIS OF BEARING, RECORDED  
PLAT UNLESS OTHERWISE NOTED.

## GRAPHIC SCALE



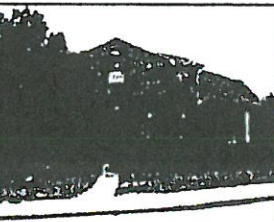
I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,  
do hereby certify to HEXTER-FAIR TITLE COMPANY  
and

that the above map is true and correct according to an actual field survey, made by me on the ground or  
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further  
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except  
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent  
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way  
as of the date of the field survey. I further certify that this survey meets or exceeds the  
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Lot(s) 6, Block 0, N.C.B. --, Survey No. --, Abstract No. --  
Survey or Subdivision: HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL  
Cabinet C, Slide(s) 199-200, of the Map/Deed and Plat Records of ROCKWALL County, Texas.  
Borrower/Owner: CHARLES M. HUSTON AND KENDRA HUSTON  
Address: 1748 LAKE BREEZE DRIVE GF No. PL11619416

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN  
VOLUME 961, PAGE 176, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS  
VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



## FINAL "AS-BUILT" SURVEY

JOB NO.:	1105006367	NO	REVISION	DATE
DATE:	05/27/11			
DRAWN BY:	MN/HM			
APPROVED BY:	RJR			



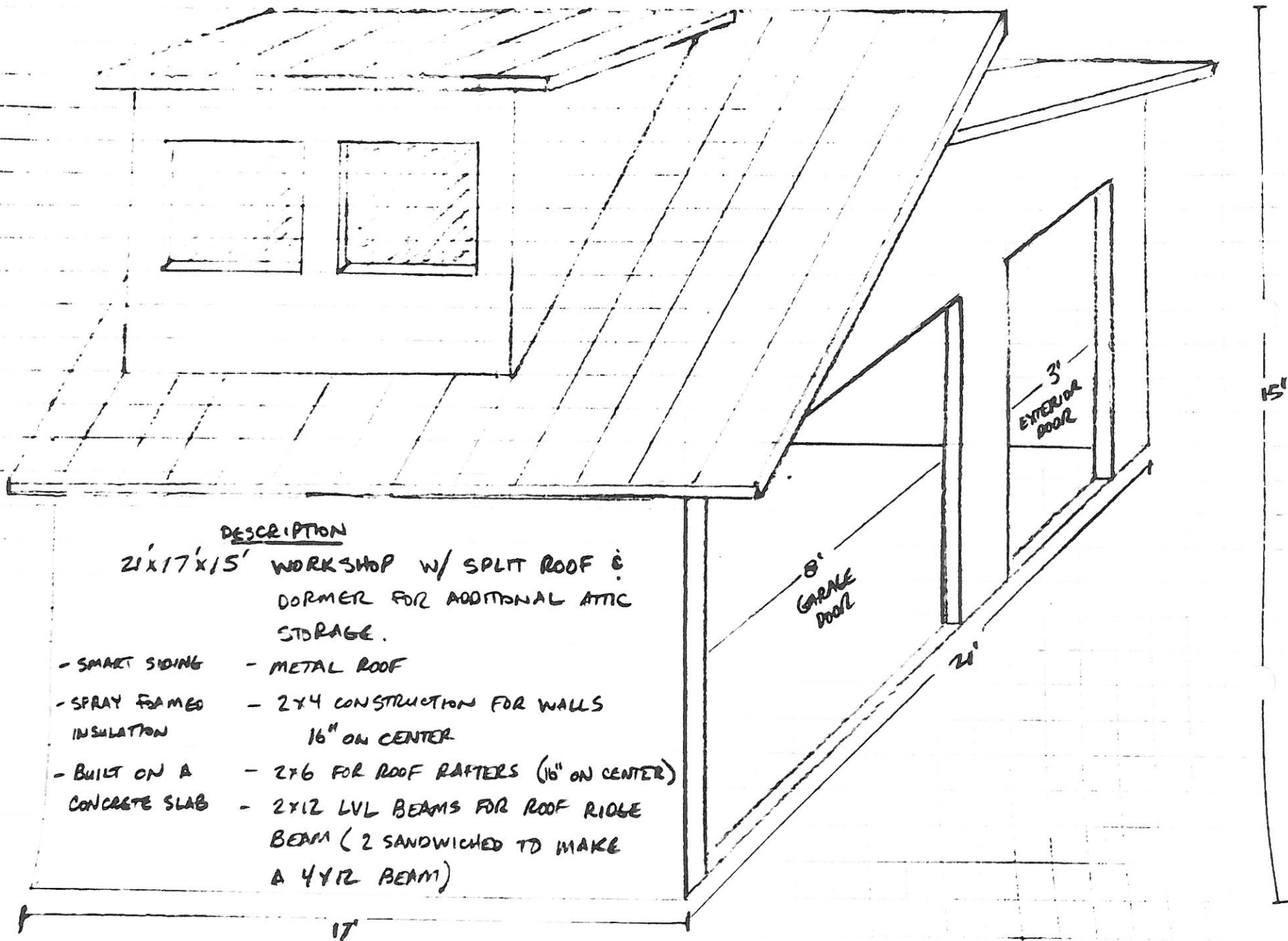
Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

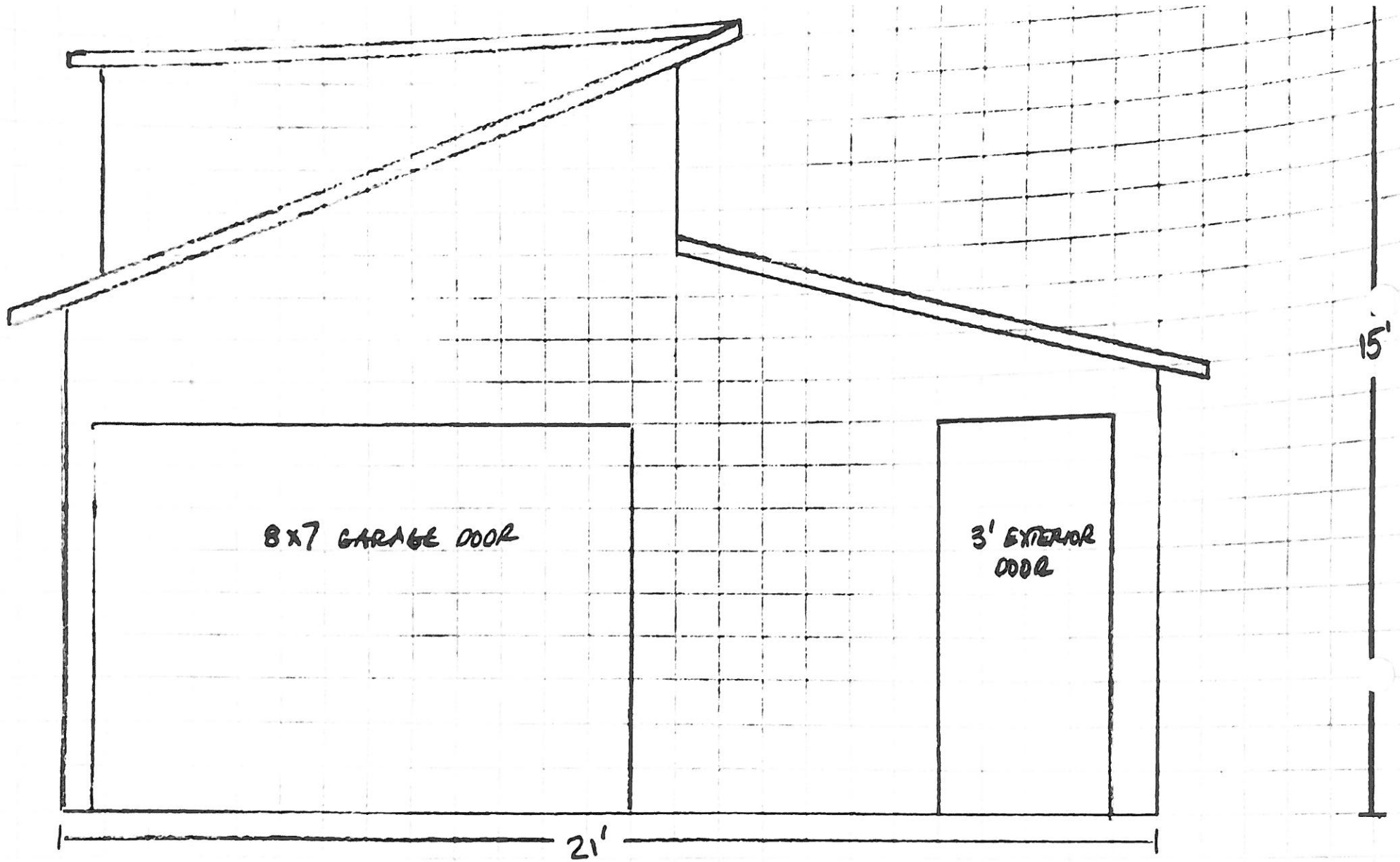


**AMERISURVEYORS, LLC**  
11711 Warfield Road, San Antonio, Texas 78216  
Phone: (214) 677-0566 Fax: (214) 677-9662

7-14-11









PROPERTY LINE

RETAINING WALL

3' SET  
BACK

FENCE

NOTES:

- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &  
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

FENCE

17'

21'

10' SET  
BACK  
FROM  
HOME



\* STRUCTURE WILL BE MOSTLY COVERED  
WITH FENCE AND OAK TREES FROM THE  
FRONT AND BACK









CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 11 (PD-11) of the City of Rockwall should be amended as follows:

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth



in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## **2.1. OPERATIONAL CONDITIONS**

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than two (2) accessory building.

## **2.2. COMPLIANCE**

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 17, 2020

2<sup>nd</sup> Reading: September 8, 2020



**Exhibit 'A'**  
**Zoning Exhibit**

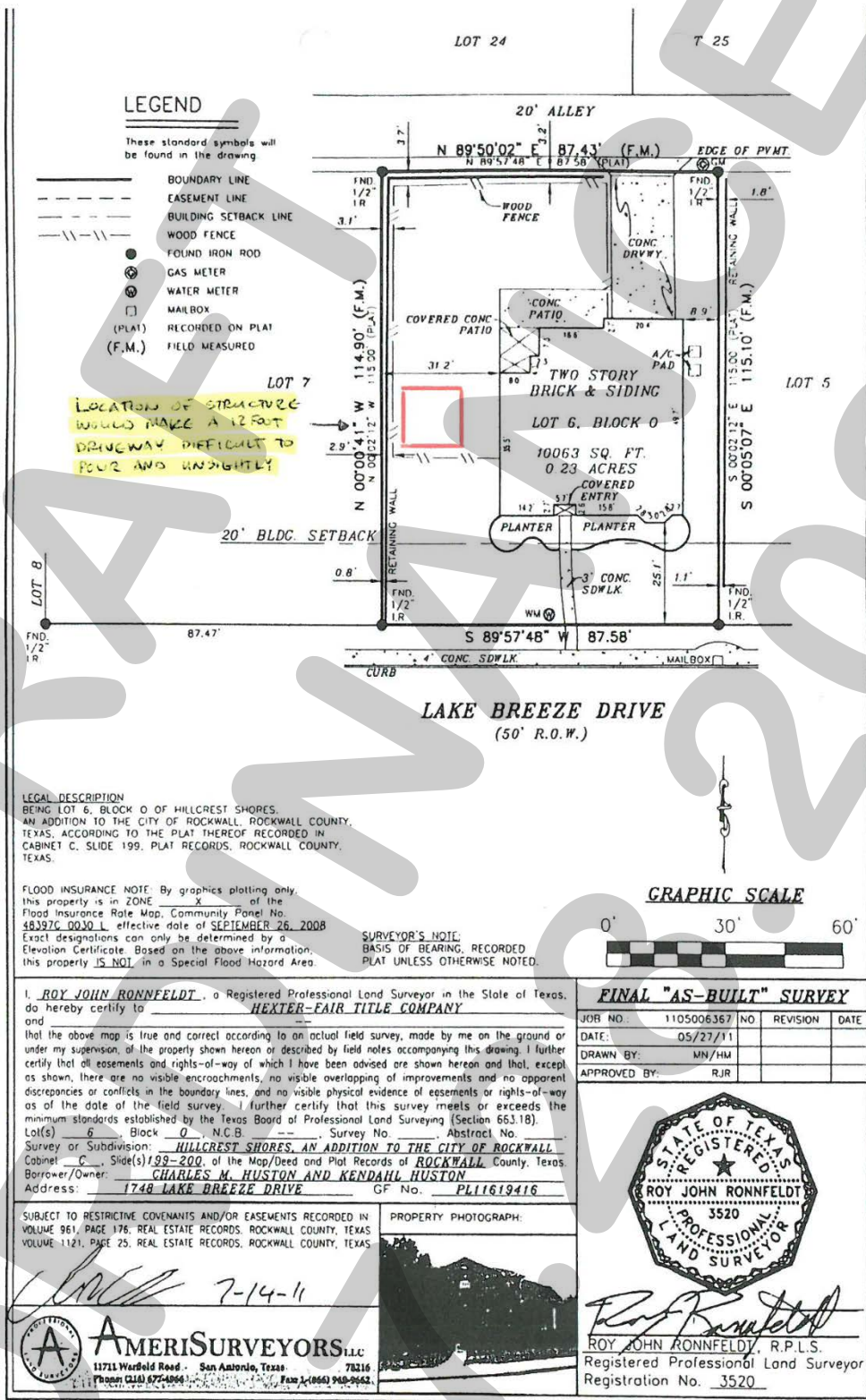
Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition





**Exhibit 'B':**  
**Site Plan**





A hand-drawn architectural sketch of a building's exterior, focusing on a dormer and roof section. The drawing includes several labels and dimensions:

- Labels:** "DORMER FOR ADDITIONAL ATTIC STORAGE", "METAL ROOF", "2x6 FOR ROOF RAFTERS (16\" ON CENTER)", "2x12 LVL BEAMS FOR ROOF RIDGE BEAM (2 SANDWICHED TO MAKE A 4x12 BEAM)", "BUILT ON A CONCRETE SLAB", "SPRAY FOAMED INSULATION", "SMART SIDING".
- Dimensions:** "2' x 7' x 15'", "16\" ON CENTER", "2000", "2000", "2000".
- Other Notes:** "2' x 17' x 15' WORKSHOP W/ SPLIT ROOF & DORMER FOR ADDITIONAL ATTIC STORAGE", "2x4 CONSTRUCTION FOR WALLS".

**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](mailto:PLANNING@ROCKWALL.COM)

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TO: Planning and Zoning Commission

DATE: August 11, 2020

APPLICANT: Mark Klecha

CASE NUMBER: Z2020-030; *Specific Use Permit for an Accessory Building at 1748 Lake Breeze Drive*

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#### SUMMARY

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

#### BACKGROUND

The subject property was originally annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Planned Development District 11 (PD-11) [*Ordinance No. 80-13*] for Single-Family 2 (SF-2) District land uses. On June 7, 1993, *Ordinance No. 93-11* change the designation of the subject property within Planned Development District 11 (PD-11) to an area designated for Single-Family 10 (SF-10) District land uses [*Case No. PZ1993-020-01*]. The subject property was platted as Lot 6, Block O, Hillcrest Shores Addition on August 12, 1993 by *Case No. PZ1993-030-01*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 2,649 SF single-family home that was constructed in 1995.

