



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-038 P&Z DATE 10/12/2021 CC DATE 10/18/2021 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

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

### SITE PLAN APPLICATION

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

### PLATTING APPLICATION

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

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

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

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

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





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

**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

1 SOAPBERRY LANE

SUBDIVISION

GRADY RASH SUBDIVISION

LOT

6

BLOCK

A

GENERAL LOCATION

HWY. 66 & LAKESHORE

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

CURRENT ZONING

RESIDENTIAL A3

CURRENT USE

STORAGE

PROPOSED ZONING

RESIDENTIAL A3

PROPOSED USE

GARAGE

ACREAGE

1.2

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

DARRELL M<sup>C</sup>CALLUM

☒ APPLICANT

DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON

DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON

DARRELL M<sup>C</sup>CALLUM

ADDRESS

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1 SOAPBERRY LANE

CITY, STATE & ZIP

ROCKWALL TX. 75087

CITY, STATE & ZIP

ROCKWALL TX. 75087

PHONE

214-208-3394

PHONE

214-208-3394

E-MAIL

DARRELLMC57@GMAIL.COM

E-MAIL

DARRELLMC57@GMAIL.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL M<sup>C</sup>CALLUM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

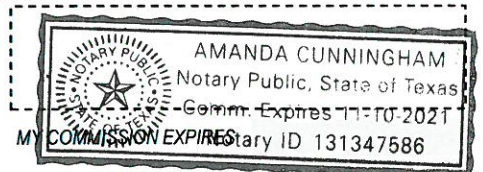
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13 DAY OF Sept, 2021.

OWNER'S SIGNATURE

Darrell M<sup>C</sup>Callum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



City of Rockwall  
Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
Reconstruction of Metal Shed  
1 Soapberry Lane, Rockwall, TX 75087

We wish to reconstruct a metal shed that has been on our property since the original owners built it in 1976. It is in deteriorating condition with a lot of overgrown brush. We also need a place to house two boats that we have acquired that currently don't have storage and will have to be kept outside. The new building will provide a much cleaner, more complimentary improvement to the property.

We plan to keep the building on the same footprint it now occupies, taking it to a 30' x 40' building with a concrete foundation.

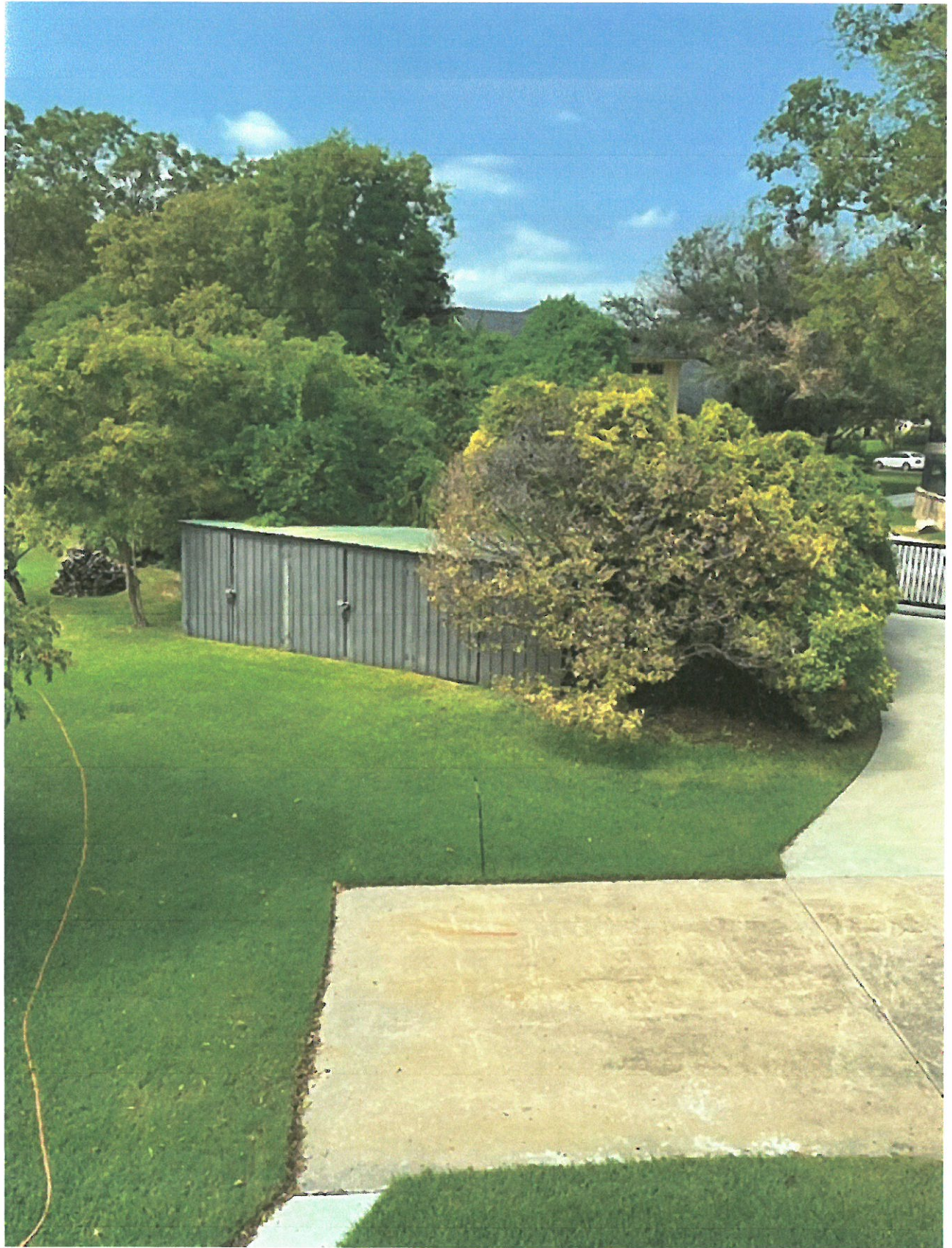
Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Darrell McCallum".

Darrell McCallum

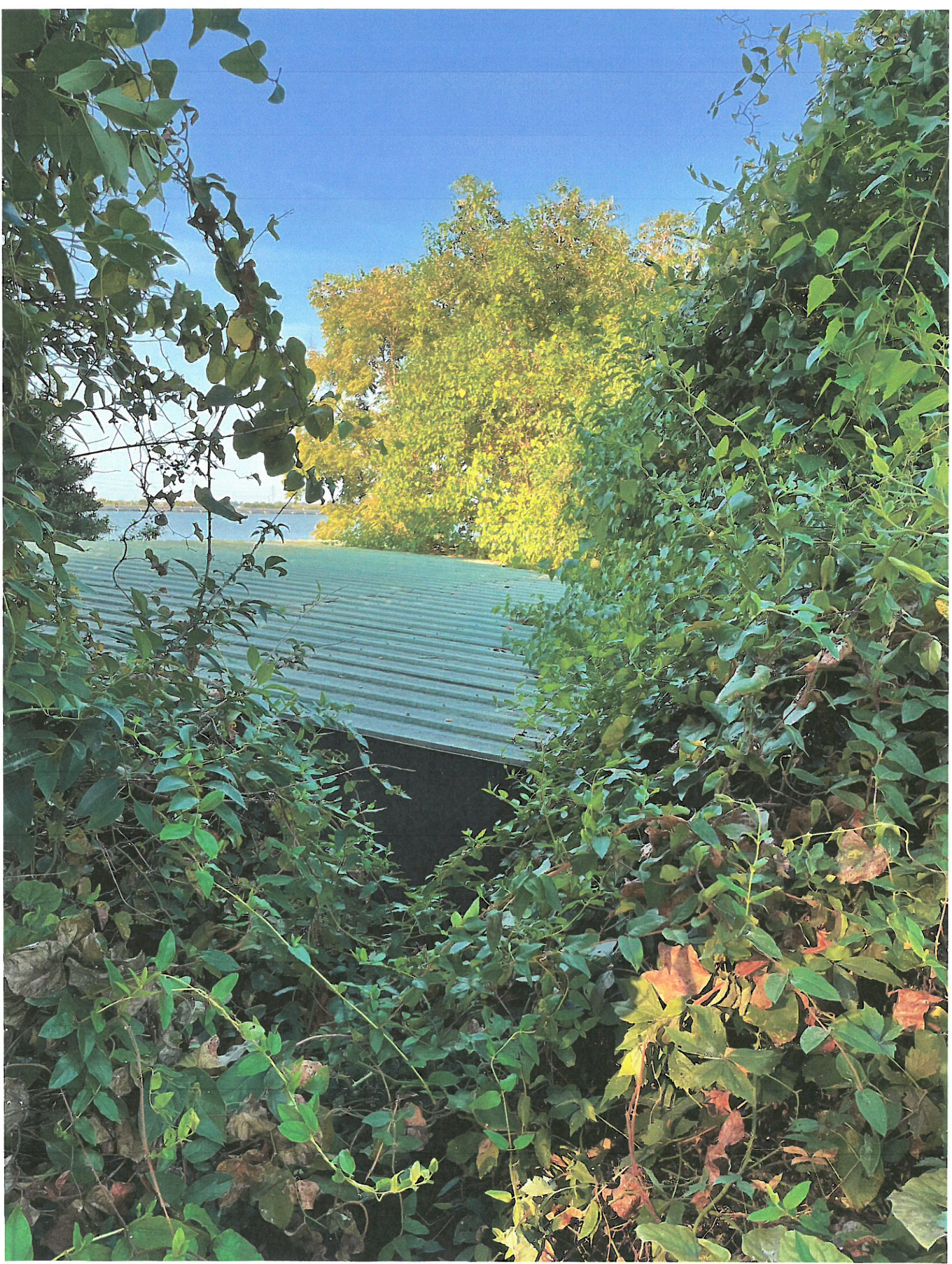




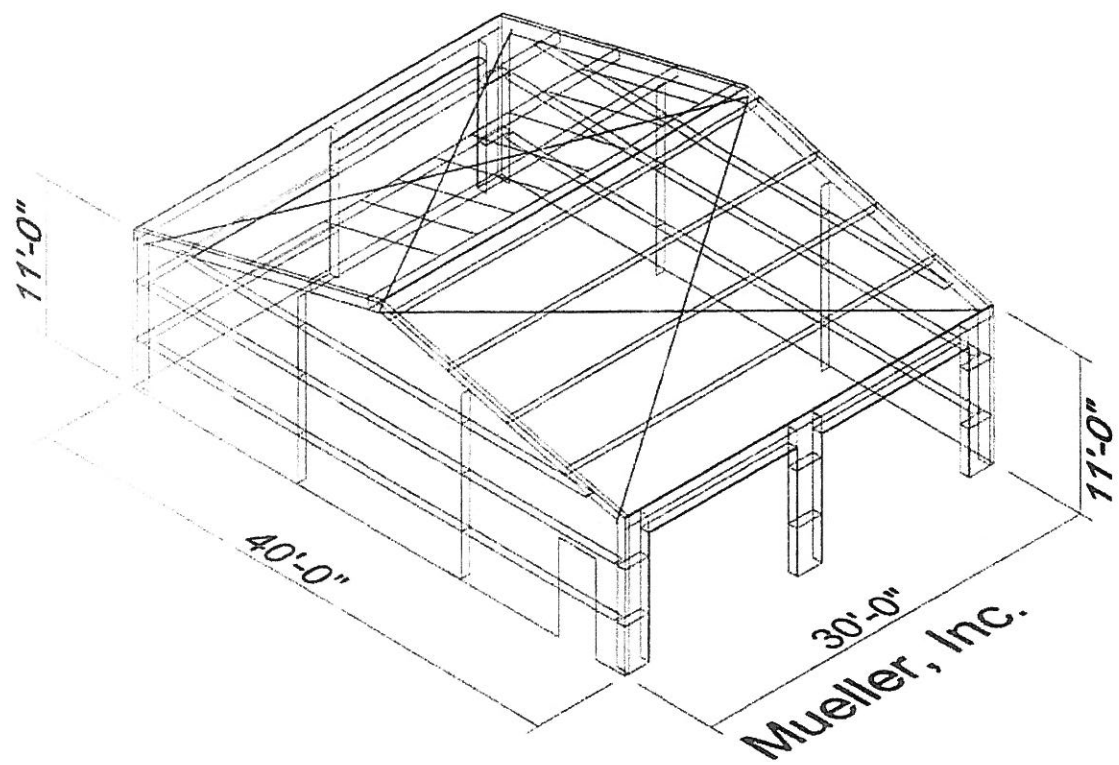












~~This is Not an Engineered Structure~~  
~~Component Order Only~~



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City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
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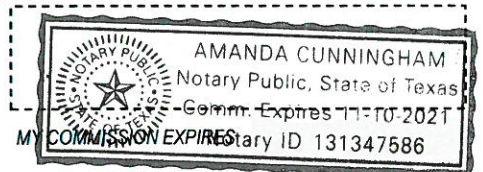
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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.



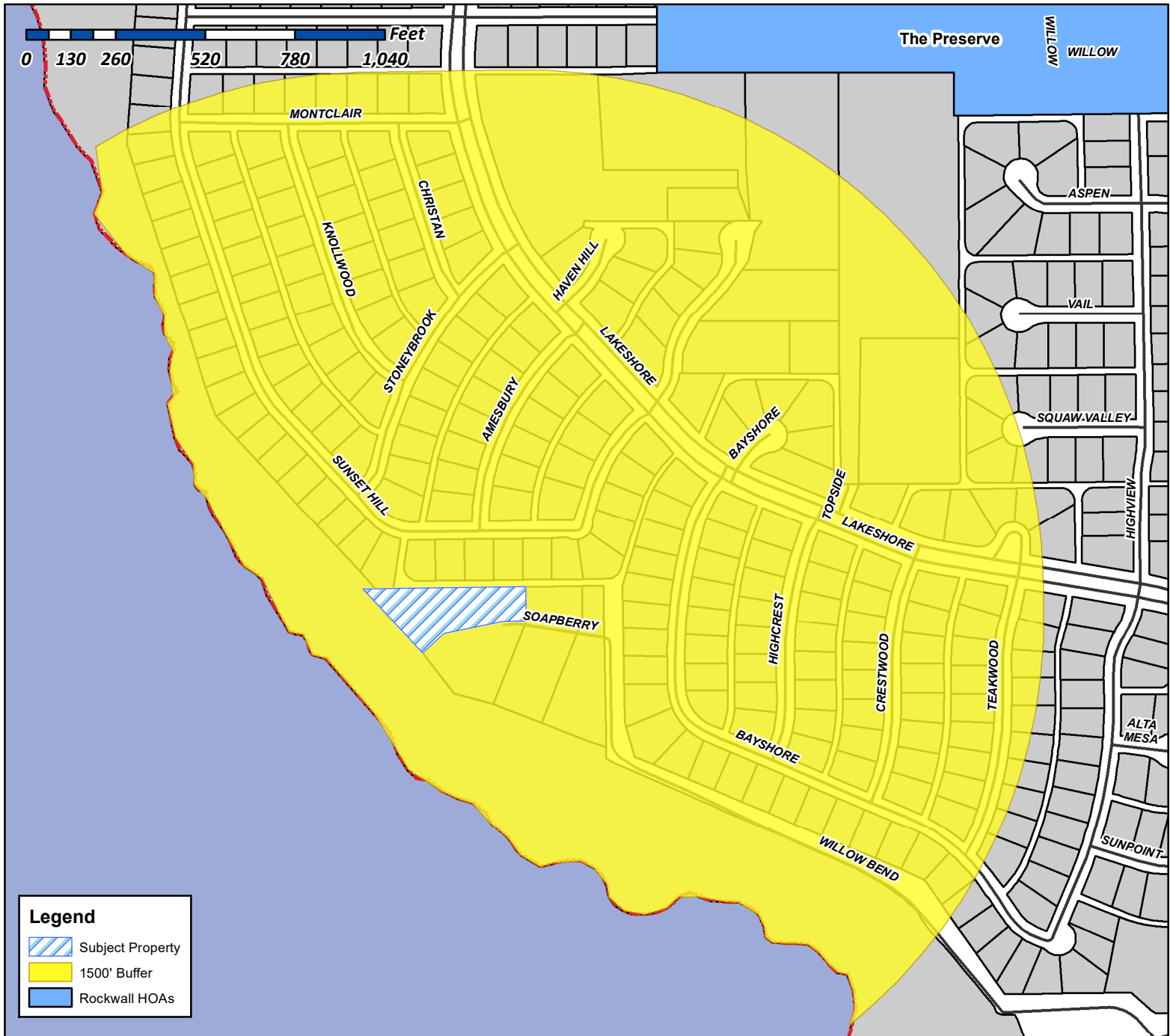




# City of Rockwall

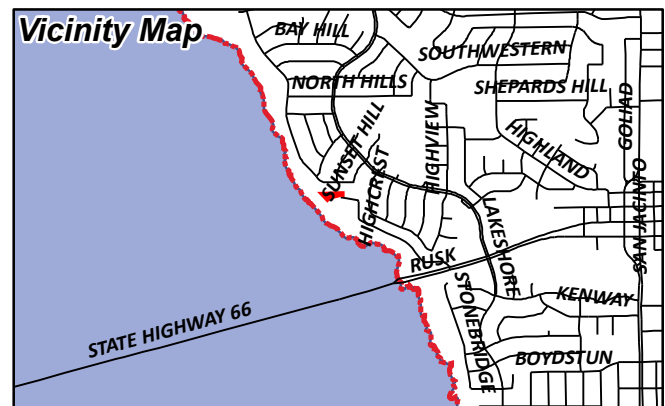
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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane

**Date Created:** 9/14/2021  
**For Questions on this Case Call** (972) 771-7745



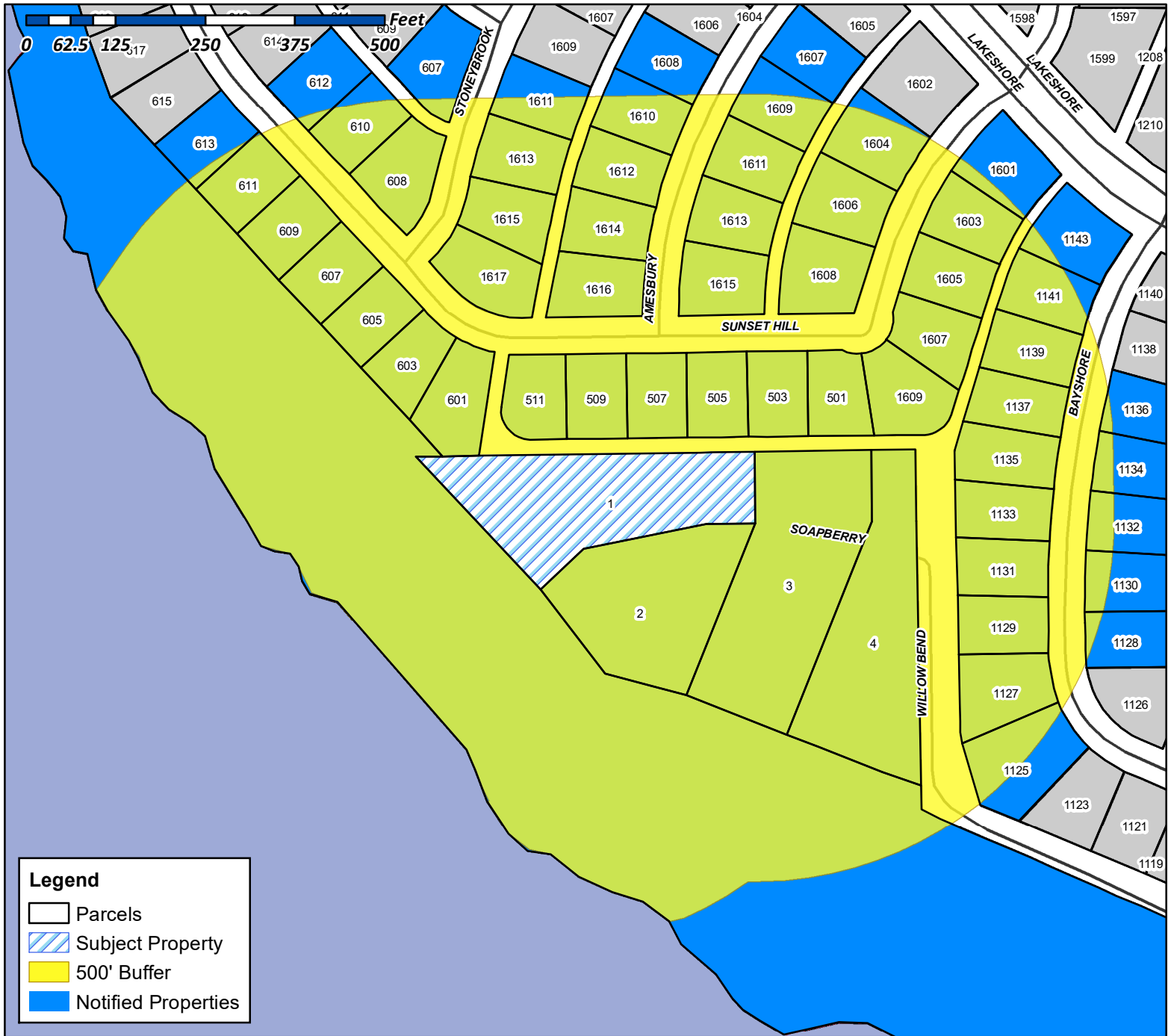




# City of Rockwall

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

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MCCALLUM DARRELL A AND SHARON F  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1111 BAYSHORE DR  
ROCKWALL, TX 75087

VOLPERT JOHN  
1125 BAYSHORE DR  
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M  
1127 BAYSHORE DR  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1128 BAYSHORE DR  
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY  
REVOCABLE LIVING TRUSTE  
RICHARD ALLEN WISE AND DONALD W RASBURY  
TRUSTEES  
1129 BAYSHORE DR  
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN  
ESTHER  
1130 BAYSHORE DR  
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN  
1131 BAYSHORE DR  
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX  
1132 BAYSHORE DR  
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D  
1133 BAYSHORE DR  
ROCKWALL, TX 75087

MURPHY JENNIFER E  
1134 BAYSHORE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
1135 BAYSHORE DR  
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING  
TRUST  
1136 BAYSHORE DR  
ROCKWALL, TX 75087

HALE TERRY W AND CRYSTAL C  
1137 BAYSHORE DRIVE  
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M  
1139 BAYSHORE DR  
ROCKWALL, TX 75087

GRAY JOE E ETUX  
1141 BAYSHORE DR  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
1143 BAYSHOREDR  
ROCKWALL, TX 75087

HESTER ROGER F II  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HICKEY ALLEN AND TANYA  
1603 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

DUBOSE CHRISTOPHER S AND RENEE L  
1605 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

MULDER LINDA FAYE  
1606 SUNSET HILL DR  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX  
1607 SUNSET HILL DR  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA  
1608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

JACKSON DAMON AND TARA  
1609 SUNSET HILL DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT ANN COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087



SARVER WANDA & DONALD  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE  
1612 AMESBURY LN  
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J  
1613 AMESBURY LN  
ROCKWALL, TX 75087

HOLLY MARK A  
1613 STONEYBROOK DR  
ROCKWALL, TX 75087

LYNCH PATRICIA A  
1614 AMESBURY LN  
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE  
1615 AMESBURY LN  
ROCKWALL, TX 75087

CATHEY KITA  
1615 STONEYBROOK DR  
ROCKWALL, TX 75087

FRANK AND JOYCE BATHRICK FAMILY TRUST  
FRANK T AND JOYCE E BATHRICK- CO-TRUSTEES  
1616 AMESBURY LANE  
ROCKWALL, TX 75087

ROTH BRIAN AND TRACY  
1617 STONEYBROOK DR  
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON  
MCCORD VRZAK  
2 SOAPBERRY LN  
ROCKWALL, TX 75032

RASH ROBERT D  
3 SOAPBERRY LN  
ROCKWALL, TX 75087

RASH RANDALL L & KAREN  
4 SOAPBERRY LN  
ROCKWALL, TX 75087

FERRENTINO WAYNE J  
501 SUNSET HILL DR  
ROCKWALL, TX 75087

MATTHEWS SYDNEY D AND BARBARA J  
503 SUNSET HILL DR  
ROCKWALL, TX 75087

DEAN GREG  
505 SUNSET HILL DR  
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J  
507 SUNSET HILL DR  
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA  
509 SUNSET HILL DR  
ROCKWALL, TX 75087

KING MARILYN  
511 SUNSET HILL DR  
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE  
601 SUNSET HILL DR  
ROCKWALL, TX 75087

RANDLE CHANDLER BENTON AND SAMANTHA J  
603 SUNSET HILL DR  
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST  
605 SUNSET HILL DR  
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY  
607 KNOLLWOOD DR  
ROCKWALL, TX 75087

BARNETTE AMY MICHELLE AND GLENN RACHE  
607 SUNSET HILL  
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C  
608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
609 SUNSET HILLDR  
ROCKWALL, TX 75087

SILVA IRMA  
610 SUNSET HILL DR  
ROCKWALL, TX 75087

HEADRICK WILLIAM H III AND DIANNE C  
611 SUNSET HILL DR  
ROCKWALL, TX 75087

FLOURA EDWARD  
612 SUNSET HILL  
ROCKWALL, TX 75087

VANDEBURG MARK F AND PAULA R  
613 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

CITY OF DALLAS  
DALLAS TX  
, 0

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
PO BOX 2286  
ROWLETT, TX 75030