#### PURPOSE

The property owner and applicant -- *Mark Klecha* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

#### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1748 Lake Breeze Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway followed by the remainder of the Hillcrest Shores Subdivision, which consists of 67 single-family residential homes on 22.17-acres. Beyond this is Bayhill Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown 2040 Vision Comprehensive Plan. North of this roadway is the Hillcrest Shores, Phase 2 Subdivision, which consists of 113 single-family residential homes on 53.24-acres. All of these properties are zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lake Breeze Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Hillcrest Shores Subdivision. South of this is the Northshore, Phase 2B Subdivision, which consists of 76 single-family residential homes on 25.04-acres. This subdivision is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is the remainder of the Hillcrest Shores Subdivision followed by N. Lakeshore Drive, which is identified as a 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. This area is zoned Planned Development District 11 (PD-11) for Single Family 10 (SF-10) District land uses. Beyond this is the Preserve, Phase 2 Subdivision, which consists of 82 single-family residential lots on 33.02-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of the Hillcrest Shores Subdivision, which is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District. Beyond this is the *Lake Ray Hubbard Takeline* followed by the corporate limits of the City of Rockwall. Beyond this is Lake Ray Hubbard.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and drawings requesting to permit a proposed 359 SF accessory building. Per the drawings provided by the applicant the accessory building will have a pitched roof with dormer windows, and stand a total of 15-feet in height. The exterior of the accessory building will be clad in a composite siding (*i.e. smart siding*), and the roof will be constructed with standing seam metal. The proposed building will be situated on the side of the property, adjacent to the western property line, behind an existing eight (8) foot board-on-board wood fence. In addition, the applicant has stated in the provided letter that there is a mature live oak tree situated in front of the fence further impairing the view of the structure.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. In addition, accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

## **STAFF ANALYSIS**

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 215 SF. Staff did perform a review of the aerial imagery of all of the homes in the Hillcrest Shores Subdivision (*i.e. the 67 single-family homes in the same phase as the subject property*) and determined that there does not appear to be any accessory buildings in this area of a similar size as to what the applicant is proposing. With this being said, there are covered patios and carports that appear to be of a similar size (*i.e. ~400 SF*). With regard to the letter submitted by the applicant, staff should note that a residential garage is clearly defined by Subsection 02.02(7) of Article 13, *Definitions*, of the Unified Development Code (UDC) as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In the applicant's case, the roll up garage door will face toward the primary structure, and be six (6) feet away from the western wall of the primary structure. This would not make it possible to pull a standard size vehicle into the structure. In addition, the structure is completely enclosed behind an eight (8) foot fence and the applicant is not providing a driveway to the structure (*which is characteristic of a detached garage*). Based on this staff was required to designate this structure as an accessory building, and not as a detached garage as the applicant has requested.

Staff should note that the structure will only be slightly visible from Lake Breeze Drive and that an existing tree and eight (8) foot fence will impair the view of the structure from right-of-way. With this being said, 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 July 23, 2020, staff mailed 100 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores and the Preserve Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had received one (1) notice in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 360 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to submit a letter from a structural engineer certifying that the recently built retaining wall was built to hold the weight of the proposed accessory structure, and that the retaining wall poses no structural risk to the existing three (3) foot retaining wall on the adjacent property; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22020-030

**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)<sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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."

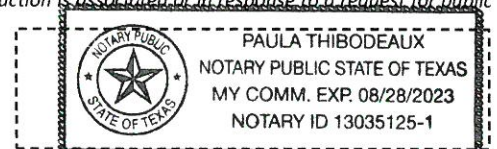
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

*Mark Klecha*

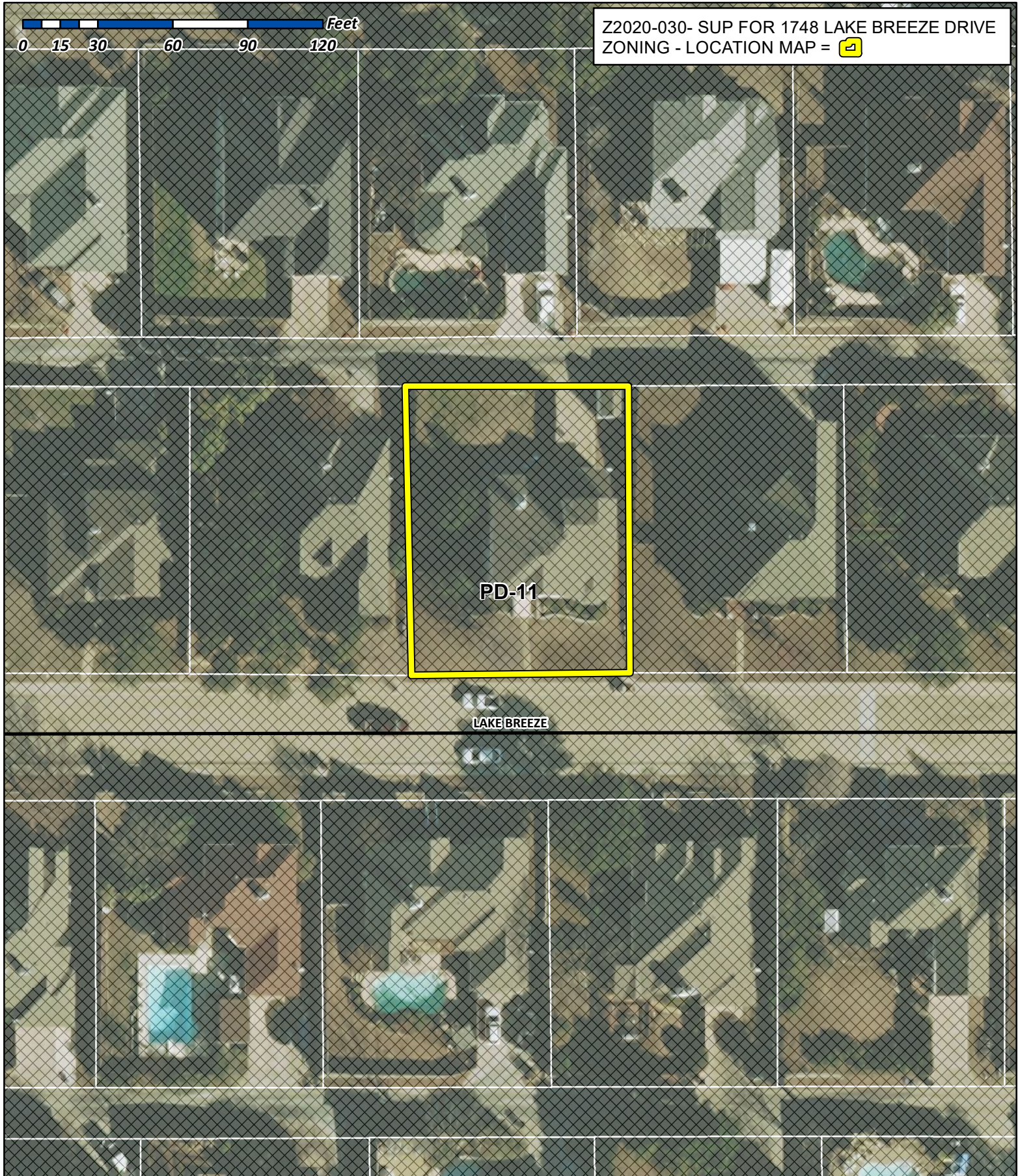
Notary Public in and for the State of Texas

*Paula Thibodeaux*



My Commission Expires





## City of Rockwall

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

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



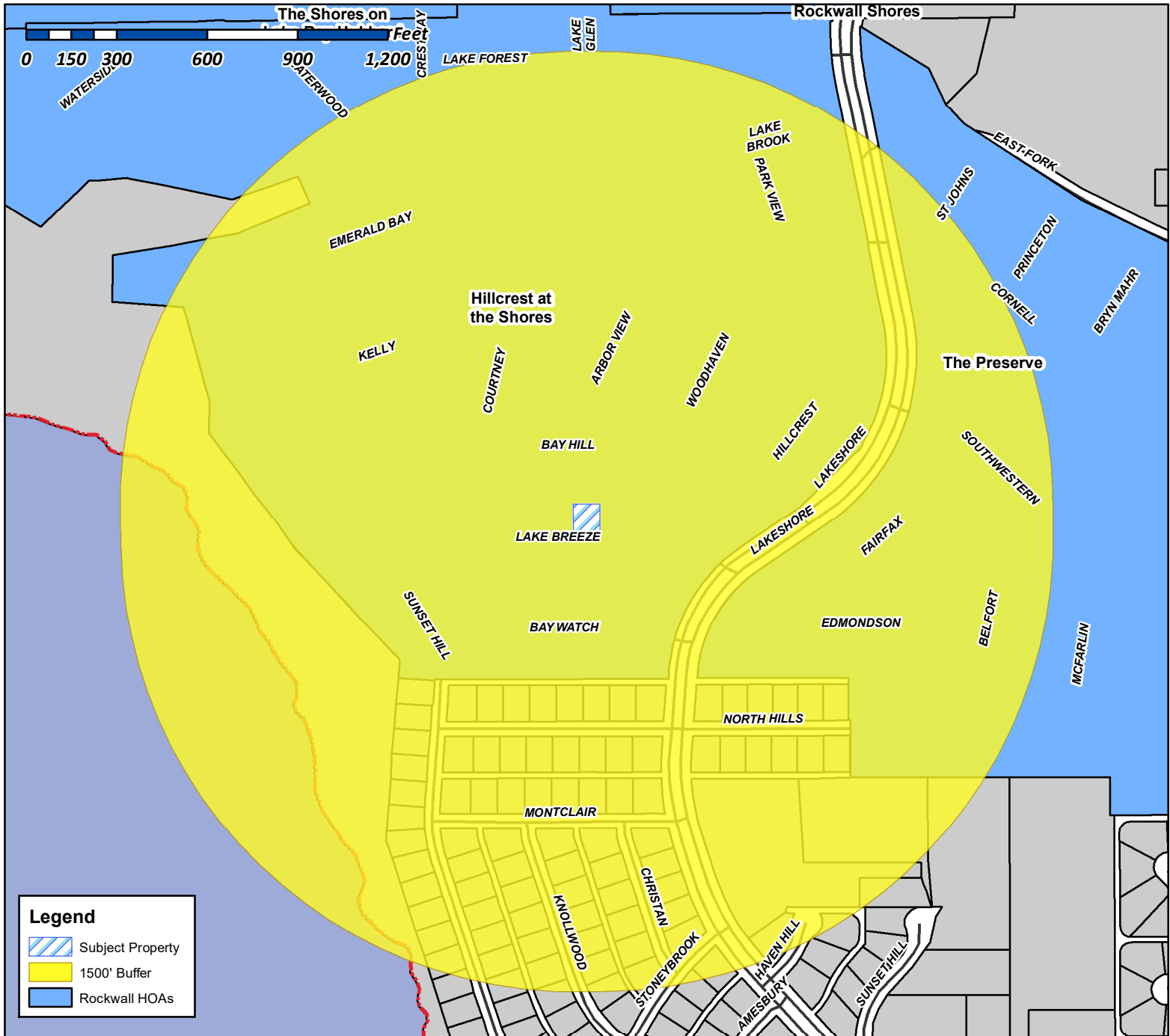




# City of Rockwall

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

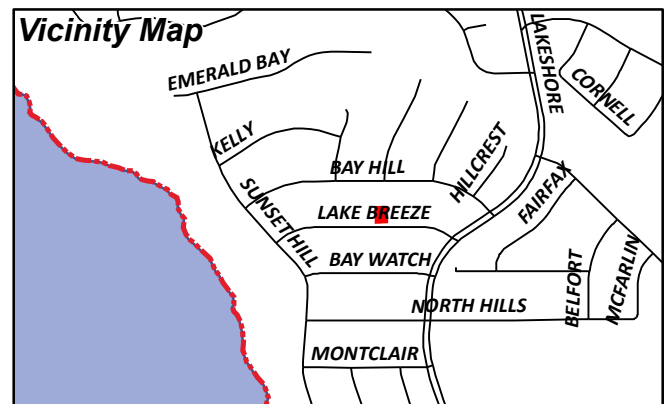
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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/17/2020

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





**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, July 21, 2020 10:14:35 AM  
**Attachments:** [HOA Map \(07.17.2020\).pdf](#)  
[Public Notice \(07.20.2020\).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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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](mailto: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>.

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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



# City of Rockwall

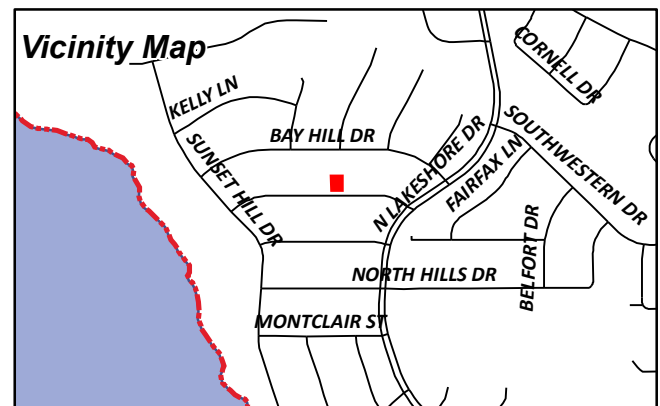
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/22/2020  
**For Questions on this Case Call** (972) 771-7745





CURRENT RESIDENT  
1011 HILLCREST  
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE  
1017 COURTNEY CIRCLE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1019 WOODHAVEN  
ROCKWALL, TX 75087

DORN KEITH  
1020 ARBOR VIEW PL  
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE  
1020 COURTNEY CIR  
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L  
1020 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY  
1021 ARBOR VIEW PL  
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND  
MICHAEL J VEREB  
1025 COURTNEY CIRCLE  
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M  
1027 ARBOR VIEW PL  
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN  
1029 WOODHAVEN CIR  
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A  
1030 ARBOR VIEW PL  
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S  
1030 COURTNEY CIR  
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE  
1030 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI  
1033 ARBOR VIEW PL  
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE  
1033 COURTNEY CIR  
ROCKWALL, TX 75087

WARD PATRICK C  
1037 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

BEATY SUSAN J  
1038 COURTNEY CR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 ARBOR VIEW  
ROCKWALL, TX 75087

MAY RICHARD A & LISA A  
1040 ARBOR VIEW PL  
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P  
1046 COURTNEY CIR  
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE  
1047 ARBOR VIEW PL  
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA  
1048 ARBOR VIEW PL  
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER  
1054 COURTNEY CIRCLE  
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A  
1514 MALLARD HVN  
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W  
1596 EDMONDSON TR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1602 NORTH HILLS  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 NORTH HILLS  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

BAUCHMAN NANCY  
16631 MALCOLM LN  
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1704 LAKE BREEZE  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA  
1705 BAYHILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1707 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A  
1712 BAY WATCH DRIVE  
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL  
1712 LAKE BREEZE DR  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

REPMAN MARK &  
MICHELLE BASTIDAS  
1715 BAYHILL DR  
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH  
1717 LAKE BREEZE DR  
ROCKWALL, TX 75087

PEDDIE STACIE  
1720 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA  
1722 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1727 BAY HILL  
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S  
1727 LAKE BREEZE DR  
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND  
AMANDA JO BURT HIGGINS  
1730 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1732 BAY WATCH  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS  
1737 BAYHILL DR  
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K  
1737 LAKE BREEZE DR  
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE  
1738 LAKE BREEZE DR  
ROCKWALL, TX 75087

TUBBS LAJUAN C  
1740 BAY WATCH DR  
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST  
CHRIS A LANZONE AND DIANE M LANZONE-  
TRUSTEES  
1741 BAY WATCH DRIVE  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN  
1747 BAY HILL DR  
ROCKWALL, TX 75087

SISKA JAMES W & RITA F  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA  
1748 LAKE BREEZE DR  
ROCKWALL, TX 75087



AKARD ARTHUR F & DANA D  
1751 BAY WATCH DR  
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E  
1755 BAYHILL DR  
ROCKWALL, TX 75087

BARKER MARK A  
1755 LAKE BREEZE DR  
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N  
1756 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1758 BAY WATCH  
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J  
1759 BAY WATCH DR  
ROCKWALL, TX 75087

LOWNDES ROBERT  
1763 BAYHILL DR  
ROCKWALL, TX 75087

LONDON REV TR  
1763 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1764 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1766 BAY WATCH  
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET  
1769 BAY WATCH DR  
ROCKWALL, TX 75087

SMITH JAMES & JULIE  
1773 BAYHILL DR  
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE  
MEYN FAMILY TRUST  
1773 LAKE BREEZE DR  
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K  
1774 BAY WATCH DR  
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH  
NGUYEN HOANG  
1774 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R  
1781 BAYHILL DR  
ROCKWALL, TX 75087

PERALES LIVING TRUST  
1781 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY  
1782 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 LAKE BREEZE  
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA  
1791 BAYHILL DR  
ROCKWALL, TX 75087

KING DOROTHY  
1793 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH  
1798 LAKE BREEZE DR  
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON  
1799 BAYHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1803 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1807 BAY HILL  
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA  
KAPOUSTINA-DAVIS  
1817 BAYHILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1822 BAY HILL  
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO  
1827 BAYHILL DR  
ROCKWALL, TX 75087

REED LARRY K  
18333 ROE HAMPTON #323  
DALLAS, TX 75252

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

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE  
40161 E 179TH STREET  
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C  
4914 W 106TH ST  
OAK LAWN, IL 60453

OH SINEUI  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

MATSUMOTO SHINTARO  
C/O OPEN HOUSE CO. LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS  
LLC  
5050 QUORUM DRIVE SUITE 120  
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST  
550 S SILVERADO WAY  
ANAHEIM, CA 92807

WILLIS RUTH HAYNES  
6168 PRESTONDELL DR  
DALLAS, TX 75240

BREEN ROBERT AND LAURA  
661 JUSTIN RD  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

*Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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:

**Ryan Miller**  
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](mailto: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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

**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).

Z2020\_030

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.

It does not cause any problems in our neighborhood.

## Respondent Information

Please provide your information.

## First Name \*

William and Kyoko

## Last Name \*

Boone



Address \*

1756 Lake Breeze Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

wrboone@hotmail.com

Phone Number

214-641-2988

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



Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mark Klecha". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.



# CITY OF ROCKWALL

## PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage .

### SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings <sup>1 &amp; 3</sup>					Portable Accessory Building 0 SF – 120 SF <sup>8</sup>	Detached Garage <sup>8 &amp; 9</sup>	Carports <sup>7 &amp; 8</sup>
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2	1	1	1	1
Maximum SF of Accessory Structure <sup>5</sup>		1,000 <sup>2</sup>	1,000 <sup>2</sup>	1250 <sup>2</sup>	144 <sup>6</sup>	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	3	3	3	20 <sup>5</sup>	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

### ADDITIONAL REQUIREMENTS:

- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.

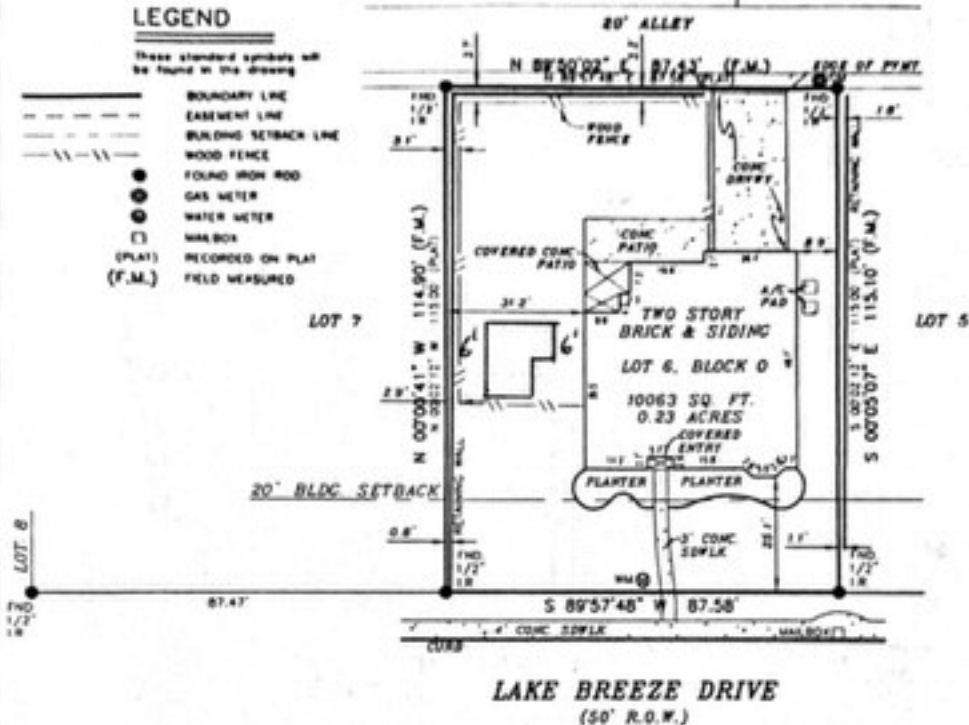
LOT 84

LOT 85

## LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE  
 --- EASEMENT LINE  
 --- BUILDING SETBACK LINE  
 --- WOOD FENCE  
 ● FOUND IRON ROD  
 ⊙ GAS METER  
 ⊙ WATER METER  
 □ MANHOLE  
 (PLAT) RECORDED ON PLAT  
 (F.M.) FIELD MEASURED



LAKE BREEZE DRIVE  
 (50' R.O.W.)

**LEGAL DESCRIPTION**  
 BEING LOT 6, BLOCK 0 OF HILLCREST SHORES,  
 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,  
 TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
 CACKET C. SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY,  
 TEXAS.

**FLOOD INSURANCE NOTE:** By graphic showing only,  
 this property is in ZONE 1 of the  
 Flood Insurance Rate Map, Community Panel No.  
18297C 0030-1, effective date of SEPTEMBER 26, 2008  
 (exact designations can only be determined by a  
 levation Certificate. Based on the above information,  
 this property is NOT in a Special Flood Hazard Area.

**SURVEYOR'S NOTE:**  
 SALES OF PLATS RECORDED  
 PLAT UNLESS OTHERWISE NOTED

## GRAPHIC SCALE



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas,  
 do hereby certify to HESTER-FAIR-TITLE COMPANY  
 and

that the above map is true and correct according to an actual field survey, made by me on the ground or  
 under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further  
 certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except  
 as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent  
 discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way  
 as of the date of the field survey. I further certify that this survey meets or exceeds the  
 minimum standards established by the Texas Board of Professional Land Surveying (Section 663.182)  
 Lot(s) 6, Block 0, N.C.B. ---, Survey No. ---, Abstract No. ---  
 Survey or Subdivision HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL  
 Cabinet C, Sheet(s) 122-222 of the Map/Deed and Plat Records of ROCKWALL County, Texas  
 Borrower/Owner CHARLES M. HUSTON AND KENDALL HUSTON  
 Address: 1748 LAKE BREEZE DRIVE of No. FALTBERRIS

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN  
 VOLUME 941, PAGE 178, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS  
 VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPH



## FINAL "AS-BUILT" SURVEY

JOB NO.	1105008387	NO.	REVISION	DATE
DATE:	03/27/11			
DRAWN BY:	ML/TW			
APPROVED BY:	RJR			



*Roy John Ronnfeldt*  
 ROY JOHN RONNFELDT, R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 3520



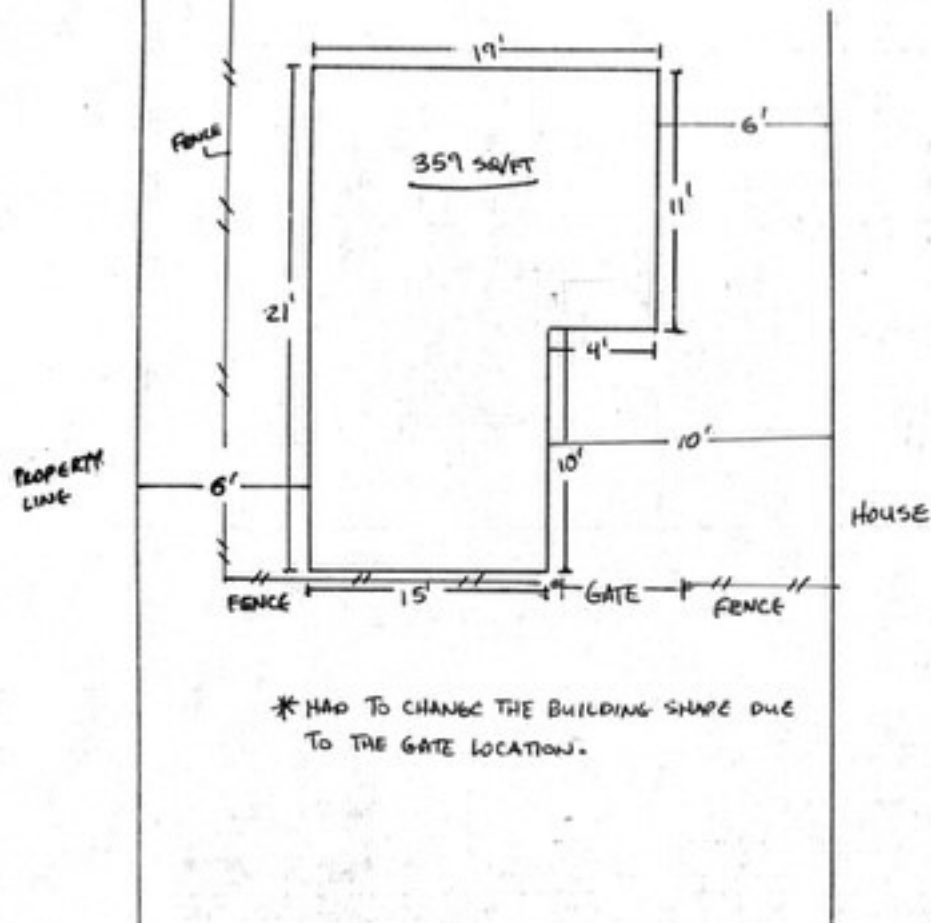
**AMERISURVEYORS, LLC**  
 10751 Woodland Road - San Antonio, Texas 78249  
 Phone: (214) 477-9999 FAX: (214) 477-9999

7-14-11

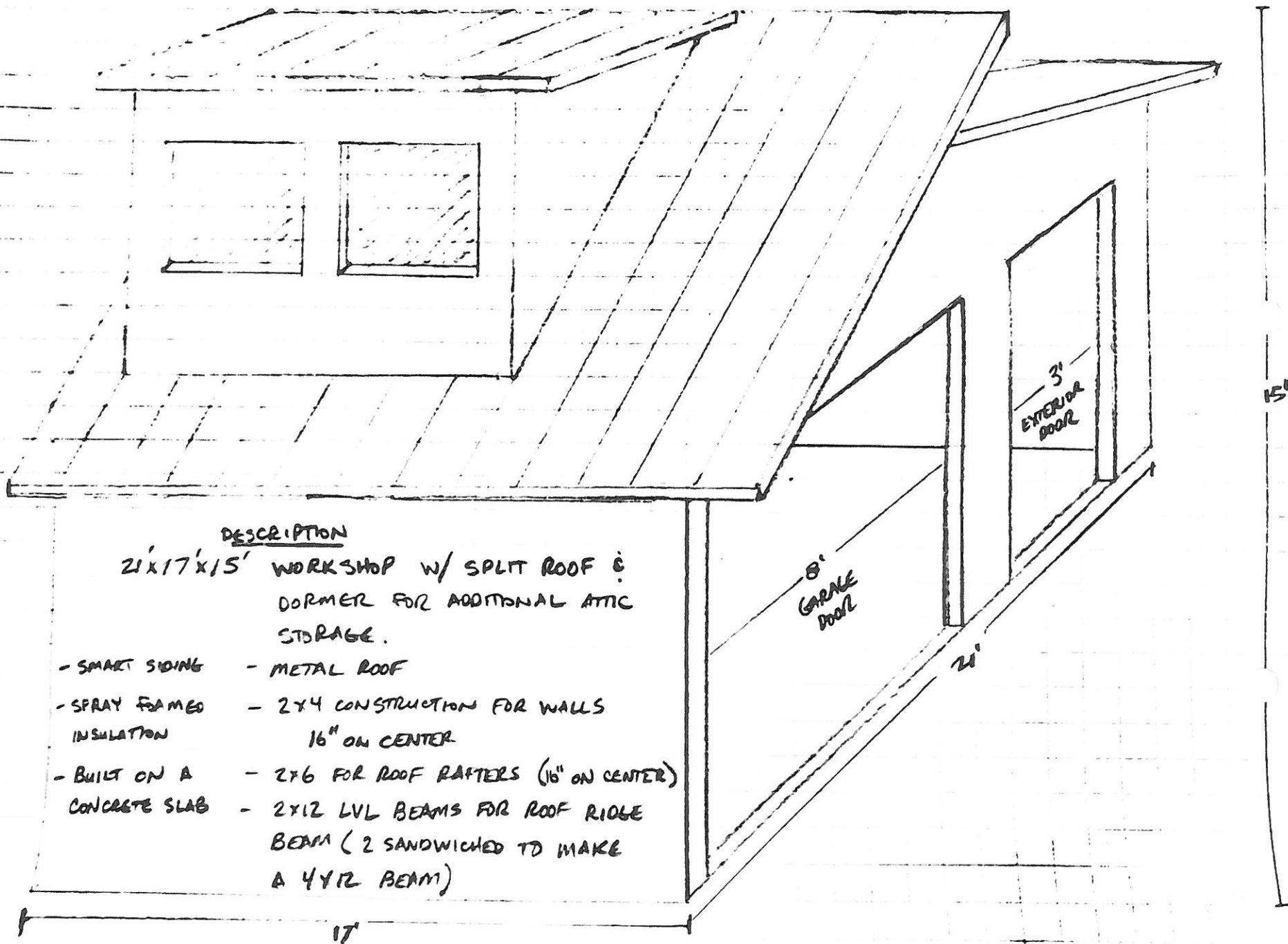


\* NEW DESIGN DUE TO SET-BACK REQUIREMENTS.