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Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
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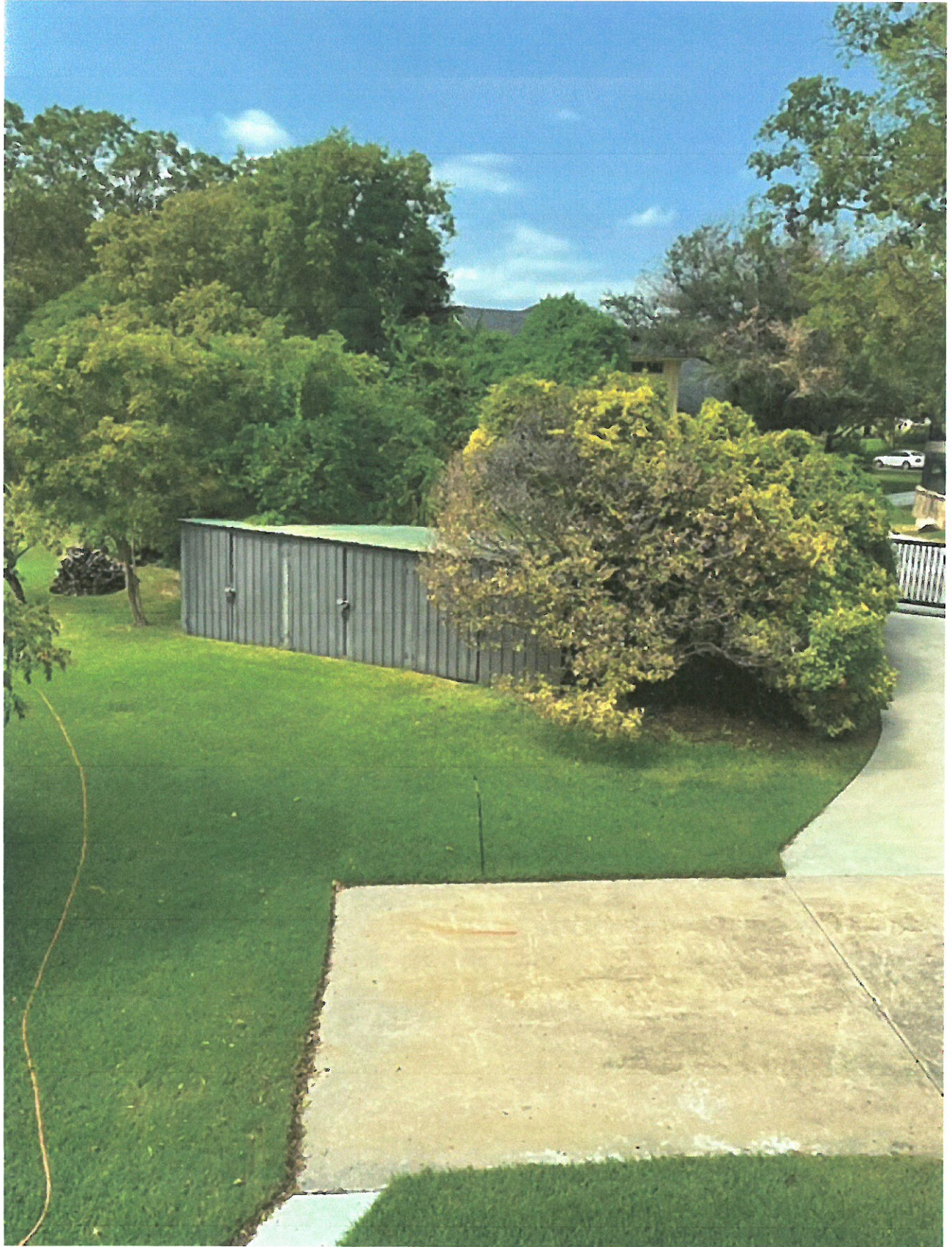
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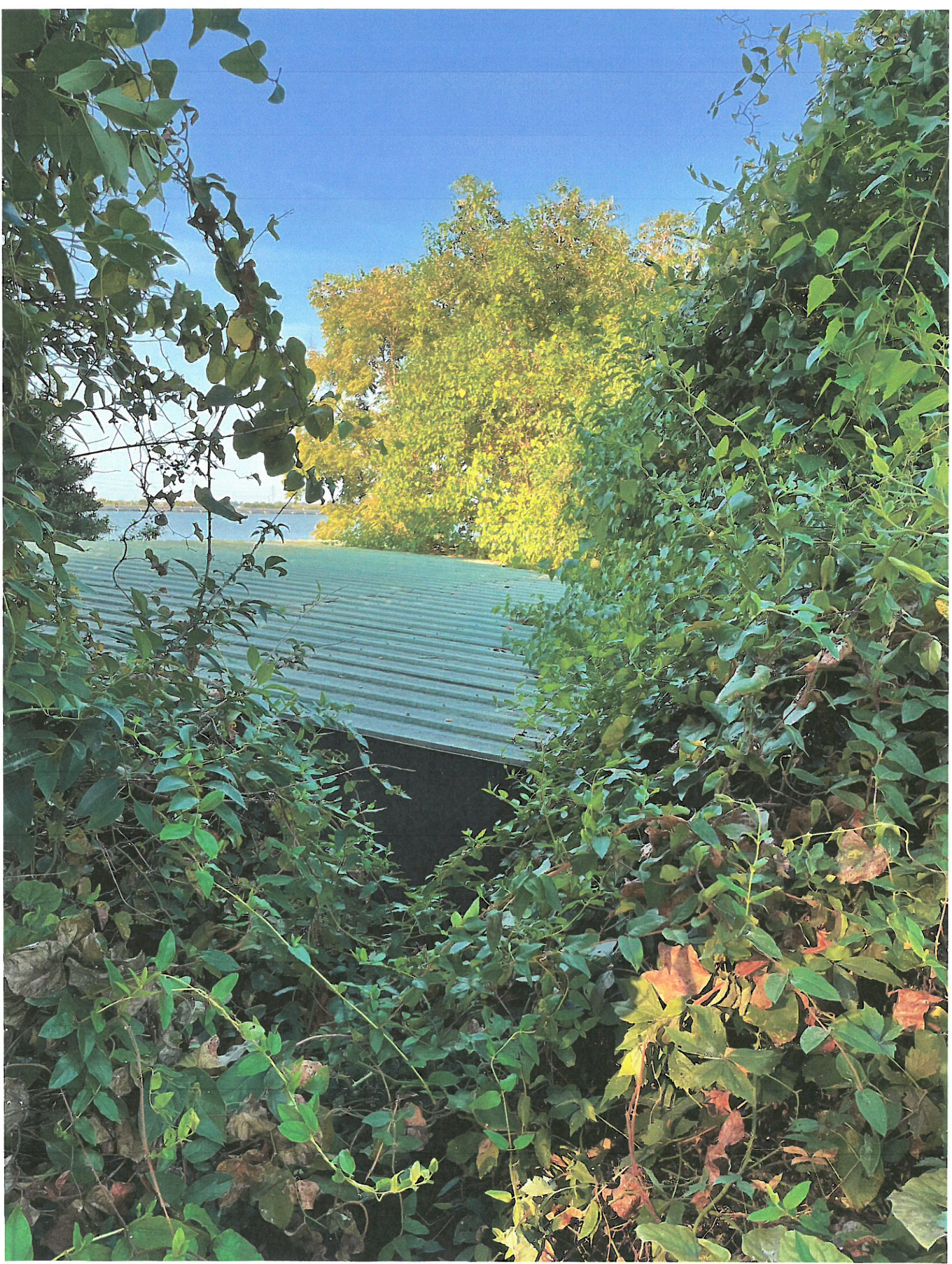
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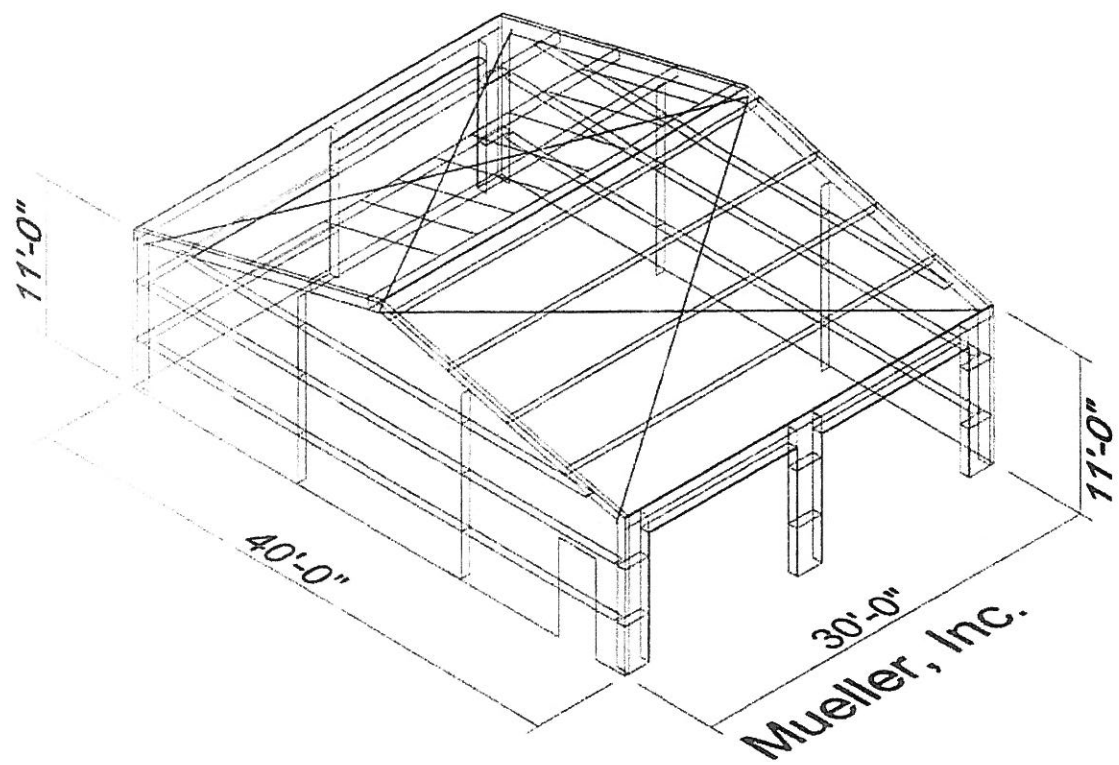












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# PROJECT COMMENTS



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

DATE: 9/23/2021

PROJECT NUMBER: Z2021-038  
PROJECT NAME: SUP for Accessory Building at 1 Soapberry Lane  
SITE ADDRESS/LOCATIONS: 1 SOAPBERRY LN, ROCKWALL, 75087

CASE MANAGER: Andrew Reyna  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Andrew Reyna	09/22/2021	Needs Review
09/22/2021: Z2021-038; Specific Use Permit (SUP) for 1 Soapberry Lane 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 Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane.			
I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.			
M.3 For reference, include the case number (Z2021-038) in the lower right-hand corner of all pages on future submittals.			
I.4 The subject property is zoned Single Family 10 (SF-10) District.			
I.5 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 the draft ordinance.			
(2) The Accessory Building shall not exceed a maximum size of 1,200 SF.			
(3) The Accessory Building shall not exceed a maximum height of 15-feet.			
(4) The subject property shall be limited to one (1) accessory building.			
M.6 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.			
M.7 Please review the attached Draft Ordinance prior to the September 28, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 5, 2021.			
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff			



ample time to review the case prior to the October 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 28, 2021.

I.9 The projected City Council meeting dates for this case will be October 18, 2021 [1st Reading] and November 1, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Approved w/ Comments
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	09/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	09/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments
09/20/2021: No comments			



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

**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 1 SOAPBERRY LANE

SUBDIVISION GRADY RASH SUBDIVISION

LOT

6

BLOCK

A

GENERAL LOCATION HWY. 66 & LAKESHORE

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

CURRENT ZONING RESIDENTIAL A3

CURRENT USE

STORAGE

PROPOSED ZONING RESIDENTIAL A3

PROPOSED USE

GARAGE

ACREAGE 1.2

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 DARRELL M<sup>C</sup>CALLUM

☒ APPLICANT DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON DARRELL M<sup>C</sup>CALLUM

ADDRESS 1 SOAPBERRY LANE

ADDRESS 1 SOAPBERRY LANE

CITY, STATE & ZIP ROCKWALL TX. 75087

CITY, STATE & ZIP ROCKWALL TX. 75087

PHONE 214-208-3394

PHONE 214-208-3394

E-MAIL DARRELLMC57@GMAIL.COM

E-MAIL DARRELLMC57@GMAIL.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL M<sup>C</sup>CALLUM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

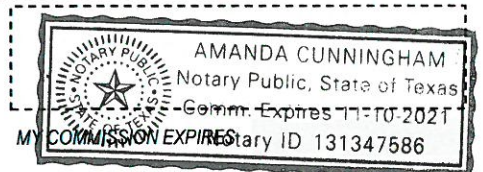
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13 DAY OF Sept, 2021.

OWNER'S SIGNATURE

Darrell M<sup>C</sup>Callum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







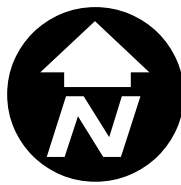
Z2021-038- SUP FOR ACCESSORY BUILDING  
AT 1 SOAPBERRY LANE  
ZONING - LOCATION MAP = [icon]



# 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.



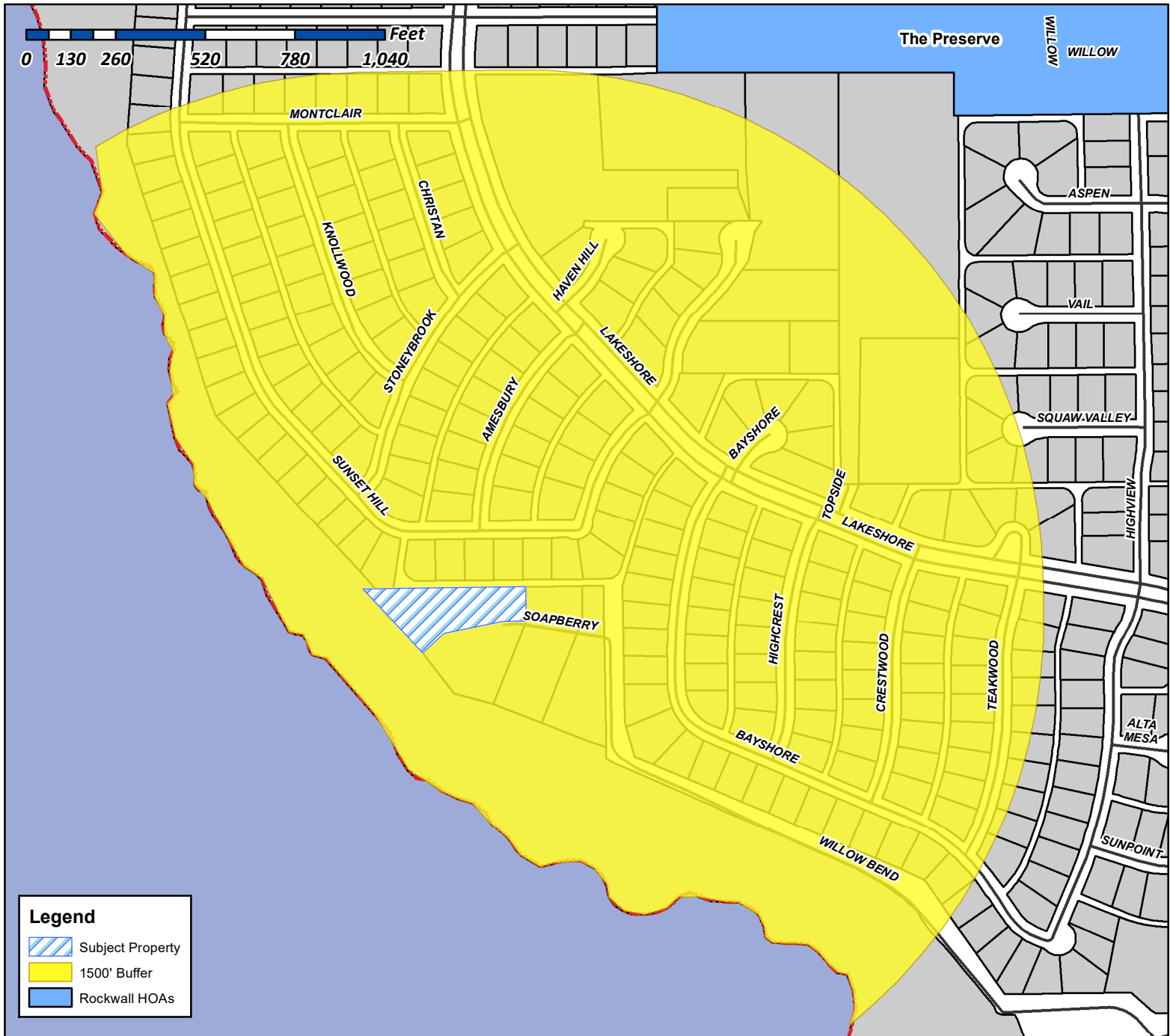




# City of Rockwall

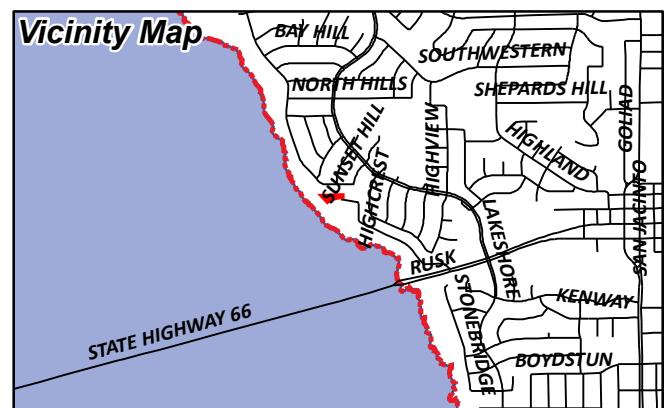
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane

**Date Created:** 9/14/2021  
**For Questions on this Case Call** (972) 771-7745



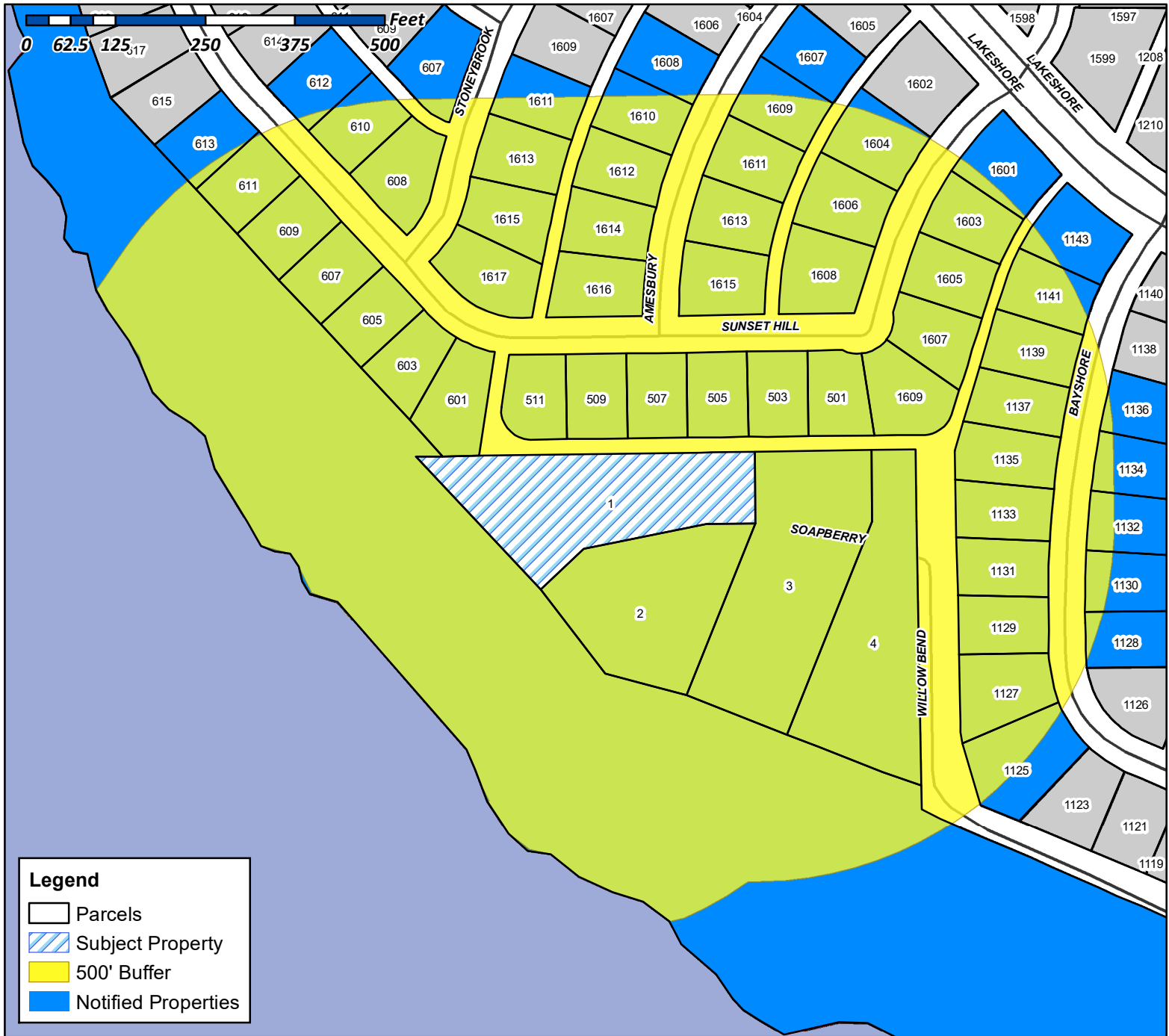




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Date Created:** 9/14/2021

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



MCCALLUM DARRELL A AND SHARON F  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1111 BAYSHORE DR  
ROCKWALL, TX 75087