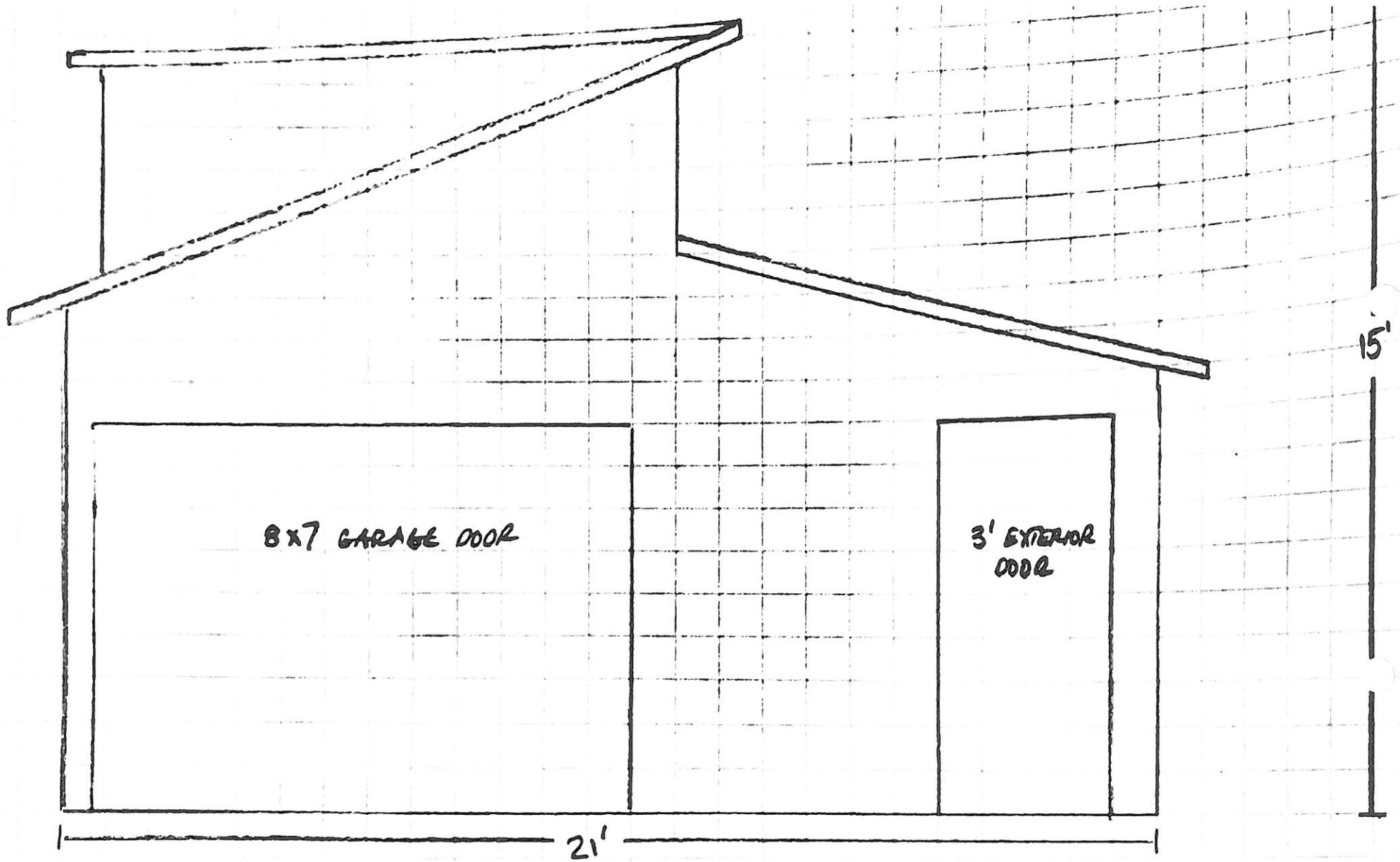
\* 6' SET-BACK ON PROPERTY LINE AND NEWLY ESTABLISHED SET-BACK FOR THE HOUSE - WHICH IS 6' INSTEAD OF 10' (SEE CRAIG FORBES EMAIL)



\* HAD TO CHANGE THE BUILDING SHAPE DUE TO THE GATE LOCATION.







PROPERTY LINE

RETAINING WALL

3' SET  
BACK

FENCE

NOTES:

- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &  
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

FENCE

17'

21'

10' SET  
BACK  
FROM  
HOME



\* STRUCTURE WILL BE MOSTLY COVERED  
WITH FENCE AND OAK TREES FROM THE  
FRONT AND BACK









CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 11 (PD-11) of the City of Rockwall should be amended as follows:

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth

in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## **2.1. OPERATIONAL CONDITIONS**

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than two (2) accessory building.

## **2.2. COMPLIANCE**

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

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

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

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

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

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

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



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 17, 2020

2<sup>nd</sup> Reading: September 8, 2020



**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition





## Exhibit 'B': *Site Plan*

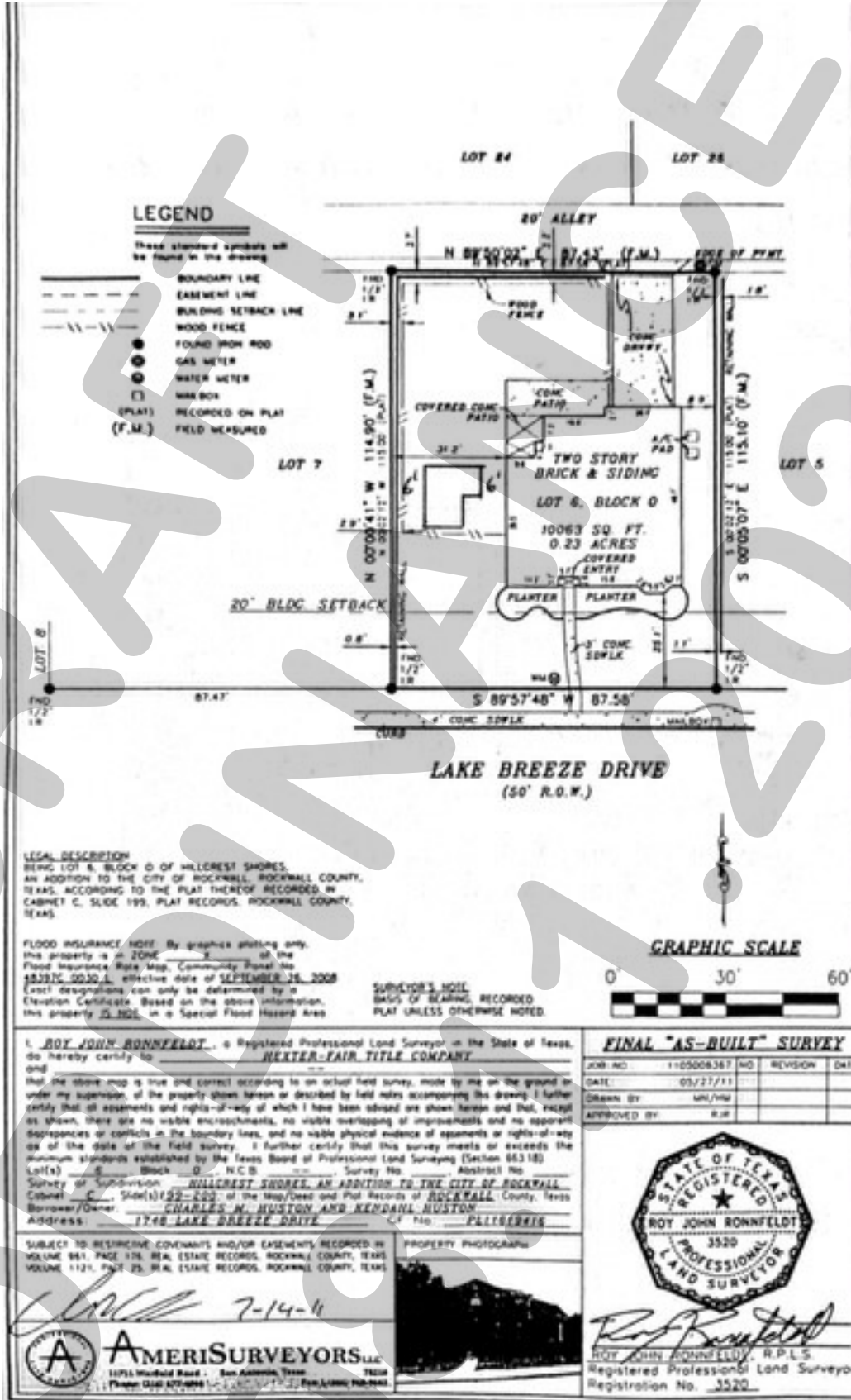
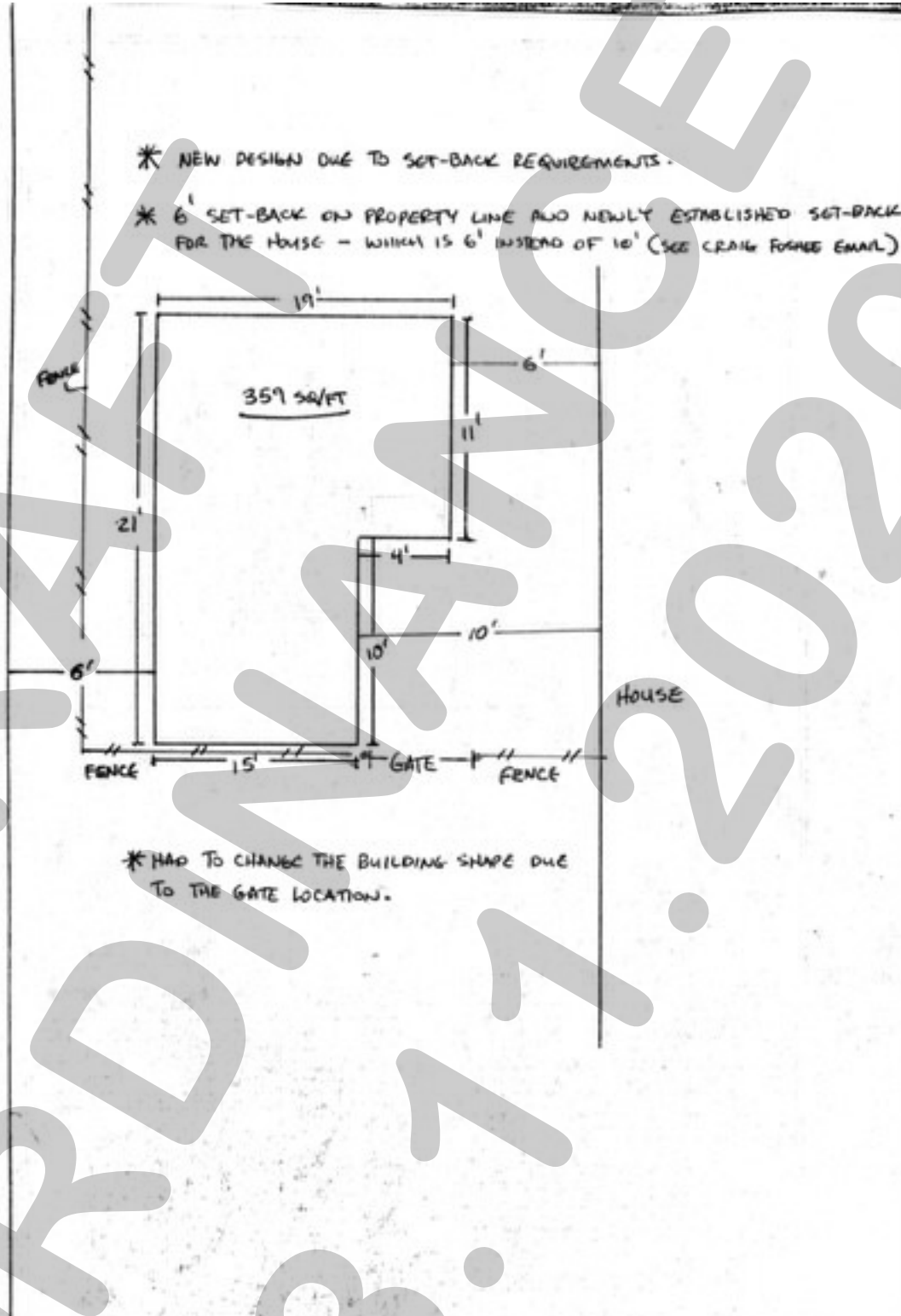


Exhibit 'B':  
Site Plan



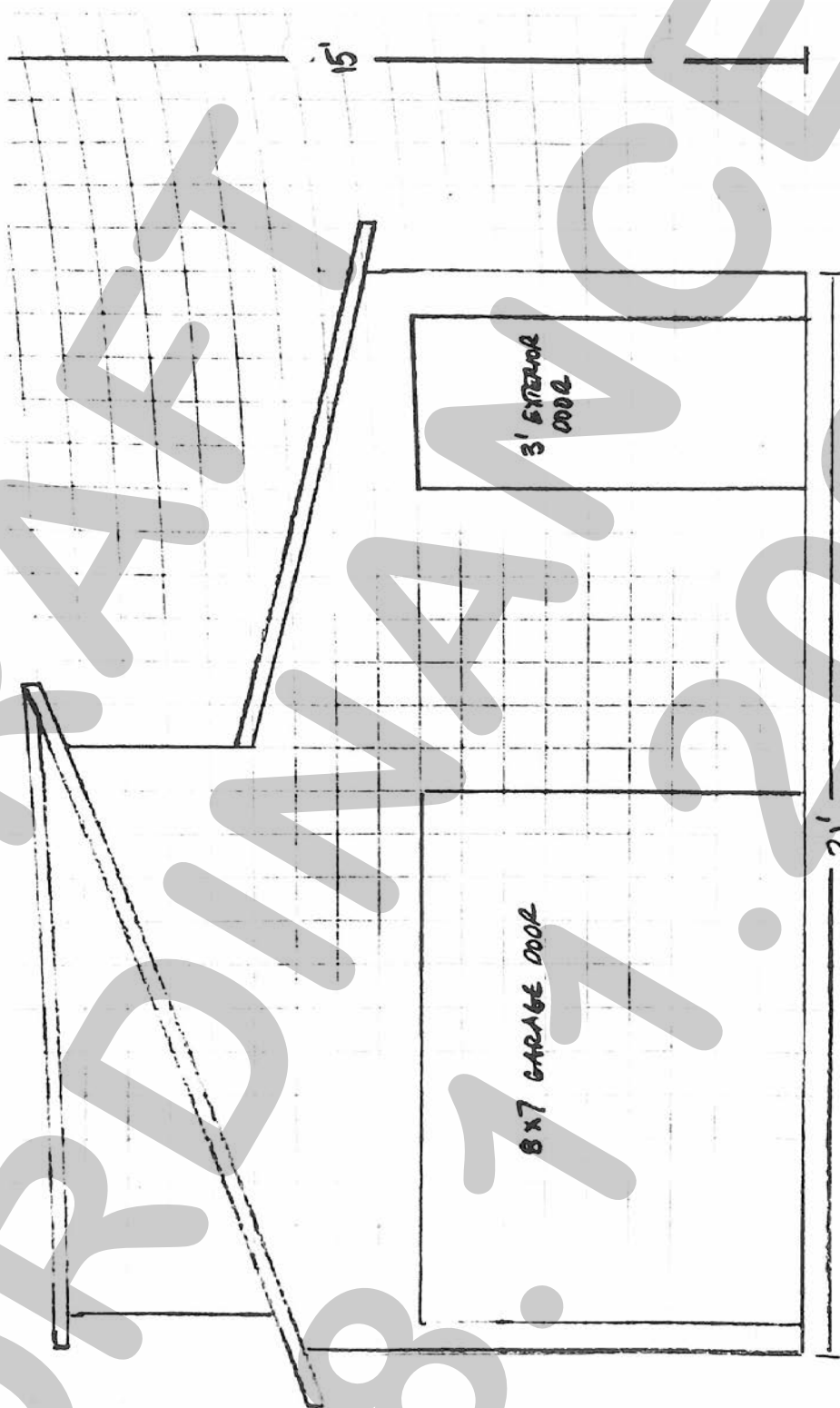


**DESCRIPTION**

21'x17'x15' WORKSHOP W/ SPLIT ROOF & DORMER FOR ADDITIONAL ATTIC STORAGE.

- SMART SIDING
- SPRAY FROTH INSULATION
- BUILT ON A CONCRETE SLAB
- METAL ROOF
- 2x4 CONSTRUCTION FOR WALLS 16" ON CENTER
- 2x6 FOR ROOF RAFTERS (16" ON CENTER)
- 2x12 LVL BEAMS FOR ROOF RIDGE BEAM (2 SANDWICHED TO MAKE A 4x12 BEAM)

**Exhibit 'C':**  
*Conceptual 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

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**TO:** Mayor and City Council  
**DATE:** August 17, 2020  
**APPLICANT:** Mark Klecha  
**CASE NUMBER:** Z2020-030; *Specific Use Permit for an Accessory Building at 1748 Lake Breeze Drive*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Planned Development District 11 (PD-11) [*Ordinance No. 80-13*] for Single-Family 2 (SF-2) District land uses. On June 7, 1993, *Ordinance No. 93-11* change the designation of the subject property within Planned Development District 11 (PD-11) to an area designated for Single-Family 10 (SF-10) District land uses [*Case No. PZ1993-020-01*]. The subject property was platted as Lot 6, Block O, Hillcrest Shores Addition on August 12, 1993 by *Case No. PZ1993-030-01*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 2,649 SF single-family home that was constructed in 1995.

### PURPOSE

The property owner and applicant -- *Mark Klecha* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1748 Lake Breeze Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway followed by the remainder of the Hillcrest Shores Subdivision, which consists of 67 single-family residential homes on 22.17-acres. Beyond this is Bayhill Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown 2040 Vision Comprehensive Plan. North of this roadway is the Hillcrest Shores, Phase 2 Subdivision, which consists of 113 single-family residential homes on 53.24-acres. All of these properties are zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lake Breeze Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Hillcrest Shores Subdivision. South of this is the Northshore, Phase 2B Subdivision, which consists of 76 single-family residential homes on 25.04-acres. This subdivision is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is the remainder of the Hillcrest Shores Subdivision followed by N. Lakeshore Drive, which is identified as a 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. This area is zoned Planned Development District 11 (PD-11) for Single Family 10 (SF-10) District land uses. Beyond this is the Preserve, Phase 2 Subdivision, which consists of 82 single-family residential lots on 33.02-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of the Hillcrest Shores Subdivision, which is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District. Beyond this is the *Lake Ray Hubbard Takeline* followed by the corporate limits of the City of Rockwall. Beyond this is Lake Ray Hubbard.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and drawings requesting to permit a proposed 359 SF accessory building. Per the drawings provided by the applicant the accessory building will have a pitched roof with dormer windows, and stand a total of 15-feet in height. The exterior of the accessory building will be clad in a composite siding (*i.e. smart siding*), and the roof will be constructed with standing seam metal. The proposed building will be situated on the side of the property, adjacent to the western property line, behind an existing eight (8) foot board-on-board wood fence. In addition, the applicant has stated in the provided letter that there is a mature live oak tree situated in front of the fence further impairing the view of the structure.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. In addition, accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

## **STAFF ANALYSIS**

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 215 SF. Staff did perform a review of the aerial imagery of all of the homes in the Hillcrest Shores Subdivision (*i.e. the 67 single-family homes in the same phase as the subject property*) and determined that there does not appear to be any accessory buildings in this area of a similar size as to what the applicant is proposing. With this being said, there are covered patios and carports that appear to be of a similar size (*i.e. ~400 SF*). With regard to the letter submitted by the applicant, staff should note that a residential garage is clearly defined by Subsection 02.02(7) of Article 13, *Definitions*, of the Unified Development Code (UDC) as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In the applicant's case, the roll up garage door will face toward the primary structure, and be six (6) feet away from the western wall of the primary structure. This would not make it possible to pull a standard size vehicle into the structure. In addition, the structure is completely enclosed behind an eight (8) foot fence and the applicant is not providing a driveway to the structure (*which is characteristic of a detached garage*). Based on this staff was required to designate this structure as an accessory building, and not as a detached garage as the applicant has requested.

Staff should note that the structure will only be slightly visible from Lake Breeze Drive and that an existing tree and eight (8) foot fence will impair the view of the structure from right-of-way. With this being said, 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 July 23, 2020, staff mailed 100 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores and the Preserve Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations that are 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 four (4) notices in favor of the applicant's request and one (1) notice opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 360 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to submit a letter from a structural engineer certifying that the recently built retaining wall was built to hold the weight of the proposed accessory structure, and that the retaining wall poses no structural risk to the existing three (3) foot retaining wall on the adjacent property; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) 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.

## **PLANNING AND ZONING COMMISSION**

On August 11, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 4-2, with Commissioners Logan and Womble dissenting and Commissioner Welch absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO.

22020-030

**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)<sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

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

### Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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."

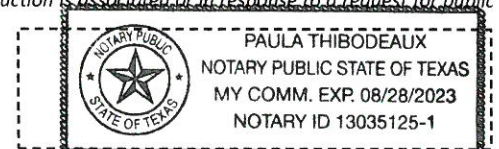
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

*Mark Klecha*

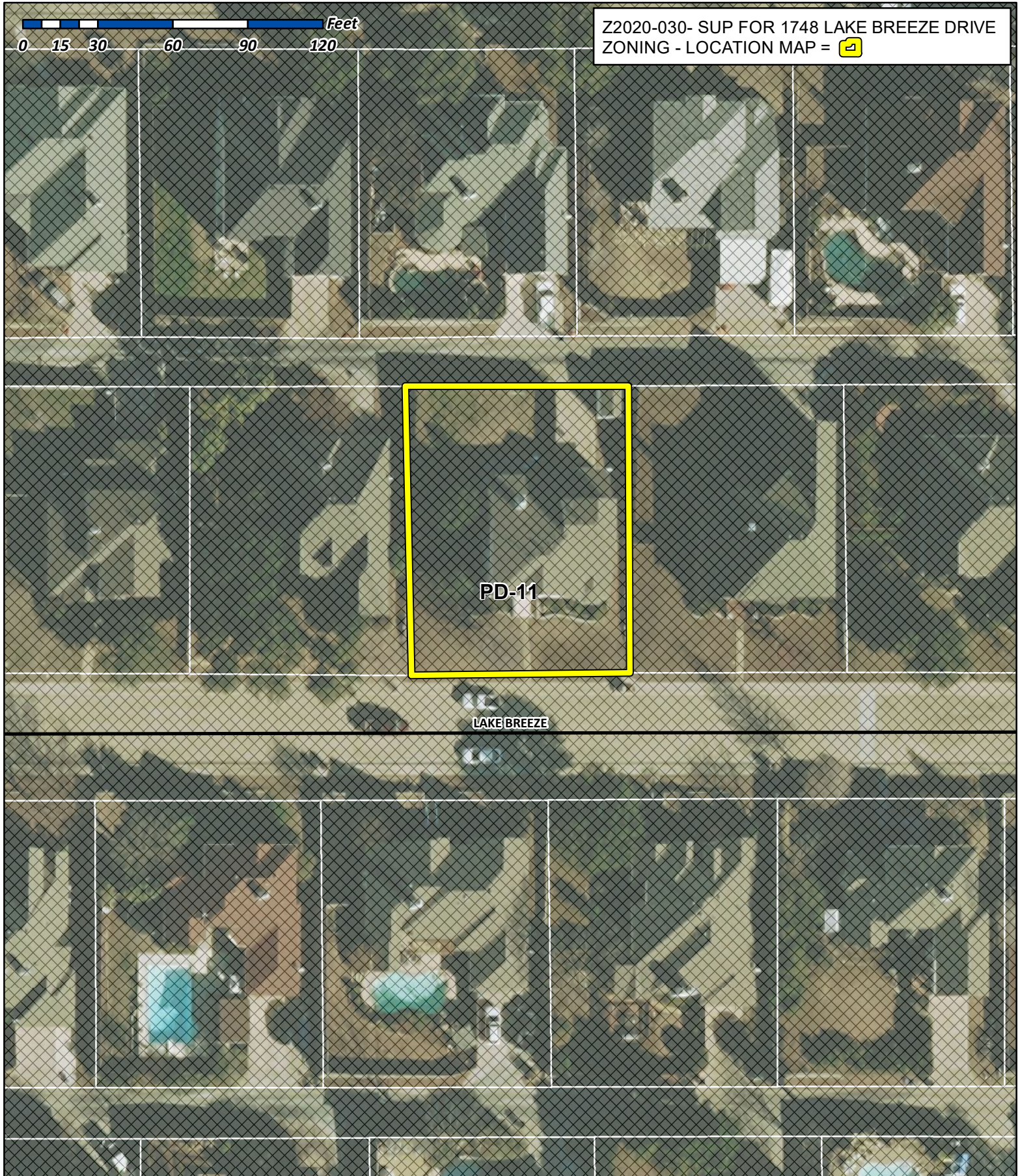
Notary Public in and for the State of Texas

*Paula Thibodeaux*



My Commission Expires





## City of Rockwall

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

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









**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, July 21, 2020 10:14:35 AM  
**Attachments:** [HOA Map \(07.17.2020\).pdf](#)  
[Public Notice \(07.20.2020\).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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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](mailto: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>.

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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



# City of Rockwall

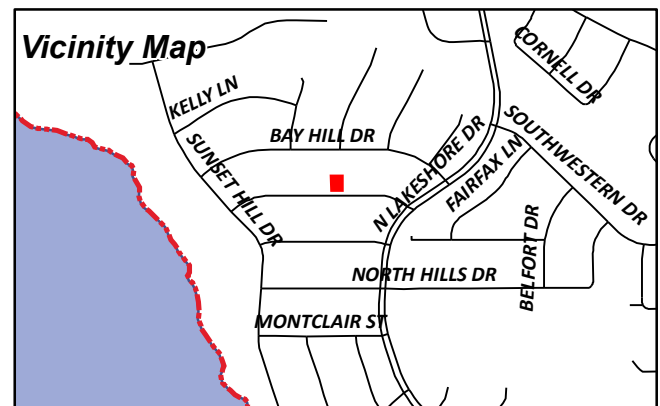
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-030  
**Case Name:** SUP for 1748 Lake Breeze Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 11 (PD-11)  
**Case Address:** 1748 Lake Breeze Drive

**Date Created:** 7/22/2020  
**For Questions on this Case Call** (972) 771-7745





CURRENT RESIDENT  
1011 HILLCREST  
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE  
1017 COURTNEY CIRCLE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1019 WOODHAVEN  
ROCKWALL, TX 75087

DORN KEITH  
1020 ARBOR VIEW PL  
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE  
1020 COURTNEY CIR  
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L  
1020 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY  
1021 ARBOR VIEW PL  
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND  
MICHAEL J VEREB  
1025 COURTNEY CIRCLE  
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M  
1027 ARBOR VIEW PL  
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN  
1029 WOODHAVEN CIR  
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A  
1030 ARBOR VIEW PL  
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S  
1030 COURTNEY CIR  
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE  
1030 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI  
1033 ARBOR VIEW PL  
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE  
1033 COURTNEY CIR  
ROCKWALL, TX 75087

WARD PATRICK C  
1037 WOODHAVEN CIRCLE  
ROCKWALL, TX 75087

BEATY SUSAN J  
1038 COURTNEY CR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1039 ARBOR VIEW  
ROCKWALL, TX 75087

MAY RICHARD A & LISA A  
1040 ARBOR VIEW PL  
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P  
1046 COURTNEY CIR  
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE  
1047 ARBOR VIEW PL  
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA  
1048 ARBOR VIEW PL  
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER  
1054 COURTNEY CIRCLE  
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A  
1514 MALLARD HVN  
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W  
1596 EDMONDSON TR  
ROCKWALL, TX 75087

JONES LALANII  
1597 EDMONDSON TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1602 NORTH HILLS  
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C  
1604 N HILLS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 NORTH HILLS  
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D  
1606 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE  
1608 N HILLS DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1610 NORTH HILLS DRIVE  
ROCKWALL, TX 75087

BAUCHMAN NANCY  
16631 MALCOLM LN  
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L  
1704 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1704 LAKE BREEZE  
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J  
1705 BAY WATCH DRIVE  
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA  
1705 BAYHILL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1707 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A  
1712 BAY WATCH DRIVE  
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL  
1712 LAKE BREEZE DR  
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS  
1715 BAY WATCH DR  
ROCKWALL, TX 75087

REPMAN MARK &  
MICHELLE BASTIDAS  
1715 BAYHILL DR  
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH  
1717 LAKE BREEZE DR  
ROCKWALL, TX 75087

PEDDIE STACIE  
1720 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA  
1722 BAY WATCH DR  
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L  
1725 BAY WATCH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1727 BAY HILL  
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S  
1727 LAKE BREEZE DR  
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND  
AMANDA JO BURT HIGGINS  
1730 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1732 BAY WATCH  
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B  
1733 BAY WATCH DR  
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS  
1737 BAYHILL DR  
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K  
1737 LAKE BREEZE DR  
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE  
1738 LAKE BREEZE DR  
ROCKWALL, TX 75087

TUBBS LAJUAN C  
1740 BAY WATCH DR  
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST  
CHRIS A LANZONE AND DIANE M LANZONE-  
TRUSTEES  
1741 BAY WATCH DRIVE  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN  
1747 BAY HILL DR  
ROCKWALL, TX 75087

SISKA JAMES W & RITA F  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA  
1748 LAKE BREEZE DR  
ROCKWALL, TX 75087



AKARD ARTHUR F & DANA D  
1751 BAY WATCH DR  
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E  
1755 BAYHILL DR  
ROCKWALL, TX 75087

BARKER MARK A  
1755 LAKE BREEZE DR  
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N  
1756 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1758 BAY WATCH  
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J  
1759 BAY WATCH DR  
ROCKWALL, TX 75087

LOWNDES ROBERT  
1763 BAYHILL DR  
ROCKWALL, TX 75087

LONDON REV TR  
1763 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1764 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1766 BAY WATCH  
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET  
1769 BAY WATCH DR  
ROCKWALL, TX 75087

SMITH JAMES & JULIE  
1773 BAYHILL DR  
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE  
MEYN FAMILY TRUST  
1773 LAKE BREEZE DR  
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K  
1774 BAY WATCH DR  
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH  
NGUYEN HOANG  
1774 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R  
1781 BAYHILL DR  
ROCKWALL, TX 75087

PERALES LIVING TRUST  
1781 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY  
1782 LAKE BREEZE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1790 LAKE BREEZE  
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA  
1791 BAYHILL DR  
ROCKWALL, TX 75087

KING DOROTHY  
1793 LAKE BREEZE DRIVE  
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH  
1798 LAKE BREEZE DR  
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON  
1799 BAYHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1803 LAKE BREEZE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1807 BAY HILL  
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA  
KAPOUSTINA-DAVIS  
1817 BAYHILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1822 BAY HILL  
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO  
1827 BAYHILL DR  
ROCKWALL, TX 75087

REED LARRY K  
18333 ROE HAMPTON #323  
DALLAS, TX 75252

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

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE  
40161 E 179TH STREET  
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C  
4914 W 106TH ST  
OAK LAWN, IL 60453

OH SINEUI  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

MATSUMOTO SHINTARO  
C/O OPEN HOUSE CO. LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS  
LLC  
5050 QUORUM DRIVE SUITE 120  
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST  
550 S SILVERADO WAY  
ANAHEIM, CA 92807

WILLIS RUTH HAYNES  
6168 PRESTONDELL DR  
DALLAS, TX 75240

BREEN ROBERT AND LAURA  
661 JUSTIN RD  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

*Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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:

**Ryan Miller**  
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](mailto: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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

**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).

Z2020\_030

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.

It does not cause any problems in our neighborhood.

## Respondent Information

Please provide your information.

## First Name \*

William and Kyoko

## Last Name \*

Boone



Address \*

1756 Lake Breeze Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

wrboone@hotmail.com

Phone Number

214-641-2988

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



Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

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.

See attached explanation of Request to deny.

Name:

ARTHUR AKEND

Address:

1751 Bay Watch, Rockwall, TX 75087

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

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


To: Mr. Ryan Miller  
Rockwall Planning and Zoning Dept.  
385 South Goliad Street  
Rockwall, Texas 75087

From Arthur Akard  
1751 Bay Watch Drive  
Rockwall, Texas 75087

Ref: Case No, Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

I would like to register my opposition to the zoning variance request for an accessory building at 1748 Lake Breeze Drive, Rockwall, Texas 75087. Such a structure would be visible from the street as well as from the neighboring houses and it would detract from the overall appearances of the neighborhood. Additionally, it could very well block views of Lake Ray Hubbard for many of the surrounding house which people paid a premium to live in this neighborhood for. But most concerning it it would cause a decrease in the value of the surrounding houses due to negative aesthetic impact on the neighborhood. This in turn would mean reduced revenue for the county and school district via property taxes. Please deny the request.