VOLPERT JOHN  
1125 BAYSHORE DR  
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M  
1127 BAYSHORE DR  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1128 BAYSHORE DR  
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY  
REVOCABLE LIVING TRUSTE  
RICHARD ALLEN WISE AND DONALD W RASBURY  
TRUSTEES  
1129 BAYSHORE DR  
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN  
ESTHER  
1130 BAYSHORE DR  
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN  
1131 BAYSHORE DR  
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX  
1132 BAYSHORE DR  
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D  
1133 BAYSHORE DR  
ROCKWALL, TX 75087

MURPHY JENNIFER E  
1134 BAYSHORE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
1135 BAYSHORE DR  
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING  
TRUST  
1136 BAYSHORE DR  
ROCKWALL, TX 75087

HALE TERRY W AND CRYSTAL C  
1137 BAYSHORE DRIVE  
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M  
1139 BAYSHORE DR  
ROCKWALL, TX 75087

GRAY JOE E ETUX  
1141 BAYSHORE DR  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
1143 BAYSHOREDR  
ROCKWALL, TX 75087

HESTER ROGER F II  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HICKEY ALLEN AND TANYA  
1603 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

DUBOSE CHRISTOPHER S AND RENEE L  
1605 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

MULDER LINDA FAYE  
1606 SUNSET HILL DR  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX  
1607 SUNSET HILL DR  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA  
1608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

JACKSON DAMON AND TARA  
1609 SUNSET HILL DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT ANN COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087



SARVER WANDA & DONALD  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE  
1612 AMESBURY LN  
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J  
1613 AMESBURY LN  
ROCKWALL, TX 75087

HOLLY MARK A  
1613 STONEYBROOK DR  
ROCKWALL, TX 75087

LYNCH PATRICIA A  
1614 AMESBURY LN  
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE  
1615 AMESBURY LN  
ROCKWALL, TX 75087

CATHEY KITA  
1615 STONEYBROOK DR  
ROCKWALL, TX 75087

FRANK AND JOYCE BATHRICK FAMILY TRUST  
FRANK T AND JOYCE E BATHRICK- CO-TRUSTEES  
1616 AMESBURY LANE  
ROCKWALL, TX 75087

ROTH BRIAN AND TRACY  
1617 STONEYBROOK DR  
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON  
MCCORD VRZAK  
2 SOAPBERRY LN  
ROCKWALL, TX 75032

RASH ROBERT D  
3 SOAPBERRY LN  
ROCKWALL, TX 75087

RASH RANDALL L & KAREN  
4 SOAPBERRY LN  
ROCKWALL, TX 75087

FERRENTINO WAYNE J  
501 SUNSET HILL DR  
ROCKWALL, TX 75087

MATTHEWS SYDNEY D AND BARBARA J  
503 SUNSET HILL DR  
ROCKWALL, TX 75087

DEAN GREG  
505 SUNSET HILL DR  
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J  
507 SUNSET HILL DR  
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA  
509 SUNSET HILL DR  
ROCKWALL, TX 75087

KING MARILYN  
511 SUNSET HILL DR  
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE  
601 SUNSET HILL DR  
ROCKWALL, TX 75087

RANDLE CHANDLER BENTON AND SAMANTHA J  
603 SUNSET HILL DR  
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST  
605 SUNSET HILL DR  
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY  
607 KNOLLWOOD DR  
ROCKWALL, TX 75087

BARNETTE AMY MICHELLE AND GLENN RACHE  
607 SUNSET HILL  
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C  
608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
609 SUNSET HILLDR  
ROCKWALL, TX 75087

SILVA IRMA  
610 SUNSET HILL DR  
ROCKWALL, TX 75087

HEADRICK WILLIAM H III AND DIANNE C  
611 SUNSET HILL DR  
ROCKWALL, TX 75087

FLOURA EDWARD  
612 SUNSET HILL  
ROCKWALL, TX 75087

VANDEBURG MARK F AND PAULA R  
613 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

CITY OF DALLAS  
DALLAS TX  
, 0

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
PO BOX 2286  
ROWLETT, TX 75030



City of Rockwall  
Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
Reconstruction of Metal Shed  
1 Soapberry Lane, Rockwall, TX 75087

We wish to reconstruct a metal shed that has been on our property since the original owners built it in 1976. It is in deteriorating condition with a lot of overgrown brush. We also need a place to house two boats that we have acquired that currently don't have storage and will have to be kept outside. The new building will provide a much cleaner, more complimentary improvement to the property.

We plan to keep the building on the same footprint it now occupies, taking it to a 30' x 40' building with a concrete foundation.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Darrell McCallum".

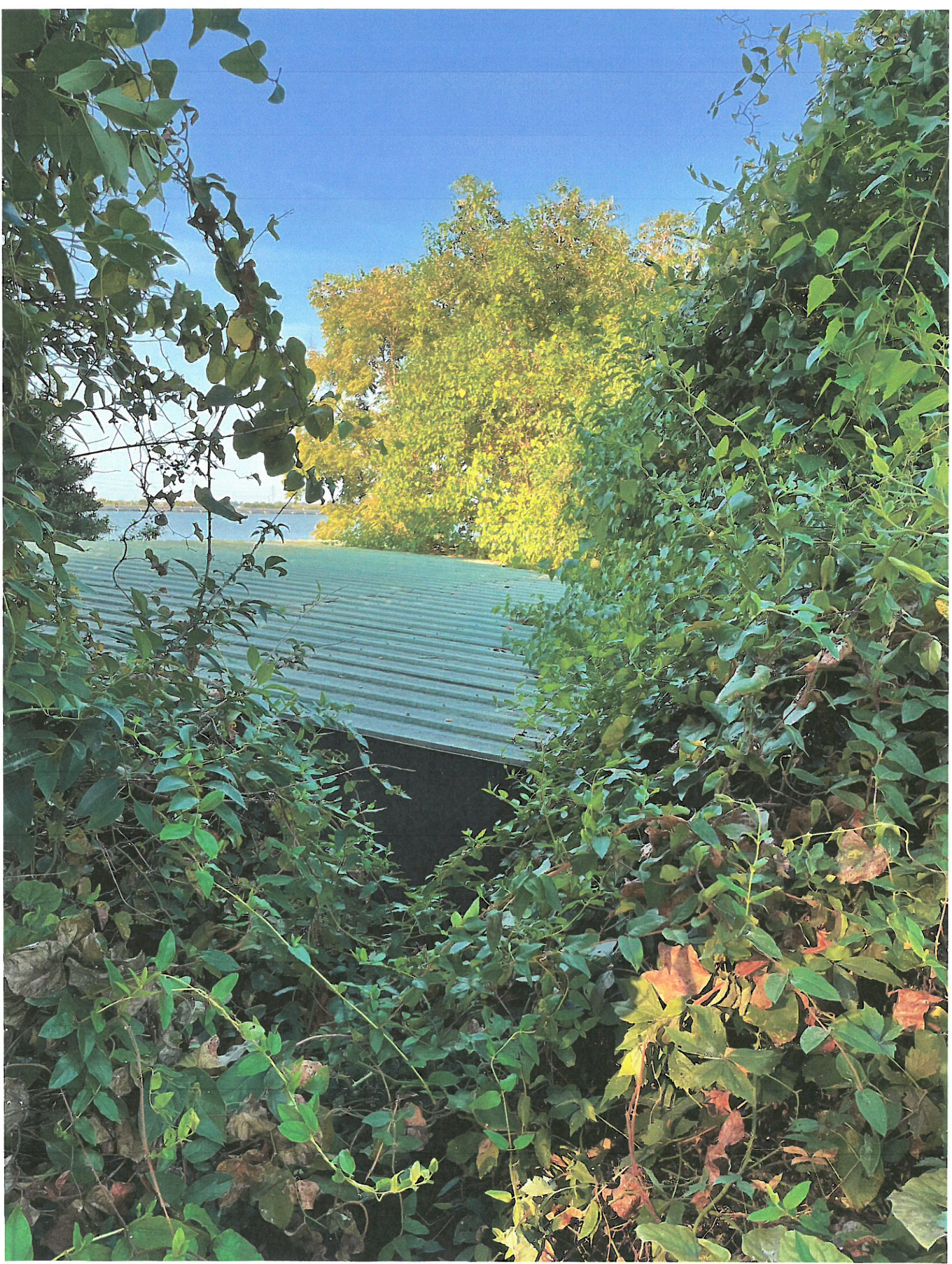
Darrell McCallum



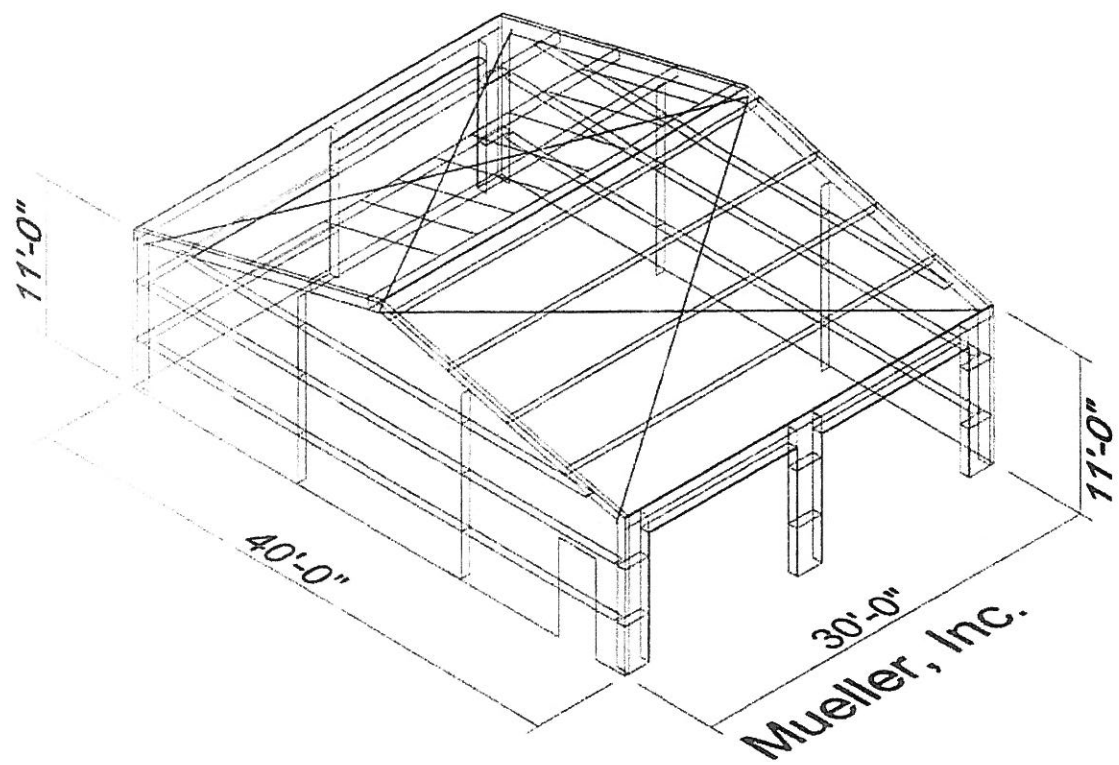












~~This is Not an Engineered Structure~~  
~~Component Order Only~~

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE FOR AN ACCESSORY STRUCTURE ON A 1.2080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, GRADY RASH 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 Darrell McCallum for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size for an accessory structure on a 1.2080-acre parcel of land described as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1 Soapberry Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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



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

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 1,200 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to 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 1<sup>ST</sup> DAY OF NOVEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 18, 2021

2<sup>nd</sup> Reading: November 1, 2021



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

Address: 1 Soapberry Lane

Legal Description: Lot 6, Block A, Grady Rash Addition



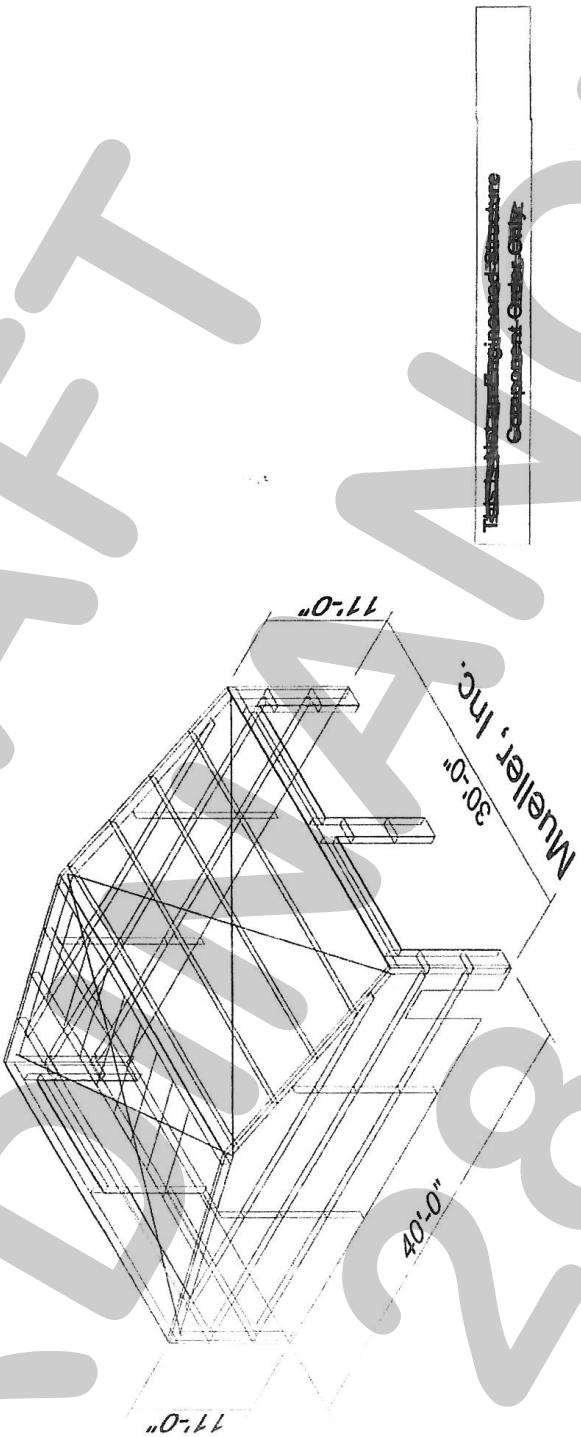


**Exhibit 'B':  
Residential Plot Plan**





**Exhibit 'C':  
Elevations**





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** October 12, 2021  
**APPLICANT:** Darrell McCallum  
**CASE NUMBER:** Z2021-038; *Specific Use Permit for a Detached Garage at 1 Soapberry Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

### **BACKGROUND**

On June 20, 1959, the City Council approved *Ordinance No. 59-02* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and March 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District. On August 24, 1984, the City Council approved a final plat [*i.e. Case No. PZ1984-027-01*] for Lots 1-5, Block A, Grady Rash Subdivision. On June 1, 2015, the City Council approved a replat [*i.e. Case No. P2015-014*] for Lots 6-8, Block A, Grady Rash Subdivision creating the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 3,372 SF single-family home situated on the subject property that was constructed in 1972. Additionally, there is a 720 SF storage building that was constructed in 2000.

### **PURPOSE**

The applicant -- *Darrell McCallum* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a detached garage that exceeds the maximum allowable size 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 1 Soapberry Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is Northshore, Phase 2A Subdivision, which was platted on June 4, 1984 and consists of 80 single-family residential lots. Beyond this is the Northshore, Phase 2B Subdivision, which was platted on March 3, 1986 and consists of 76 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.
- South: Directly south of the subject property are three (3) single-family residential lots (*i.e. Lots 2, 3, & 4, Block A, Grady Rash Subdivision*) that are zoned Single-Family 10 (SF-10) District. Beyond this is the takeline for Lake Ray Hubbard followed by the corporate limits of the City of Rockwall.
- East: Directly east of the subject property are two (2) single-family residential lots (*i.e. Lots 7 & 8, Block A, Grady Rash Subdivision*). Beyond these lots is the Northshore, Phase 1A Subdivision, which was platted on March 25, 1981 and consists of 93 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.



West: Directly west of the subject property is the takeline for Lake Ray Hubbard followed by the corporate limits for the City of Rockwall.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and building specifications proposing to construct a 30-foot by 40-foot (or 1,200 SF) detached garage on the subject property. The proposed structure will replace an existing metal 24-foot by 30-foot (or 720 SF) accessory building. The proposed building elevations indicate the façade of the accessory building will be metal, the structure will be less than 15-feet in height, and will incorporate a metal roof. At the Planning and Zoning Commission work session meeting the applicant indicated that he would be incorporating a stone wainscot along the northern and western boundaries of the structure. The accessory structure will be situated northwest of the primary structure and along the alleyway adjacent to the Northshore, Phase 2A Subdivision. The proposed detached garage will be situated more than 20-feet from the front façade of the primary structure and will be accessible from the existing concrete driveway via an extension of the driveway proposed by the applicant. The garage will incorporate two (2) garage bay doors allowing the storage of two (2) standard size vehicles.

## **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 structures. For accessory buildings, the Single-Family 10 (SF-10) District allows one (1) accessory building at 144 SF and one (1) detached garage at 625 SF, or two (2) accessory building at 144 SF each. In addition, if a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. Detached garages are limited to a maximum height of 15-feet. The setbacks for a detached garage in a Single-Family 10 (SF-10) District are 20-feet from the rear property line and 6-feet from the side yard property line. Detached garages are also required to have a minimum of 10-feet of separation from any other building or 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)." In addition, the section states that detached garages "...shall include one (1) garage bay door large enough to pull and park a standard size motor vehicle (*i.e. a vehicle that is a minimum of nine [9] feet by 18-feet*) inside the structure. In addition, a detached garage must be accessible from the front, rear or side yard by a standard width, concrete driveway that has a minimum length of 20-feet of driveway pavement." The code also requires a detached garage to be situated a minimum of 20-feet behind the front façade of the primary structure.

## **STAFF ANALYSIS**

In this case, the applicant's request generally conforms to the density, setback, and height requirements for a detached garage; however, the detached garage does not adhere to the maximum allowable size. Specifically, the detached garage will exceed the permitted 625 SF by 575 SF. If the applicant's Specific Use Permit (SUP) is approved, staff has included an operational condition in the Specific Use Permit (SUP) ordinance stating that no additional accessory buildings would be permitted on the subject property. This means that a total of one (1) accessory building/detached garage will be permitted on this property. Based on the proposed size and location of the detached garage, staff should point out that this structure will have very limited visibility from the adjacent properties. Staff should also point out that the proposed detached garage does not appear to be architecturally compatible with the primary structure; however, the applicant's proposal of including a stone wainscot will be an improvement over the existing metal accessory building. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On September 23, 2021, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within the 1500-foot buffer participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.
- (2) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is 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 a detached garage, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the ordinance.
  - b) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
  - c) The *Detached Garage* shall not exceed a maximum height of 15-feet.
  - d) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

**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

1 SOAPBERRY LANE

SUBDIVISION

GRADY RASH SUBDIVISION

LOT

6

BLOCK

A

GENERAL LOCATION

HWY. 66 & LAKESHORE

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

CURRENT ZONING

RESIDENTIAL A3

CURRENT USE

STORAGE

PROPOSED ZONING

RESIDENTIAL A3

PROPOSED USE

GARAGE

ACREAGE

1.2

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

DARRELL M<sup>C</sup>CALLUM

☒ APPLICANT

DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON

DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON

DARRELL M<sup>C</sup>CALLUM

ADDRESS

1 SOAPBERRY LANE

ADDRESS

1 SOAPBERRY LANE

CITY, STATE & ZIP

ROCKWALL TX. 75087

CITY, STATE & ZIP

ROCKWALL TX. 75087

PHONE

214-208-3394

PHONE

214-208-3394

E-MAIL

DARRELLMC57@GMAIL.COM

E-MAIL

DARRELLMC57@GMAIL.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL M<sup>C</sup>CALLUM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

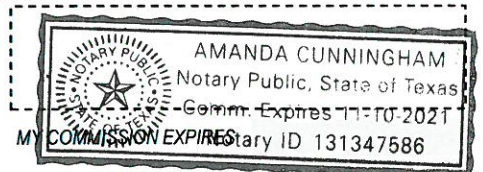
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF Sept, 2021.

OWNER'S SIGNATURE

Darrell M<sup>C</sup>Callum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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.



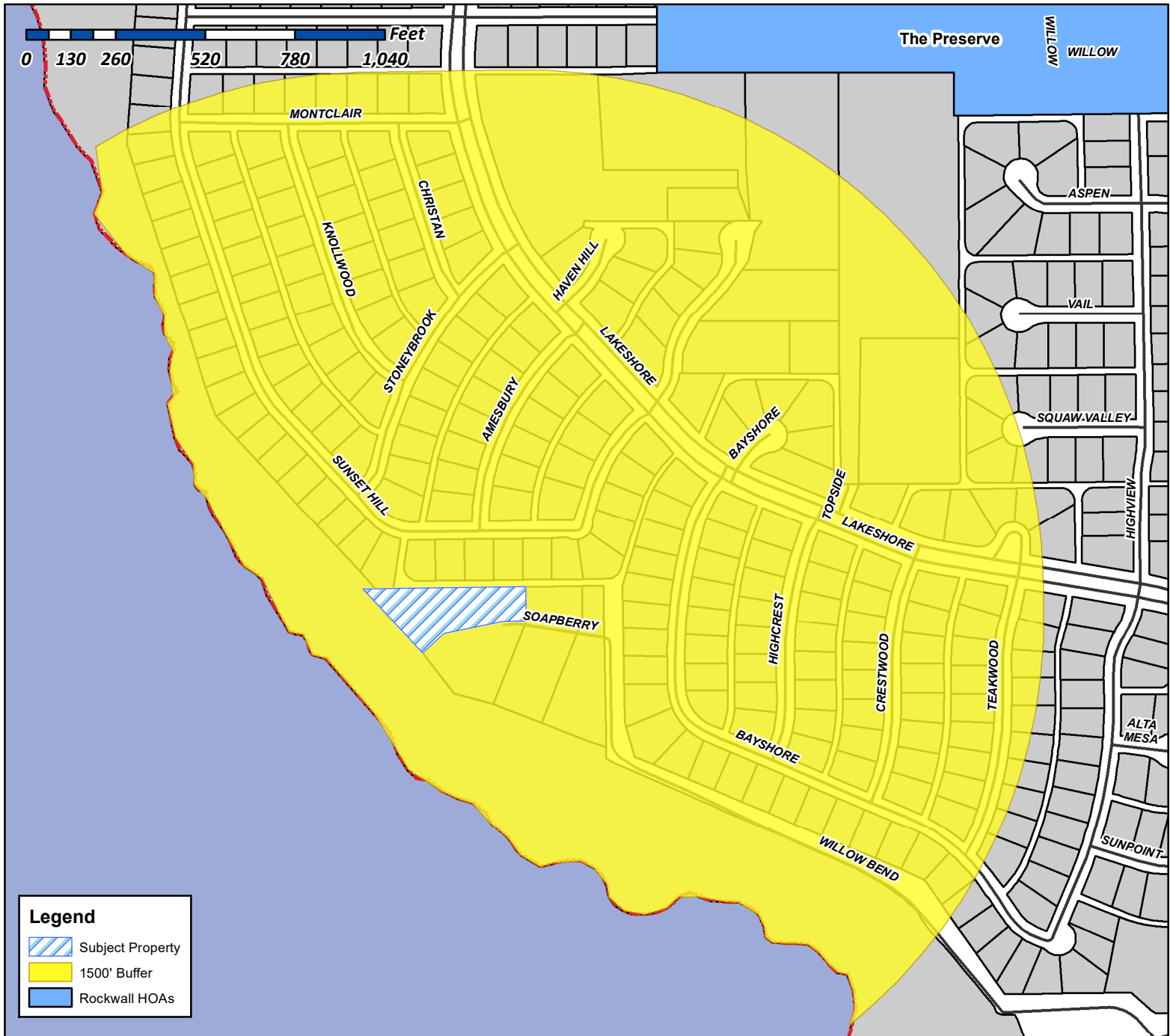




# City of Rockwall

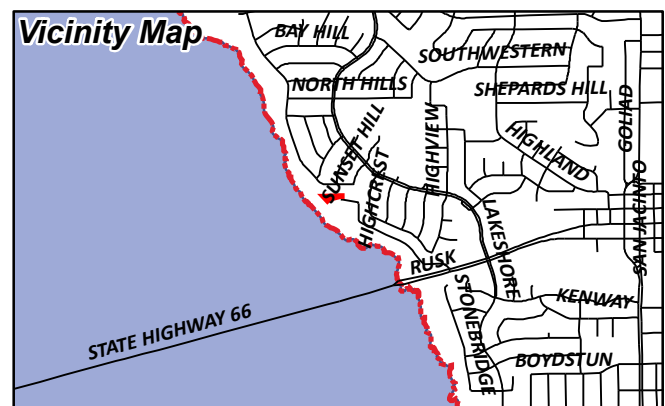
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane

**Date Created:** 9/14/2021  
**For Questions on this Case Call** (972) 771-7745

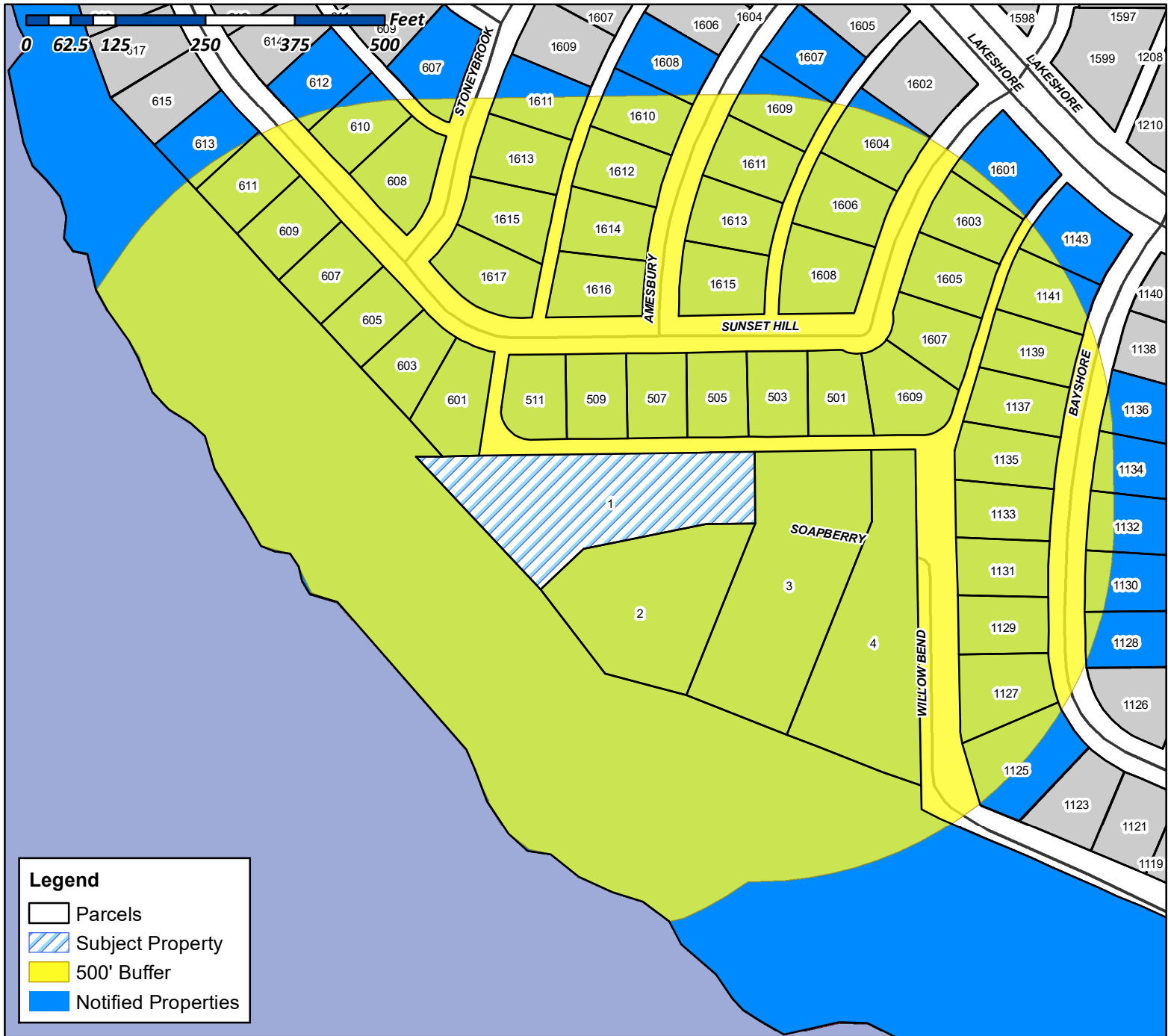




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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MCCALLUM DARRELL A AND SHARON F  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1111 BAYSHORE DR  
ROCKWALL, TX 75087