If you have any questions or need clarification on my position, please feel free to mail me at the above address.



Arthur Akard



# PUBLIC NOTICE



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

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**Ryan Miller**  
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](mailto: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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

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.

Mr. Klecha has done a considerable amount of research and invested money to have a successful project that will look good and enhance his property. I am in favor of approving this request!

Name: Doug Hamilton  
Address: 1774 Bay Watch Dr. Rockwall, TX 75087

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

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

**Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive**

**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.

So long as the construction meets safety & industry standards, the property should be authorized for an Accessory Building. It's their property and they should have the right to develop or build on the land.

Name:

ROBIN & ERIC MATHIAS

Address:

1011 HILLCREST GR, ROCKWALL, TX 75087

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

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

Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

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.

A new cedar fence has been installed at the rear of the property, so the new structure will not be very visible from the front street or rear alley way.

Name:

TRUMAN JOSEPH BARBER

Address:

1791 Bay Hill Dr. Rockwall, TX 75087

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

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



Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mark Klecha". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.



# CITY OF ROCKWALL

## PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage .

### SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings <sup>1 &amp; 3</sup>					Portable Accessory Building 0 SF – 120 SF <sup>8</sup>	Detached Garage <sup>8 &amp; 9</sup>	Carports <sup>7 &amp; 8</sup>
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2	1	1	1	1
Maximum SF of Accessory Structure <sup>5</sup>		1,000 <sup>2</sup>	1,000 <sup>2</sup>	1250 <sup>2</sup>	144 <sup>6</sup>	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	3	3	3	20 <sup>5</sup>	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

### ADDITIONAL REQUIREMENTS:

- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.



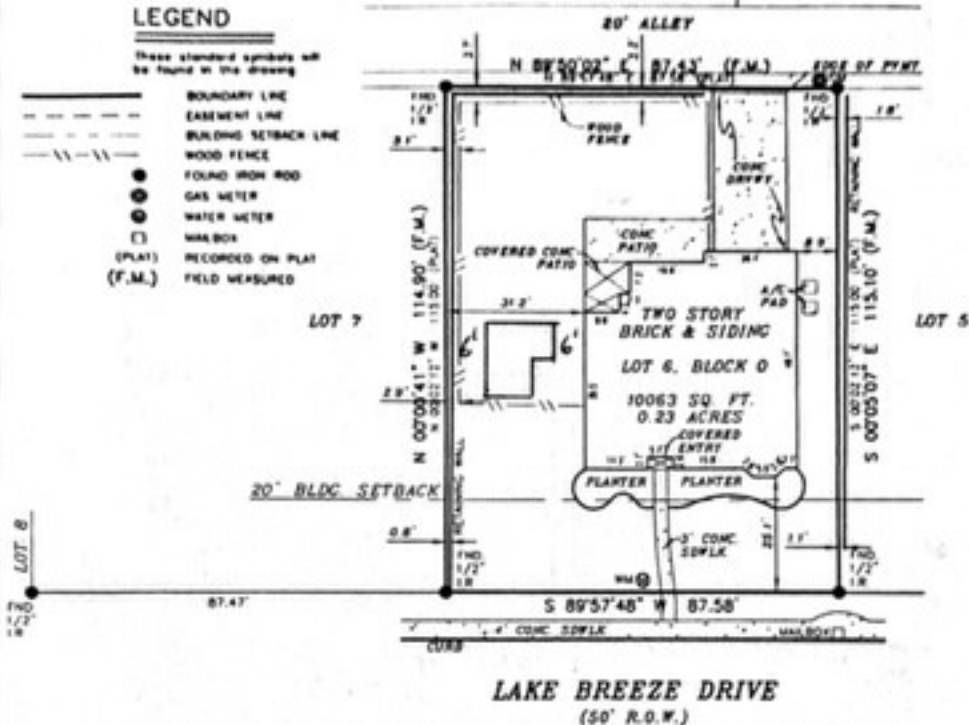
LOF 24

LOT 24

### LEGEND

These standard symbols will be found in the drawing.

- |                 |                       |
|-----------------|-----------------------|
| —————           | BOUNDARY LINE         |
| --- -- -- -- -- | EASEMENT LINE         |
| -----           | BUILDING SETBACK LINE |
| --- \ / \ / \ / | WOOD FENCE            |
| ●               | FOUND IRON ROD        |
| ⊗               | GAS METER             |
| ⊙               | WATER METER           |
| □               | MAILBOX               |
| (PLAT)          | RECORDED ON PLAT      |
| (F.M.)          | FIELD MEASURED        |



LAKE BREEZE DRIVE  
(50' R.O.W.)

#### LEGAL DESCRIPTION

BEING LOT 8, BLOCK 8 OF HILLCREST SHORES,  
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
CABINET C, SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY,  
TEXAS.

**FLOOD INSURANCE NOTE** By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel # 480301 0000.1, effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

SUPPLIER'S NOTE:  
BAGS OF BEANMEAL, RECORDED  
PLAT UNLESS OTHERWISE NOTED

**GRAPHIC SCALE**

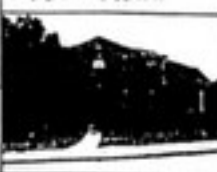


I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas  
do hereby certify to NEXTER-FAIR TITLE COMPANY  
and

That the above map is true and correct according to an actual field survey, made by me on the ground and under my supervision, the property shown hereon as decided by field notes accompanying this drawing I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as herein stated, there are no visible encroachments, no overlapping of improvements, and no apparent discrepancies or conflicts in the boundary lines, and I waive giving testimony of easements or rights-of-way as of the date of the field survey, unless I certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.08) (a) (1) (a) (2) (a) (3) (a) (4) (a) (5) (a) (6) (a) (7) (a) (8) (a) (9) (a) (10) (a) (11) (a) (12) (a) (13) (a) (14) (a) (15) (a) (16) (a) (17) (a) (18) (a) (19) (a) (20) (a) (21) (a) (22) (a) (23) (a) (24) (a) (25) (a) (26) (a) (27) (a) (28) (a) (29) (a) (30) (a) (31) (a) (32) 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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN  
VOLUME 841, PAGE 174, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS  
VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPHY



### FINAL "AS-BUILT" SURVEY

JOB NO.	1105006367	NO.	REVISION	DATE
DATE	05/27/11			
DRAWN BY	WPL/YW			
APPROVED BY	RJR			



*ROY JOHN WINDFELD*  
ROY JOHN WINDFELD, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

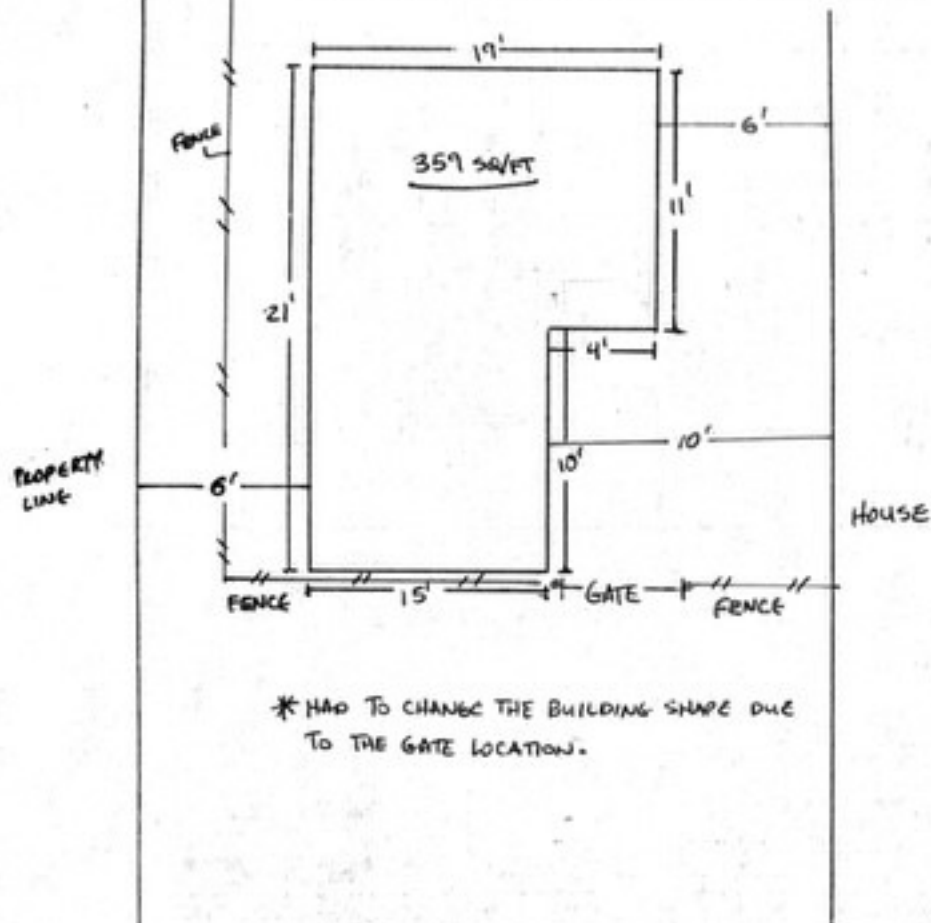


**AMERISURVEYORS, LLC**  
10711 Woodfield Road • San Antonio, Texas 78249  
Phone: (214) 477-9966 • Fax: (214) 477-9967 • Email: info@amerisurveyors.com

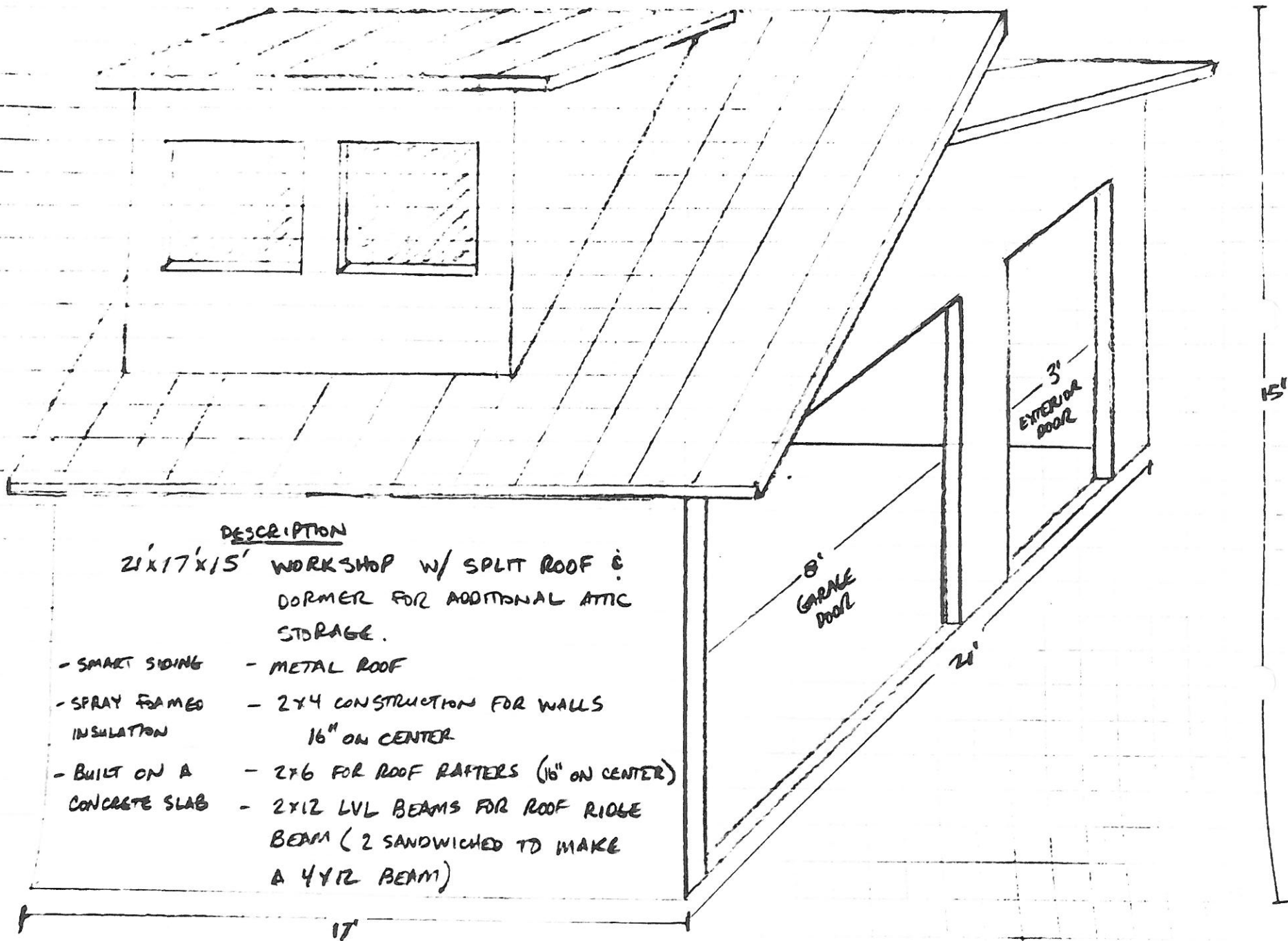
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\* NEW DESIGN DUE TO SET-BACK REQUIREMENTS.

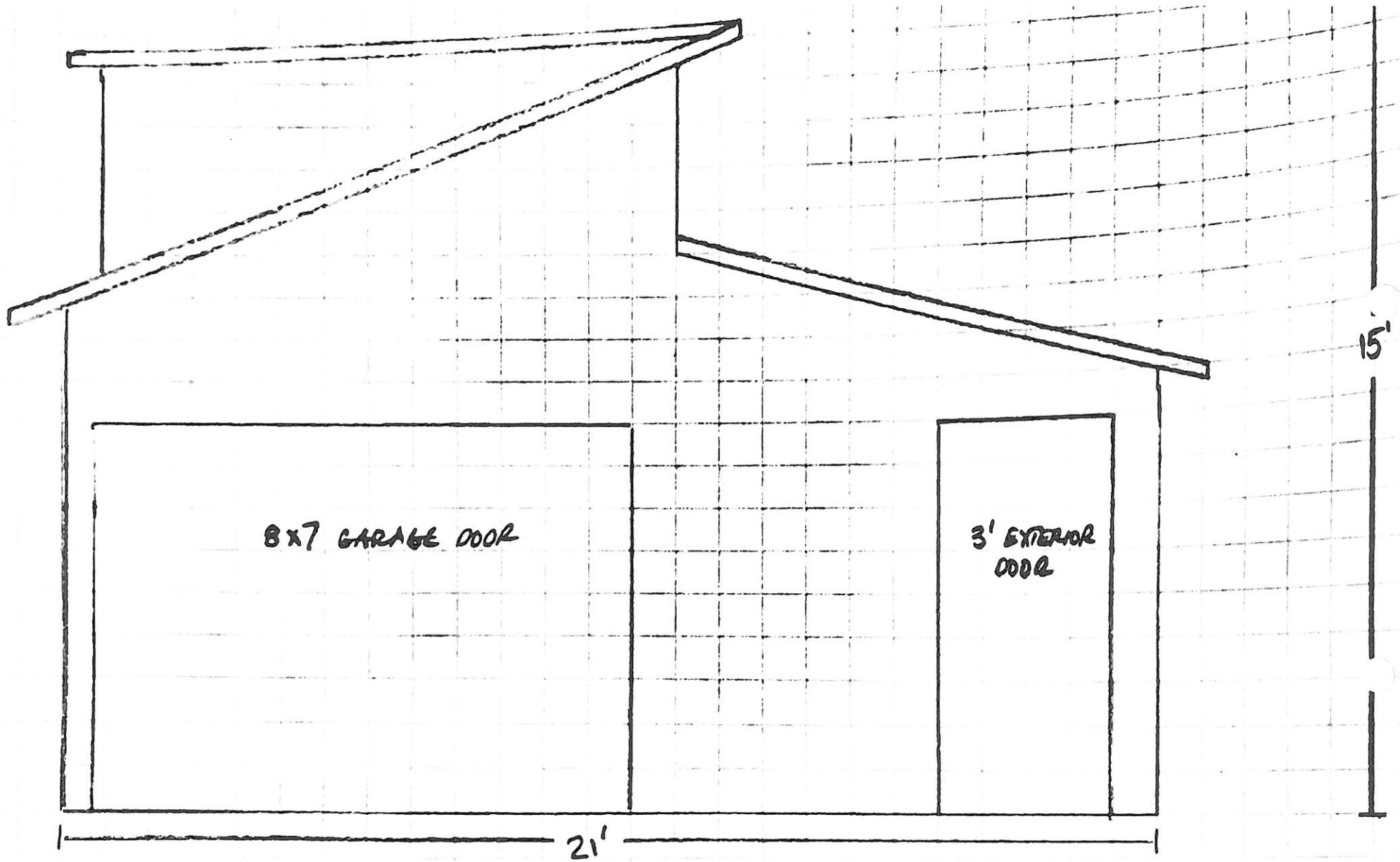
\* 6' SET-BACK ON PROPERTY LINE AND NEWLY ESTABLISHED SET-BACK FOR THE HOUSE - WHICH IS 6' INSTEAD OF 10' (SEE CRAIG FORBES EMAIL)



\* HAD TO CHANGE THE BUILDING SHAPE DUE TO THE GATE LOCATION.