VOLPERT JOHN  
1125 BAYSHORE DR  
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M  
1127 BAYSHORE DR  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1128 BAYSHORE DR  
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY  
REVOCABLE LIVING TRUSTE  
RICHARD ALLEN WISE AND DONALD W RASBURY  
TRUSTEES  
1129 BAYSHORE DR  
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN  
ESTHER  
1130 BAYSHORE DR  
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN  
1131 BAYSHORE DR  
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX  
1132 BAYSHORE DR  
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D  
1133 BAYSHORE DR  
ROCKWALL, TX 75087

MURPHY JENNIFER E  
1134 BAYSHORE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
1135 BAYSHORE DR  
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING  
TRUST  
1136 BAYSHORE DR  
ROCKWALL, TX 75087

HALE TERRY W AND CRYSTAL C  
1137 BAYSHORE DRIVE  
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M  
1139 BAYSHORE DR  
ROCKWALL, TX 75087

GRAY JOE E ETUX  
1141 BAYSHORE DR  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
1143 BAYSHOREDR  
ROCKWALL, TX 75087

HESTER ROGER F II  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HICKEY ALLEN AND TANYA  
1603 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

DUBOSE CHRISTOPHER S AND RENEE L  
1605 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

MULDER LINDA FAYE  
1606 SUNSET HILL DR  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX  
1607 SUNSET HILL DR  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA  
1608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

JACKSON DAMON AND TARA  
1609 SUNSET HILL DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT ANN COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

SARVER WANDA & DONALD  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE  
1612 AMESBURY LN  
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J  
1613 AMESBURY LN  
ROCKWALL, TX 75087

HOLLY MARK A  
1613 STONEYBROOK DR  
ROCKWALL, TX 75087

LYNCH PATRICIA A  
1614 AMESBURY LN  
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE  
1615 AMESBURY LN  
ROCKWALL, TX 75087

CATHEY KITA  
1615 STONEYBROOK DR  
ROCKWALL, TX 75087

FRANK AND JOYCE BATHRICK FAMILY TRUST  
FRANK T AND JOYCE E BATHRICK- CO-TRUSTEES  
1616 AMESBURY LANE  
ROCKWALL, TX 75087

ROTH BRIAN AND TRACY  
1617 STONEYBROOK DR  
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON  
MCCORD VRZAK  
2 SOAPBERRY LN  
ROCKWALL, TX 75032

RASH ROBERT D  
3 SOAPBERRY LN  
ROCKWALL, TX 75087

RASH RANDALL L & KAREN  
4 SOAPBERRY LN  
ROCKWALL, TX 75087

FERRENTINO WAYNE J  
501 SUNSET HILL DR  
ROCKWALL, TX 75087

MATTHEWS SYDNEY D AND BARBARA J  
503 SUNSET HILL DR  
ROCKWALL, TX 75087

DEAN GREG  
505 SUNSET HILL DR  
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J  
507 SUNSET HILL DR  
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA  
509 SUNSET HILL DR  
ROCKWALL, TX 75087

KING MARILYN  
511 SUNSET HILL DR  
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE  
601 SUNSET HILL DR  
ROCKWALL, TX 75087

RANDLE CHANDLER BENTON AND SAMANTHA J  
603 SUNSET HILL DR  
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST  
605 SUNSET HILL DR  
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY  
607 KNOLLWOOD DR  
ROCKWALL, TX 75087

BARNETTE AMY MICHELLE AND GLENN RACHE  
607 SUNSET HILL  
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C  
608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
609 SUNSET HILLDR  
ROCKWALL, TX 75087

SILVA IRMA  
610 SUNSET HILL DR  
ROCKWALL, TX 75087

HEADRICK WILLIAM H III AND DIANNE C  
611 SUNSET HILL DR  
ROCKWALL, TX 75087

FLOURA EDWARD  
612 SUNSET HILL  
ROCKWALL, TX 75087

VANDEBURG MARK F AND PAULA R  
613 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456



CITY OF DALLAS  
DALLAS TX  
, 0

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
PO BOX 2286  
ROWLETT, TX 75030

Case No. Z2021-038: SUP for a Detached Garage

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.

WE HAVE LIVED AT OUR LOCATION FOR 27 YEARS. WE WILL BE IN FAVOR AS LONG AS IT DOES NOT BLOCK OUR LAKE VIEW. IF THEY COULD ALSO LOWER & THIN OUT THE BUSHES & TREES IN FRONT OF THEIR EXISTING BUILDING WOULD ALSO HELP IN MAKING A VIEW OF LAKE

Name: BYCE M. & SANDRA PETERSON

Address: 509 SUNSET 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



# 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. Z2021-038: SUP for a Detached Garage**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Andrew Reyna  
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, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-038: SUP for a Detached Garage**

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.

The current residential building of 3,372 SF has an attached garage of 640 SF and a storage building of 720 SF which is proportionately adequate for a single-family residence.

Rezoning for an additional detached garage lends itself to create additional living space i.e., mother-in-law suite, thus creating a multifamily residence. Current zone and codes do not allow this.

Blocking views of the lake from the neighborhood street and/or alley is detrimental to the property values and overall look and feel of the area.

Frank Bathrick

1616 Amesbury Lane

must receive, in  
s of at least 20

change and extending 200 feet from that area.

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

City of Rockwall  
Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
Reconstruction of Metal Shed  
1 Soapberry Lane, Rockwall, TX 75087

We wish to reconstruct a metal shed that has been on our property since the original owners built it in 1976. It is in deteriorating condition with a lot of overgrown brush. We also need a place to house two boats that we have acquired that currently don't have storage and will have to be kept outside. The new building will provide a much cleaner, more complimentary improvement to the property.

We plan to keep the building on the same footprint it now occupies, taking it to a 30' x 40' building with a concrete foundation.

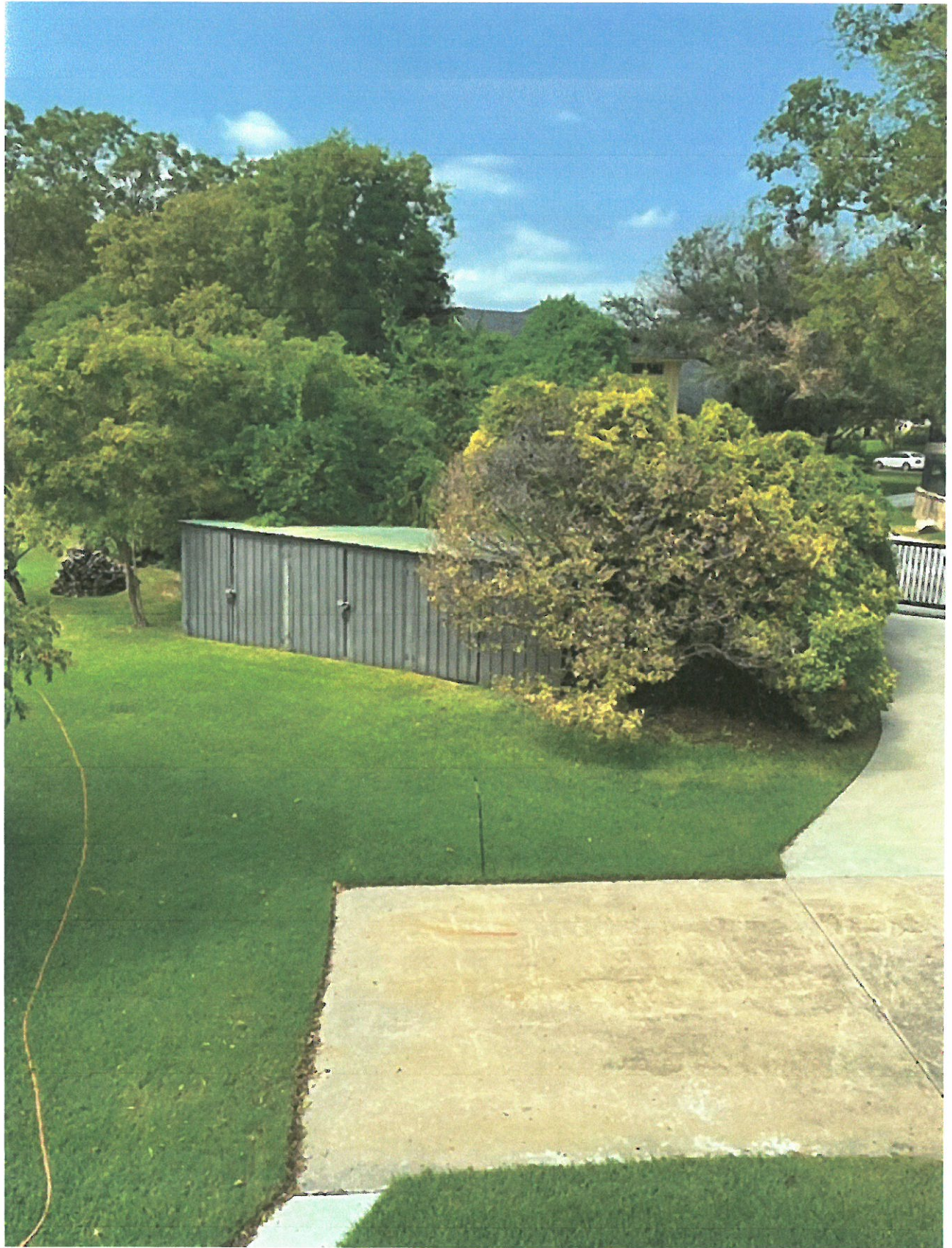
Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Darrell McCallum".

Darrell McCallum

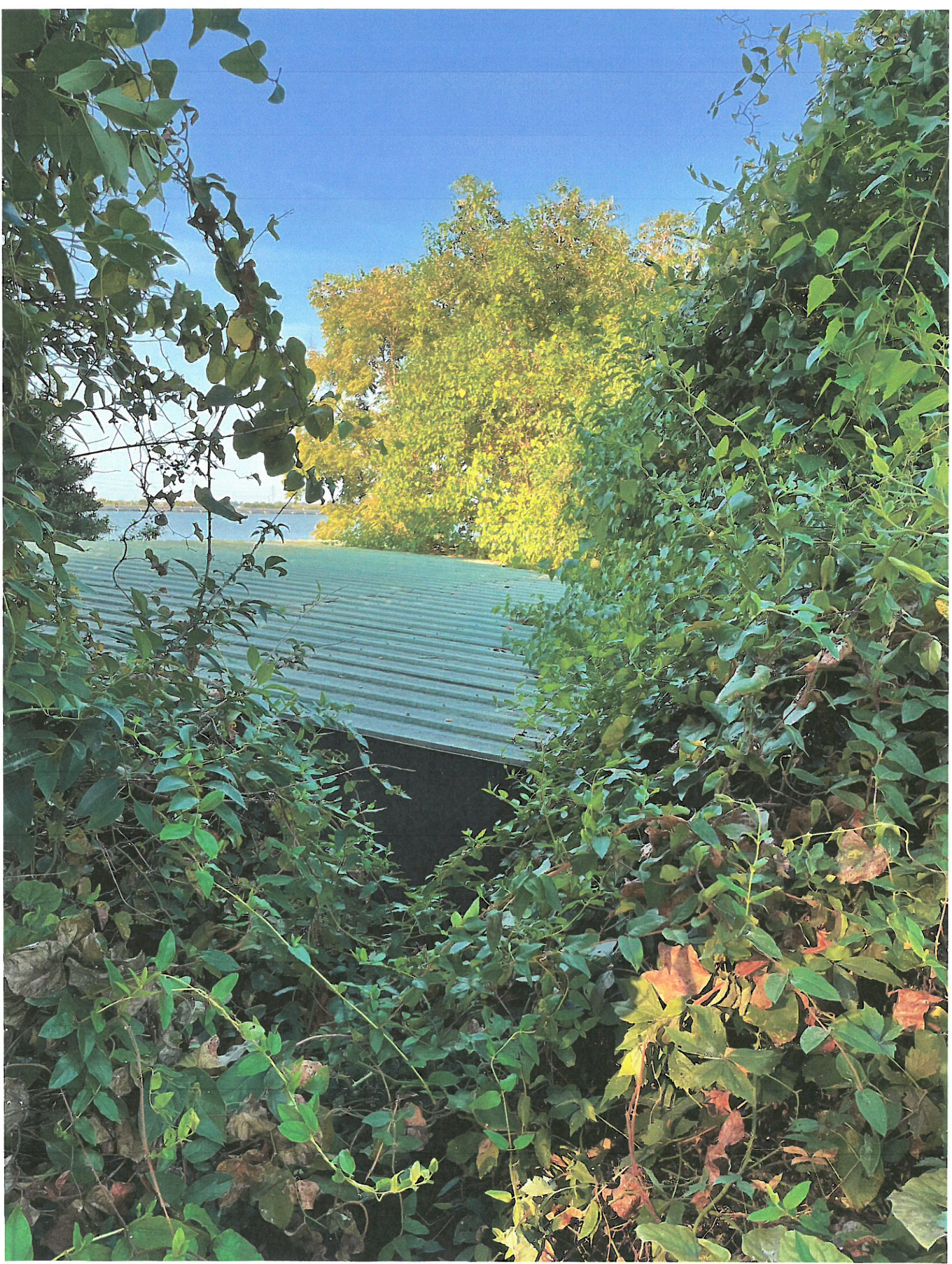




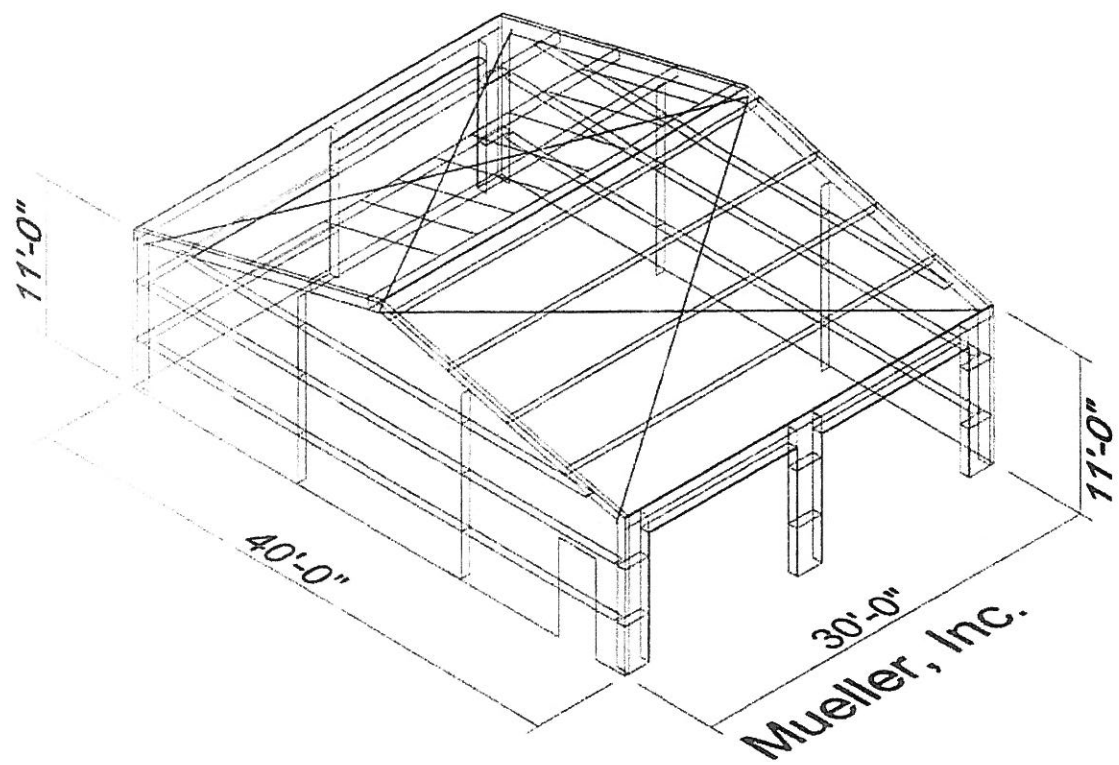












~~This is Not an Engineered Structure~~  
~~Component Order Only~~



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE FOR A DETACHED GARAGE ON A 1.2080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, GRADY RASH 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 Darrell McCallum for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* that exceeds the maximum allowable size for an detached garage on a 1.2080-acre parcel of land described as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1 Soapberry Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- (3) The *Detached Garage* shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.

## 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 1<sup>ST</sup> DAY OF NOVEMBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 18, 2021

2<sup>nd</sup> Reading: November 1, 2021

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

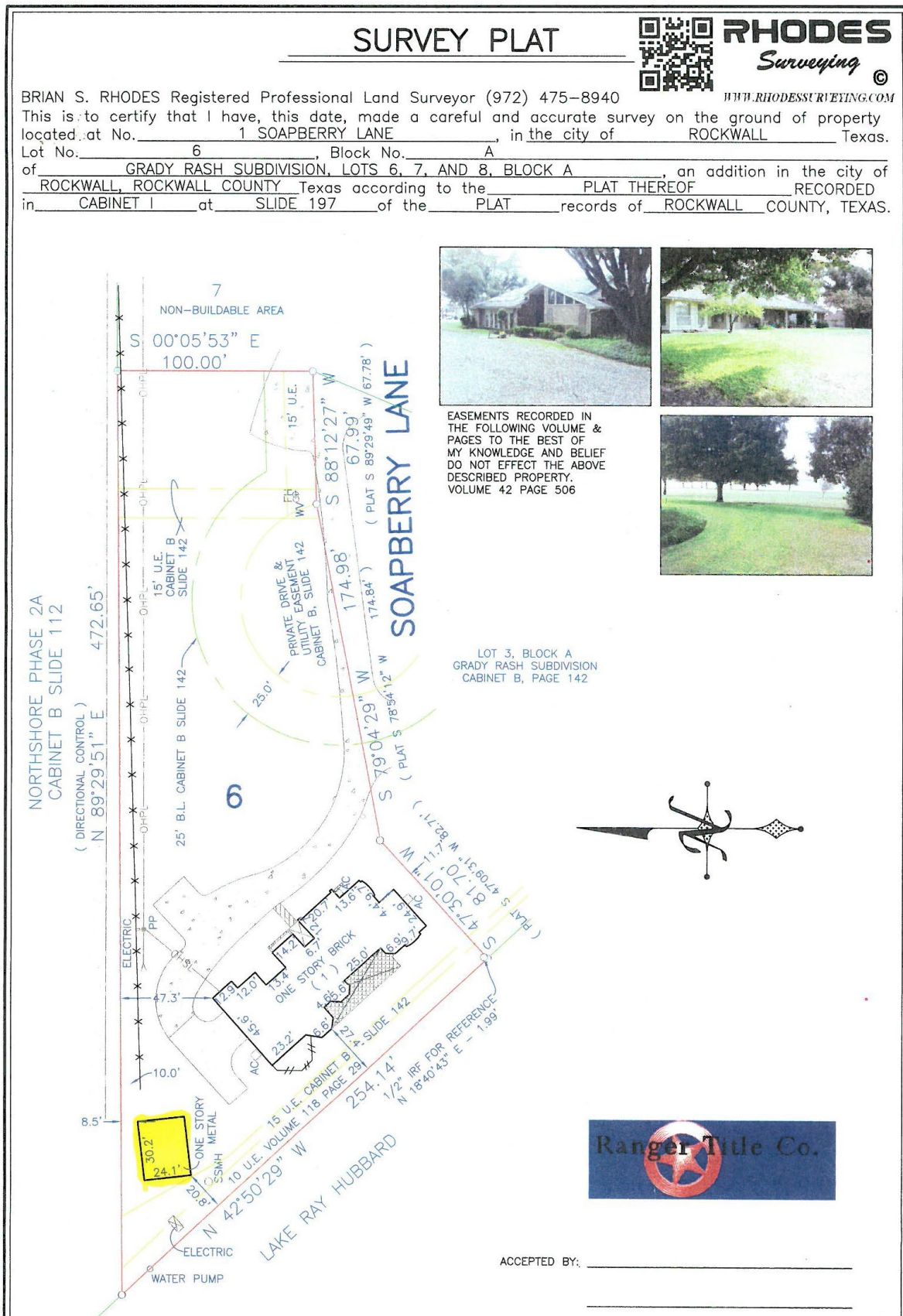
Address: 1 Soapberry Lane

Legal Description: Lot 6, Block A, Grady Rash Addition



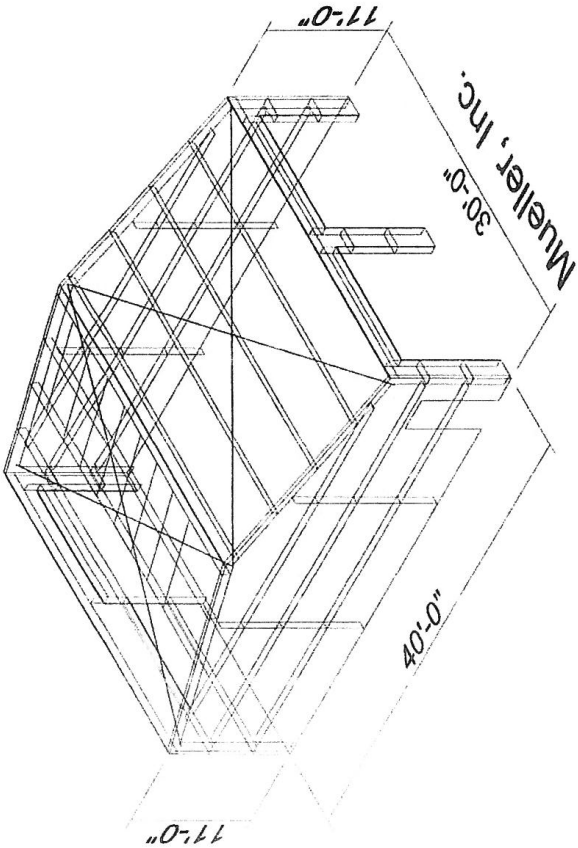


**Exhibit 'B':  
Residential Plot Plan**



**Exhibit 'C':**  
*Elevations*

~~This is not an engineered structure~~  
Component Order Only







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** October 18, 2021  
**APPLICANT:** Darrell McCallum  
**CASE NUMBER:** Z2021-038; *Specific Use Permit for a Detached Garage at 1 Soapberry Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

### **BACKGROUND**

On June 20, 1959, the City Council approved *Ordinance No. 59-02* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and March 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District. On August 24, 1984, the City Council approved a final plat [*i.e. Case No. PZ1984-027-01*] for Lots 1-5, Block A, Grady Rash Subdivision. On June 1, 2015, the City Council approved a replat [*i.e. Case No. P2015-014*] for Lots 6-8, Block A, Grady Rash Subdivision creating the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 3,372 SF single-family home situated on the subject property that was constructed in 1972. Additionally, there is a 720 SF storage building that was constructed in 2000.

### **PURPOSE**

The applicant -- *Darrell McCallum* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a detached garage that exceeds the maximum allowable size 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 1 Soapberry Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is Northshore, Phase 2A Subdivision, which was platted on June 4, 1984 and consists of 80 single-family residential lots. Beyond this is the Northshore, Phase 2B Subdivision, which was platted on March 3, 1986 and consists of 76 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.
- South: Directly south of the subject property are three (3) single-family residential lots (*i.e. Lots 2, 3, & 4, Block A, Grady Rash Subdivision*) that are zoned Single-Family 10 (SF-10) District. Beyond this is the takeline for Lake Ray Hubbard followed by the corporate limits of the City of Rockwall.
- East: Directly east of the subject property are two (2) single-family residential lots (*i.e. Lots 7 & 8, Block A, Grady Rash Subdivision*). Beyond these lots is the Northshore, Phase 1A Subdivision, which was platted on March 25, 1981 and consists of 93 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is the takeline for Lake Ray Hubbard followed by the corporate limits for the City of Rockwall.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and building specifications proposing to construct a 30-foot by 40-foot (or 1,200 SF) detached garage on the subject property. The proposed structure will replace an existing metal 24-foot by 30-foot (or 720 SF) accessory building. The proposed building elevations indicate the façade of the accessory building will be metal, the structure will be less than 15-feet in height, and will incorporate a metal roof. At the Planning and Zoning Commission work session meeting the applicant indicated that he would be incorporating a stone wainscot along the northern and western boundaries of the structure. The accessory structure will be situated northwest of the primary structure and along the alleyway adjacent to the Northshore, Phase 2A Subdivision. The proposed detached garage will be situated more than 20-feet from the front façade of the primary structure and will be accessible from the existing concrete driveway via an extension of the driveway proposed by the applicant. The garage will incorporate two (2) garage bay doors allowing the storage of two (2) standard size vehicles.

## **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 structures. For accessory buildings, the Single-Family 10 (SF-10) District allows one (1) accessory building at 144 SF and one (1) detached garage at 625 SF, or two (2) accessory building at 144 SF each. In addition, if a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. Detached garages are limited to a maximum height of 15-feet. The setbacks for a detached garage in a Single-Family 10 (SF-10) District are 20-feet from the rear property line and 6-feet from the side yard property line. Detached garages are also required to have a minimum of 10-feet of separation from any other building or 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)." In addition, the section states that detached garages "...shall include one (1) garage bay door large enough to pull and park a standard size motor vehicle (*i.e. a vehicle that is a minimum of nine [9] feet by 18-feet*) inside the structure. In addition, a detached garage must be accessible from the front, rear or side yard by a standard width, concrete driveway that has a minimum length of 20-feet of driveway pavement." The code also requires a detached garage to be situated a minimum of 20-feet behind the front façade of the primary structure.

## **STAFF ANALYSIS**

In this case, the applicant's request generally conforms to the density, setback, and height requirements for a detached garage; however, the detached garage does not adhere to the maximum allowable size. Specifically, the detached garage will exceed the permitted 625 SF by 575 SF. If the applicant's Specific Use Permit (SUP) is approved, staff has included an operational condition in the Specific Use Permit (SUP) ordinance stating that no additional accessory buildings would be permitted on the subject property. This means that a total of one (1) accessory building/detached garage will be permitted on this property. Based on the proposed size and location of the detached garage, staff should point out that this structure will have very limited visibility from the adjacent properties. Staff should also point out that the proposed detached garage does not appear to be architecturally compatible with the primary structure; however, the applicant's proposal of including a stone wainscot will be an improvement over the existing metal accessory building. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On September 23, 2021, staff mailed 30 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within the 1500-foot buffer participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:



- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is opposed to the applicant's request.
- (2) Two (2) property owner notifications from a property owner within the notification area (*i.e. within the 500-foot buffer*) that is in favor of the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a detached garage, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the ordinance.
  - b) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
  - c) The *Detached Garage* shall not exceed a maximum height of 15-feet.
  - d) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On October 12, 2021 the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** October 18, 2021  
**APPLICANT:** Darrell McCallum  
**CASE NUMBER:** Z2021-038; *Specific Use Permit for a Detached Garage at 1 Soapberry Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for a *Detached Garage* that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

### **BACKGROUND**

On June 20, 1959, the City Council approved *Ordinance No. 59-02* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between January 3, 1972 and March 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District. On August 24, 1984, the City Council approved a final plat [*i.e. Case No. PZ1984-027-01*] for Lots 1-5, Block A, Grady Rash Subdivision. On June 1, 2015, the City Council approved a replat [*i.e. Case No. P2015-014*] for Lots 6-8, Block A, Grady Rash Subdivision creating the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 3,372 SF single-family home situated on the subject property that was constructed in 1972. Additionally, there is a 720 SF storage building that was constructed in 2000.

### **PURPOSE**

The applicant -- *Darrell McCallum* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a detached garage that exceeds the maximum allowable size 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 1 Soapberry Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is Northshore, Phase 2A Subdivision, which was platted on June 4, 1984 and consists of 80 single-family residential lots. Beyond this is the Northshore, Phase 2B Subdivision, which was platted on March 3, 1986 and consists of 76 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.
- South: Directly south of the subject property are three (3) single-family residential lots (*i.e. Lots 2, 3, & 4, Block A, Grady Rash Subdivision*) that are zoned Single-Family 10 (SF-10) District. Beyond this is the takeline for Lake Ray Hubbard followed by the corporate limits of the City of Rockwall.
- East: Directly east of the subject property are two (2) single-family residential lots (*i.e. Lots 7 & 8, Block A, Grady Rash Subdivision*). Beyond these lots is the Northshore, Phase 1A Subdivision, which was platted on March 25, 1981 and consists of 93 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-035

**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 1 SOAPBERRY LANE

SUBDIVISION GRADY RASH SUBDIVISION

LOT

6

BLOCK

A

GENERAL LOCATION HWY. 66 & LAKESHORE

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

CURRENT ZONING RESIDENTIAL A3

CURRENT USE

STORAGE

PROPOSED ZONING RESIDENTIAL A3

PROPOSED USE

GARAGE

ACREAGE 1.2

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 DARRELL M<sup>C</sup>CALLUM

☒ APPLICANT DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON DARRELL M<sup>C</sup>CALLUM

CONTACT PERSON DARRELL M<sup>C</sup>CALLUM

ADDRESS 1 SOAPBERRY LANE

ADDRESS 1 SOAPBERRY LANE

CITY, STATE & ZIP ROCKWALL TX. 75087

CITY, STATE & ZIP ROCKWALL TX. 75087

PHONE 214-208-3394

PHONE 214-208-3394

E-MAIL DARRELLMC57@GMAIL.COM

E-MAIL DARRELLMC57@GMAIL.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRELL M<sup>C</sup>CALLUM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

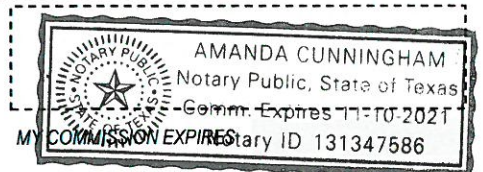
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF Sept, 2021.

OWNER'S SIGNATURE

Darrell M<sup>C</sup>Callum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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.