PROPERTY LINE

RETAINING WALL

3' SET  
BACK

FENCE

NOTES:

- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &  
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

FENCE

17'

21'

10' SET  
BACK  
FROM  
HOME



\* STRUCTURE WILL BE MOSTLY COVERED  
WITH FENCE AND OAK TREES FROM THE  
FRONT AND BACK









CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 11 (PD-11) of the City of Rockwall should be amended as follows:

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth

in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 2.2. COMPLIANCE

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

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

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

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

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

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

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



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 17, 2020

2<sup>nd</sup> Reading: September 8, 2020



**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition





Exhibit 'B':  
Site Plan

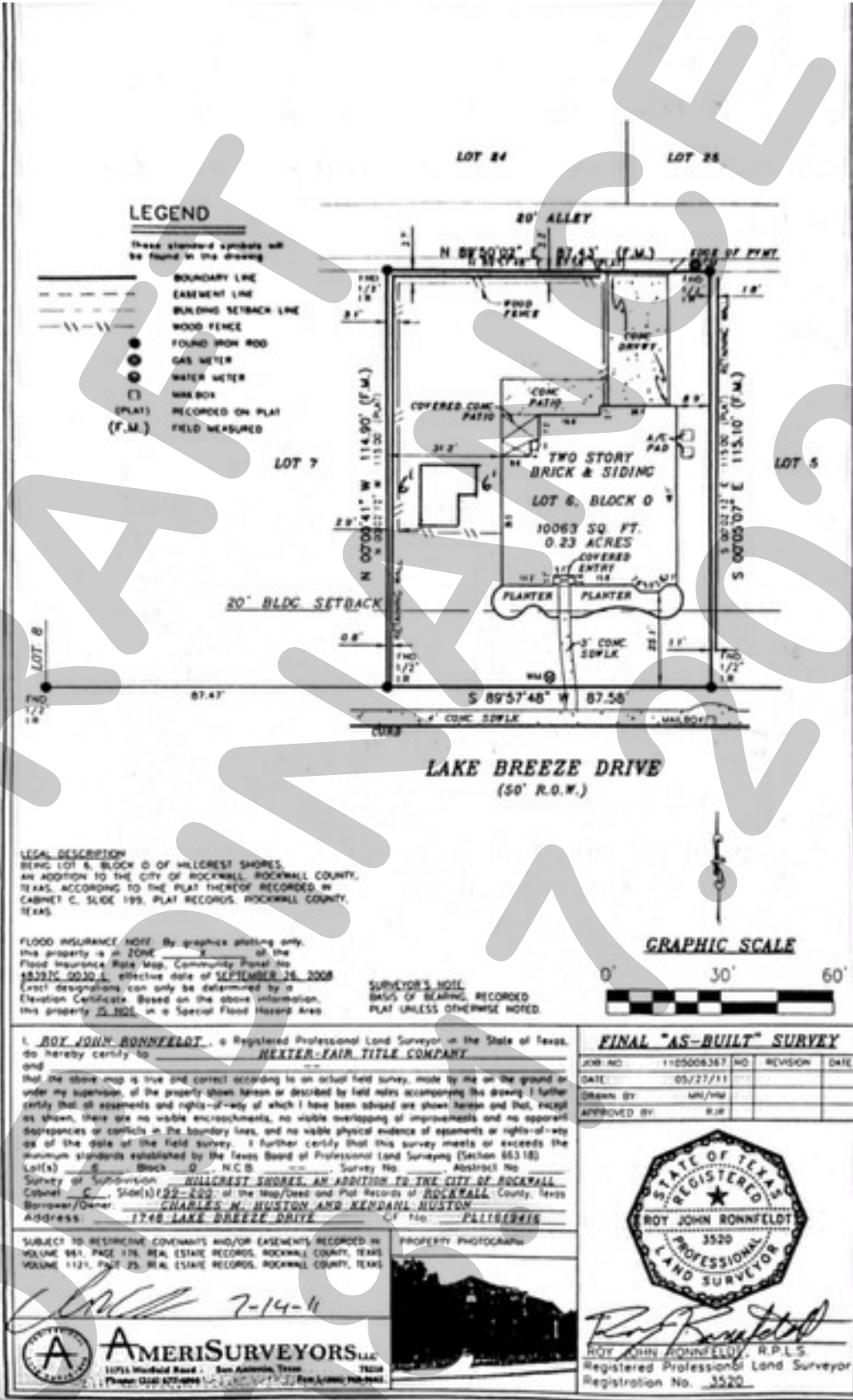
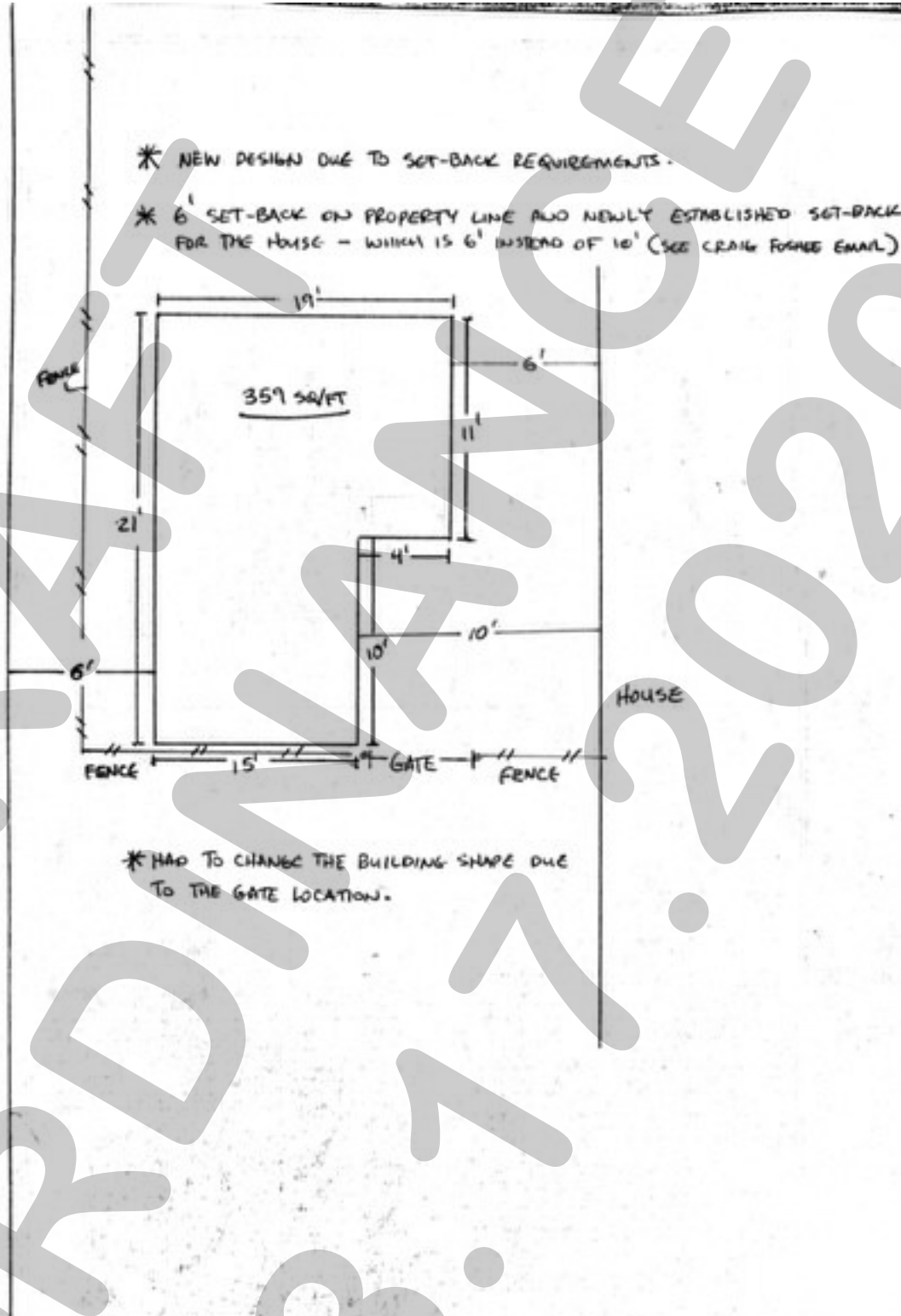
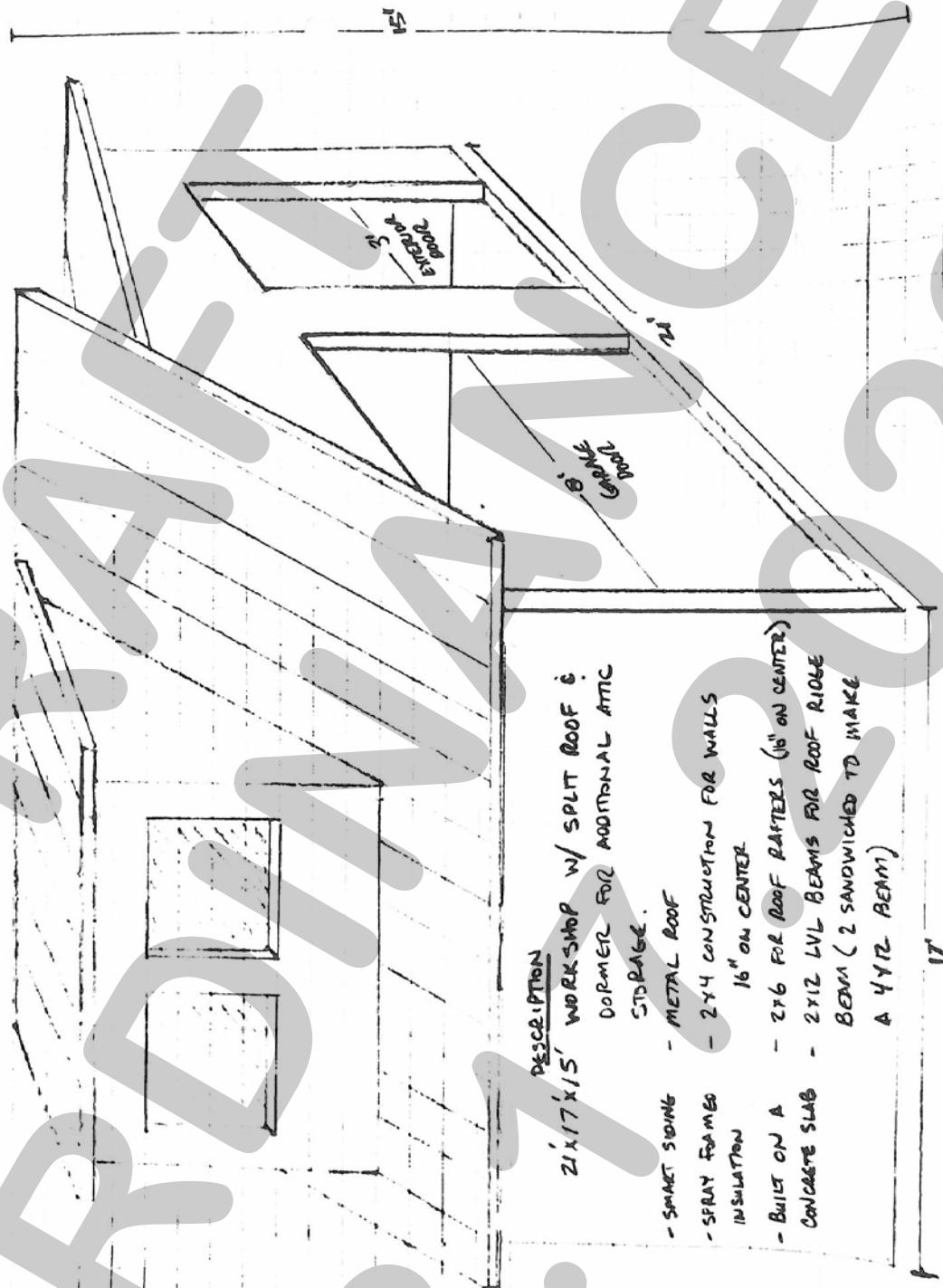




Exhibit 'B':  
Site Plan



**Exhibit 'C':**  
*Conceptual Building Elevations*





**Exhibit 'C':**  
*Conceptual Building Elevations*





September 28, 2020

TO: Mark Klecha  
1748 Lake Breeze Drive  
Rockwall, TX 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2020-030; *Specific Use Permit (SUP) for 1748 Lake Breeze Drive*

Mr. Klecha:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on August 3, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the Specific Use Permit (SUP) ordinance; and
  - (b) The Accessory Building shall not exceed a maximum size of 360 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to submit a letter from a structural engineer certifying that the recently built retaining wall was built to hold the weight of the proposed accessory structure, and that the retaining wall poses no structural risk to the existing three (3) foot retaining wall on the adjacent property; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) 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.

Planning and Zoning Commission

- On August 11, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 4-2, with Commissioners Logan and Womble dissenting and Commissioner Welch absent.

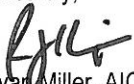
City Council

- On August 17, 2020, the City Council approved a motion to approve the applicants request for a Specific Use Permit (SUP) with the conditions of approval by a vote of 6-1, with Council Member Macalik dissenting.
- On September 8, 2020, the City Council approved a motion to approve the applicants request for a Specific Use Permit (SUP) with the conditions of approval by a vote of 5-2, with Council Members Macalik and Daniels dissenting.



Included with this letter is a copy of Ordinance No. 20-34, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller", is written over the printed name.

Ryan Miller, AICP  
Director of Planning and Zoning

**CITY OF ROCKWALL**

**ORDINANCE NO. 20-34**

**SPECIFIC USE PERMIT NO. S-231**

**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 AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 11 (PD-11) 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;

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

## **2.1. OPERATIONAL CONDITIONS**

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
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## **2.2. COMPLIANCE**

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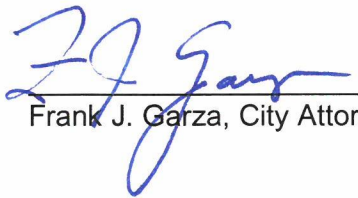
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

  
\_\_\_\_\_  
Jim Pruitt, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: August 17, 2020

2<sup>nd</sup> Reading: September 8, 2020





**Exhibit 'A'**  
*Zoning Exhibit*

Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition

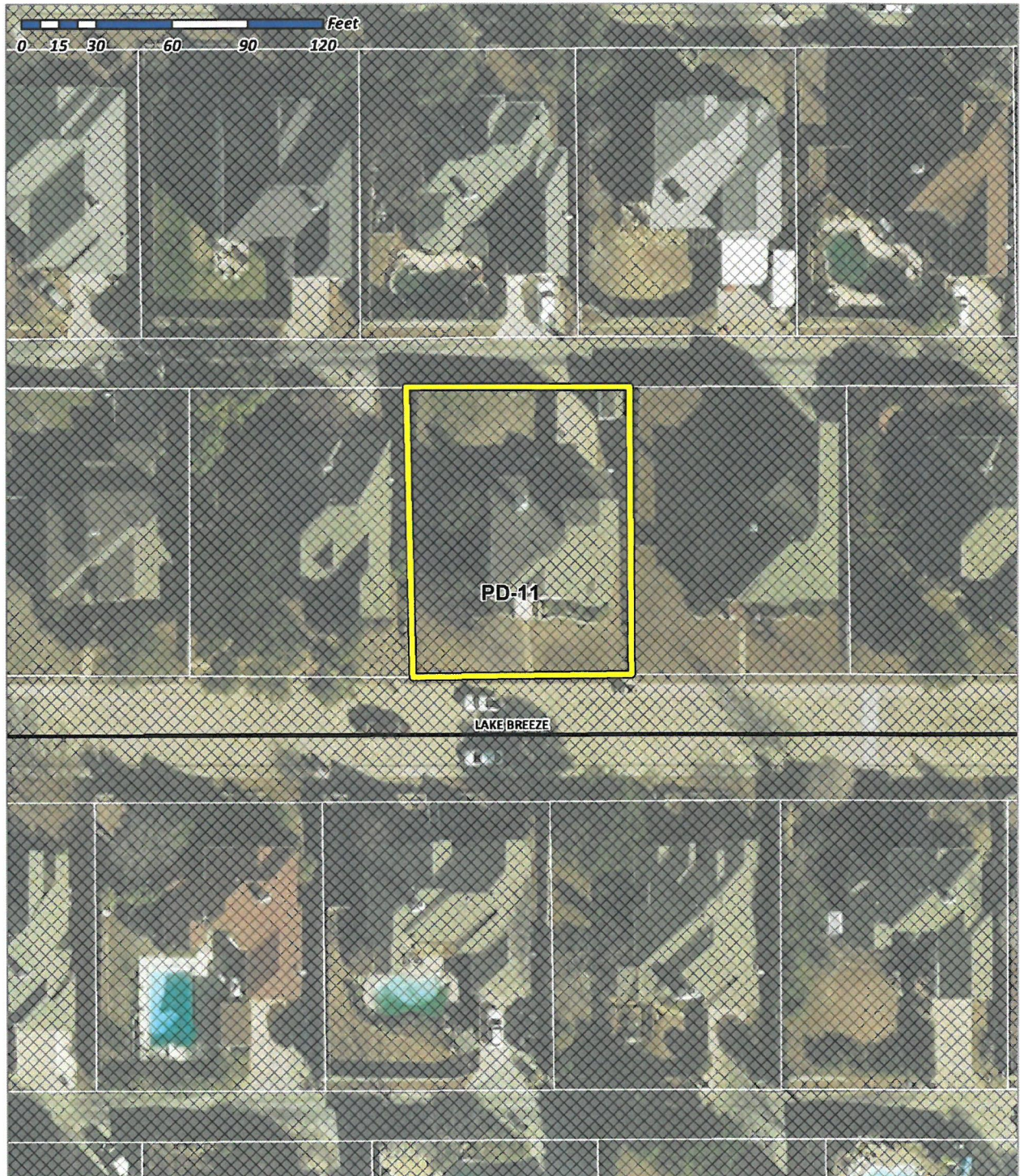




Exhibit 'B':  
Site Plan

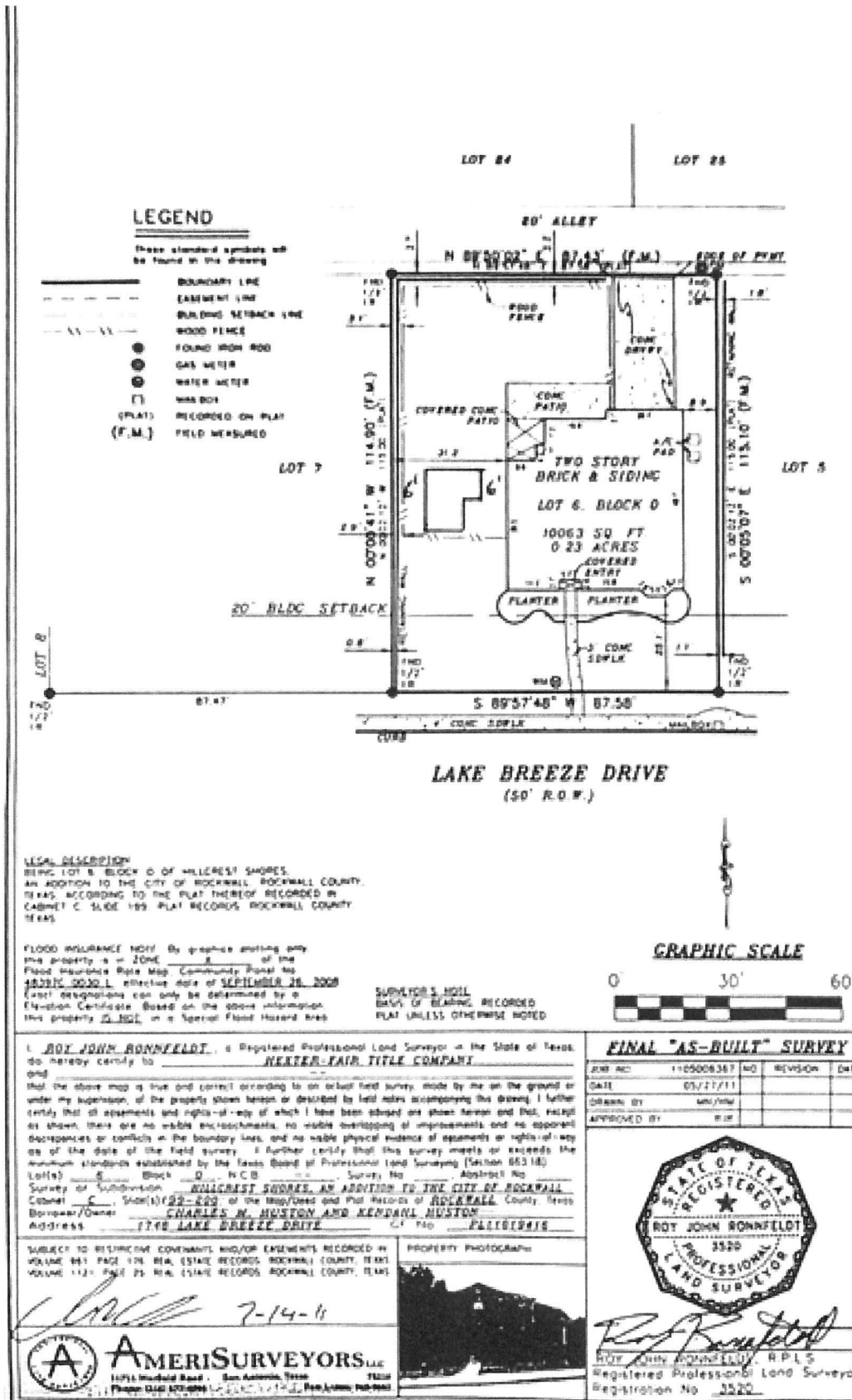
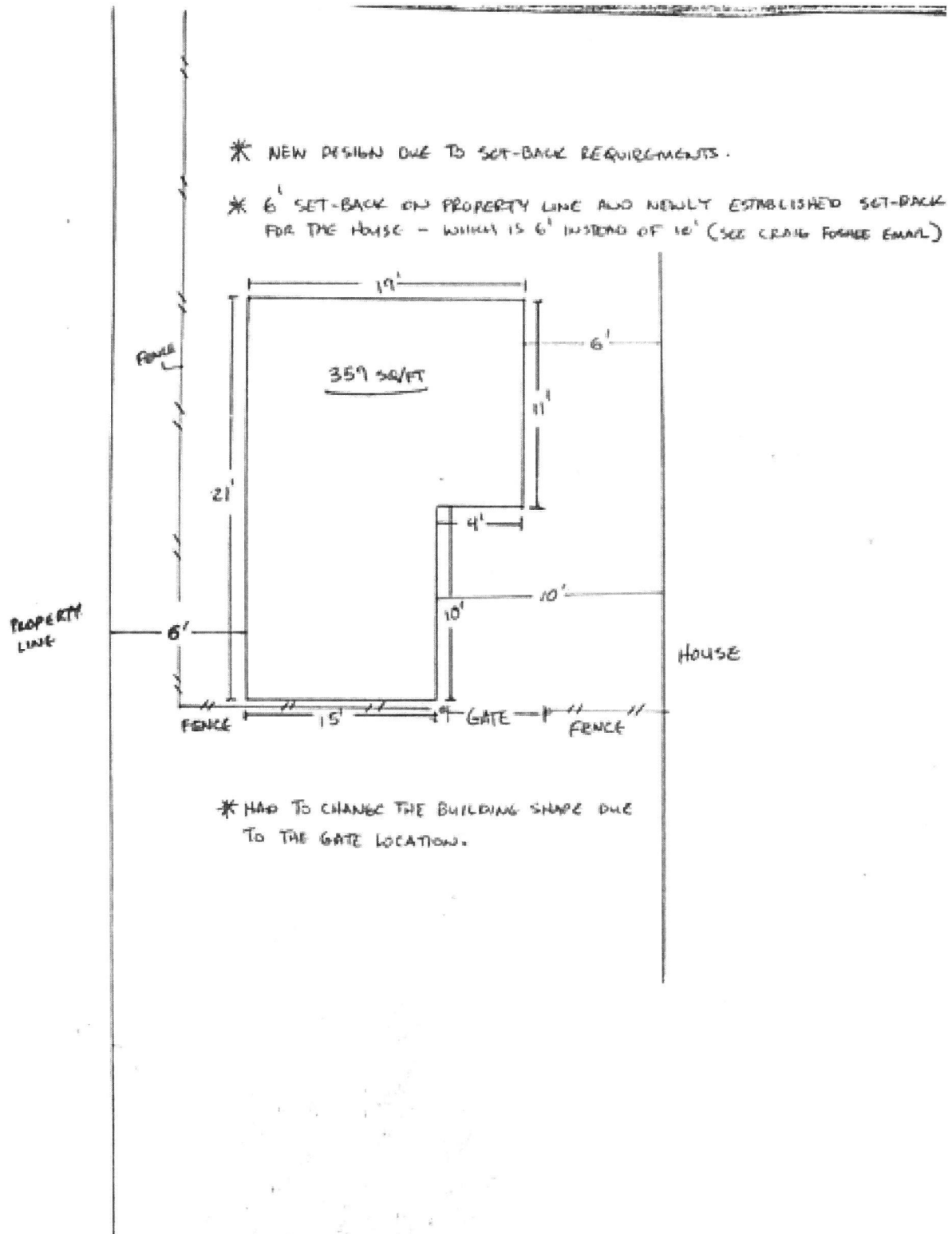
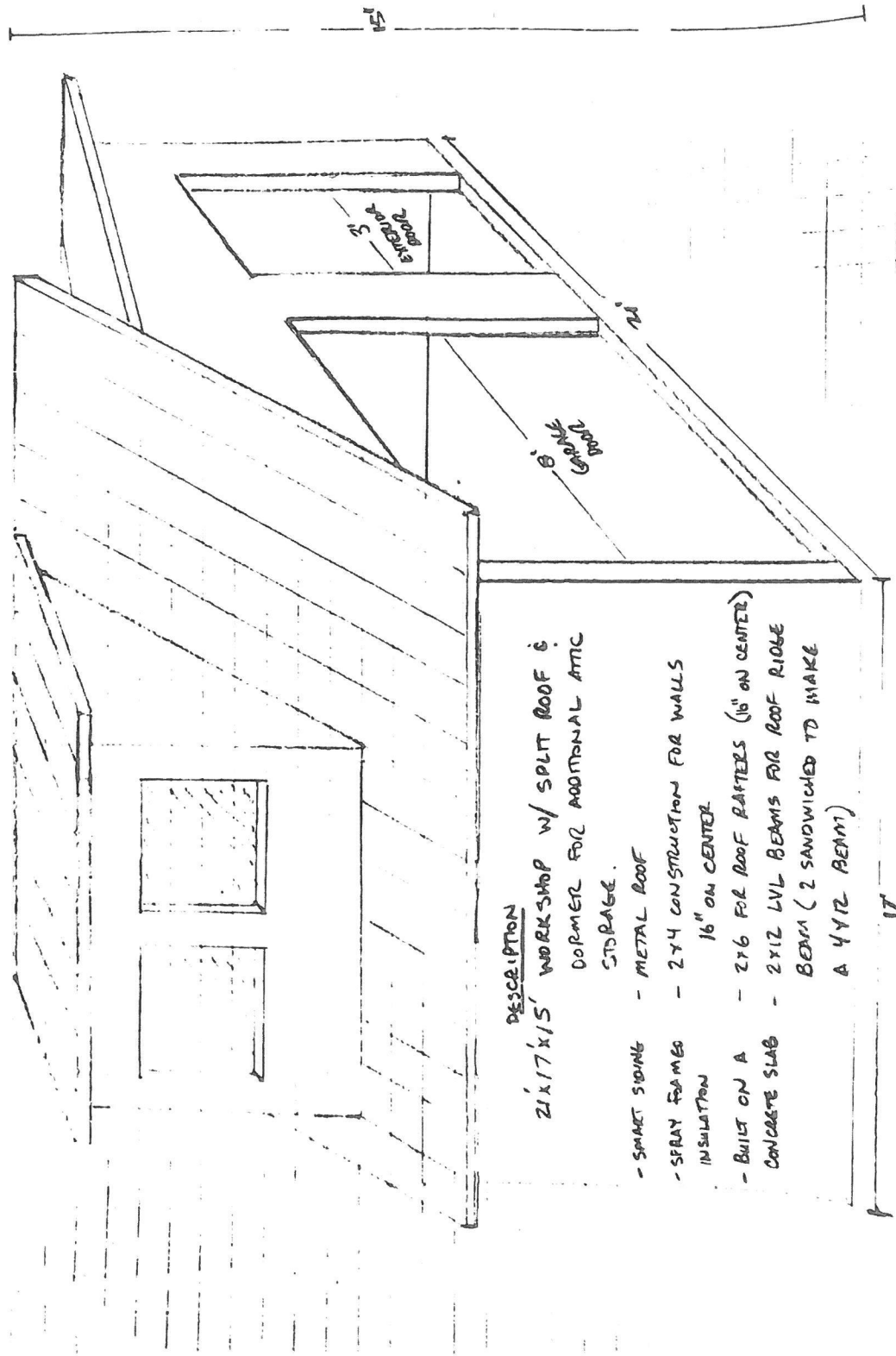


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Site Plan





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*Conceptual Building Elevations*



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