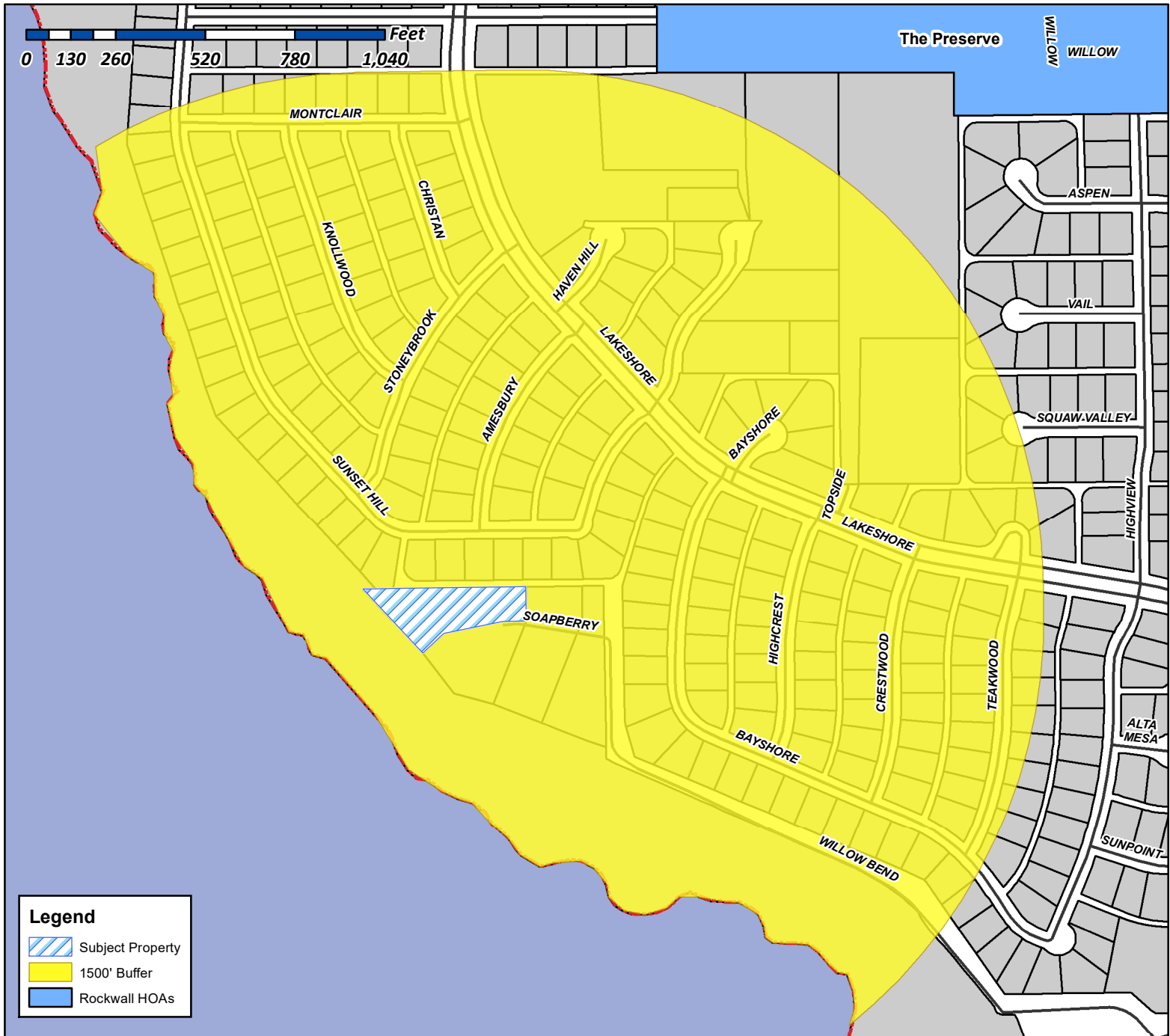




# City of Rockwall

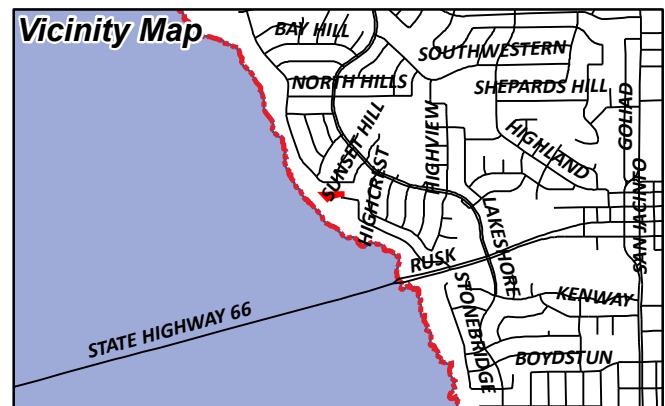
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2021-038  
**Case Name:** SUP for Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1 Soapberry Lane

**Date Created:** 9/14/2021  
**For Questions on this Case Call** (972) 771-7745

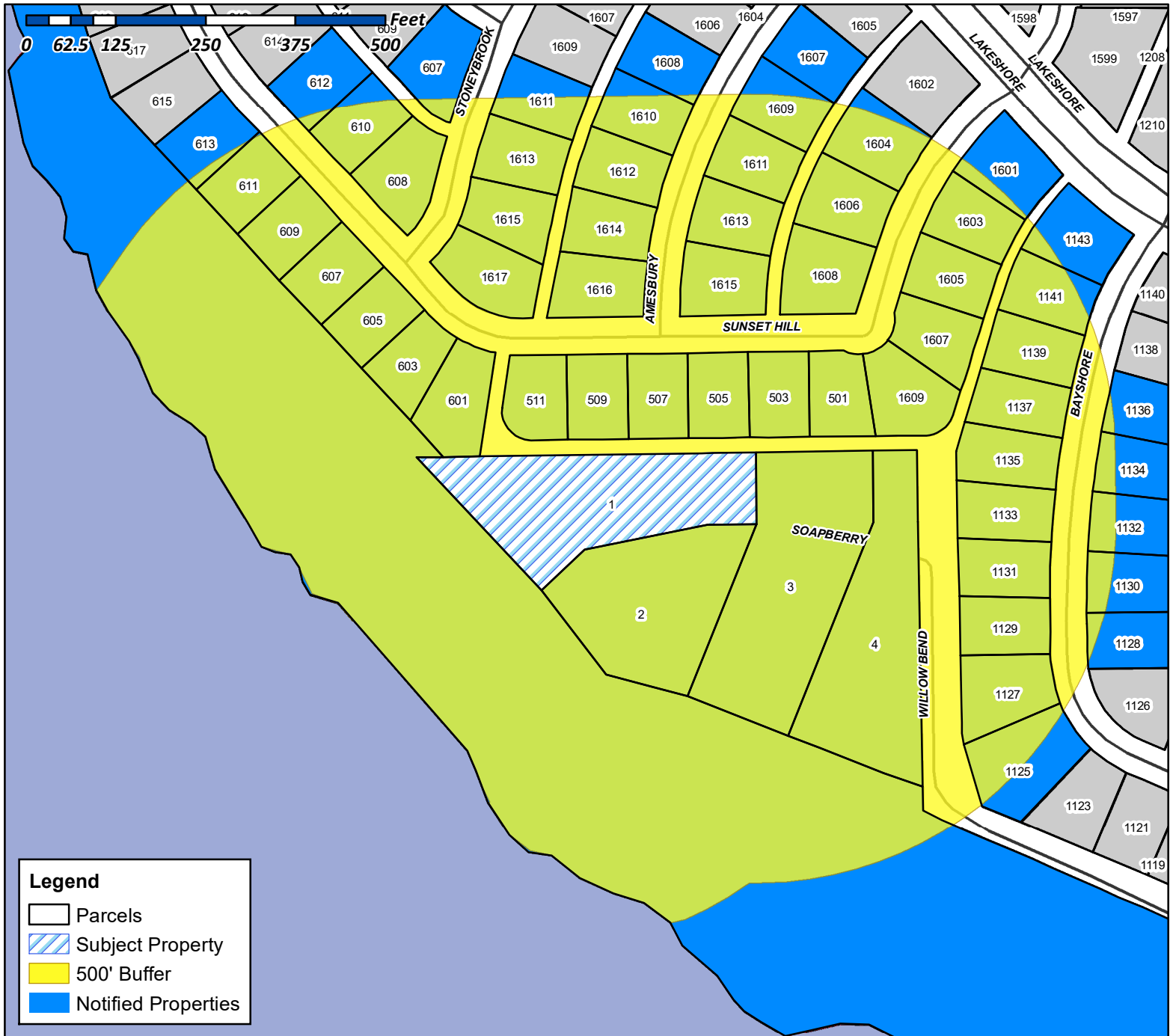




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**For Questions on this Case Call** (972) 771-7745





MCCALLUM DARRELL A AND SHARON F  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1111 BAYSHORE DR  
ROCKWALL, TX 75087

VOLPERT JOHN  
1125 BAYSHORE DR  
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M  
1127 BAYSHORE DR  
ROCKWALL, TX 75087

WADDLE JOHNNY  
1128 BAYSHORE DR  
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY  
REVOCABLE LIVING TRUSTE  
RICHARD ALLEN WISE AND DONALD W RASBURY  
TRUSTEES  
1129 BAYSHORE DR  
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN  
ESTHER  
1130 BAYSHORE DR  
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN  
1131 BAYSHORE DR  
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX  
1132 BAYSHORE DR  
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D  
1133 BAYSHORE DR  
ROCKWALL, TX 75087

MURPHY JENNIFER E  
1134 BAYSHORE DR  
ROCKWALL, TX 75087

SCOTT PHILLIP AND BETHANY  
1135 BAYSHORE DR  
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING  
TRUST  
1136 BAYSHORE DR  
ROCKWALL, TX 75087

HALE TERRY W AND CRYSTAL C  
1137 BAYSHORE DRIVE  
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M  
1139 BAYSHORE DR  
ROCKWALL, TX 75087

GRAY JOE E ETUX  
1141 BAYSHORE DR  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
1143 BAYSHOREDR  
ROCKWALL, TX 75087

HESTER ROGER F II  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HICKEY ALLEN AND TANYA  
1603 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
1604 SUNSET HILL DR  
ROCKWALL, TX 75087

DUBOSE CHRISTOPHER S AND RENEE L  
1605 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

MULDER LINDA FAYE  
1606 SUNSET HILL DR  
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F  
1607 AMESBURY LN  
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX  
1607 SUNSET HILL DR  
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY  
1608 AMESBURY LN  
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA  
1608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS BRAD AND KASHA  
1609 AMESBURY  
ROCKWALL, TX 75087

JACKSON DAMON AND TARA  
1609 SUNSET HILL DR  
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K  
1610 AMESBURY LN  
ROCKWALL, TX 75087

SCAMPERINO CHARLES AND  
BRIDGETT ANN COOPER  
1611 AMESBURY LANE  
ROCKWALL, TX 75087

SARVER WANDA & DONALD  
1611 STONEYBROOK DR  
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE  
1612 AMESBURY LN  
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J  
1613 AMESBURY LN  
ROCKWALL, TX 75087

HOLLY MARK A  
1613 STONEYBROOK DR  
ROCKWALL, TX 75087

LYNCH PATRICIA A  
1614 AMESBURY LN  
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE  
1615 AMESBURY LN  
ROCKWALL, TX 75087

CATHEY KITA  
1615 STONEYBROOK DR  
ROCKWALL, TX 75087

FRANK AND JOYCE BATHRICK FAMILY TRUST  
FRANK T AND JOYCE E BATHRICK- CO-TRUSTEES  
1616 AMESBURY LANE  
ROCKWALL, TX 75087

ROTH BRIAN AND TRACY  
1617 STONEYBROOK DR  
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON  
MCCORD VRZAK  
2 SOAPBERRY LN  
ROCKWALL, TX 75032

RASH ROBERT D  
3 SOAPBERRY LN  
ROCKWALL, TX 75087

RASH RANDALL L & KAREN  
4 SOAPBERRY LN  
ROCKWALL, TX 75087

FERRENTINO WAYNE J  
501 SUNSET HILL DR  
ROCKWALL, TX 75087

MATTHEWS SYDNEY D AND BARBARA J  
503 SUNSET HILL DR  
ROCKWALL, TX 75087

DEAN GREG  
505 SUNSET HILL DR  
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J  
507 SUNSET HILL DR  
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA  
509 SUNSET HILL DR  
ROCKWALL, TX 75087

KING MARILYN  
511 SUNSET HILL DR  
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE  
601 SUNSET HILL DR  
ROCKWALL, TX 75087

RANDLE CHANDLER BENTON AND SAMANTHA J  
603 SUNSET HILL DR  
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST  
605 SUNSET HILL DR  
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY  
607 KNOLLWOOD DR  
ROCKWALL, TX 75087

BARNETTE AMY MICHELLE AND GLENN RACHE  
607 SUNSET HILL  
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C  
608 SUNSET HILL DR  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
609 SUNSET HILLDR  
ROCKWALL, TX 75087

SILVA IRMA  
610 SUNSET HILL DR  
ROCKWALL, TX 75087

HEADRICK WILLIAM H III AND DIANNE C  
611 SUNSET HILL DR  
ROCKWALL, TX 75087

FLOURA EDWARD  
612 SUNSET HILL  
ROCKWALL, TX 75087

VANDEBURG MARK F AND PAULA R  
613 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND  
STIEGELMAR JACK  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456



CITY OF DALLAS  
DALLAS TX  
, 0

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

ADAMS LYNWOOD D  
PO BOX 2286  
ROWLETT, TX 75030

# 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. Z2021-038: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Andrew Reyna**  
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, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

## Case No. Z2021-038: SUP for a Detached Garage

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](#)



Case No. Z2021-038: SUP for a Detached Garage

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.

WE HAVE LIVED AT OUR LOCATION FOR 27 YEARS. WE WILL BE IN FAVOR AS LONG AS IT DOES NOT BLOCK OUR LAKE VIEW. IF THEY COULD ALSO LOWER & THIN OUT THE BUSHES & TREES IN FRONT OF THEIR EXISTING BUILDING WOULD ALSO HELP IN MAKING A VIEW OF LAKE

Name: BYCE M. & SANDRA PETERSON

Address: 509 SUNSET 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.

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# 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. Z2021-038: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

## Case No. Z2021-038: SUP for a Detached Garage

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.

I understand that it will <sup>not</sup> block more of my view.

Name:

MARILYN KING

Address:

511 Sunset Hill Dr

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

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# 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. Z2021-038: SUP for a Detached Garage**

Hold a public hearing to discuss and consider a request by Darrell McCallum for the approval of a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum permissible size for a detached garage on a 1.2080-acre parcel of land identified as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family (SF-10) District, addressed as 1 Soapberry Lane, and take any action necessary.

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

**Case No. Z2021-038: SUP for a Detached Garage**

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.

The current residential building of 3,372 SF has an attached garage of 640 SF and a storage building of 720 SF which is proportionately adequate for a single-family residence.

Rezoning for an additional detached garage lends itself to create additional living space i.e., mother-in-law suite, thus creating a multifamily residence. Current zone and codes do not allow this.

Blocking views of the lake from the neighborhood street and/or alley is detrimental to the property values and overall look and feel of the area.

Frank Bathrick

1616 Amesbury Lane

must receive, in  
s of at least 20

change and extending 200 feet from that area.

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

City of Rockwall  
Planning and Zoning  
Architectural Review Board

RE: Darrell & Sharon McCallum  
Reconstruction of Metal Shed  
1 Soapberry Lane, Rockwall, TX 75087

We wish to reconstruct a metal shed that has been on our property since the original owners built it in 1976. It is in deteriorating condition with a lot of overgrown brush. We also need a place to house two boats that we have acquired that currently don't have storage and will have to be kept outside. The new building will provide a much cleaner, more complimentary improvement to the property.

We plan to keep the building on the same footprint it now occupies, taking it to a 30' x 40' building with a concrete foundation.

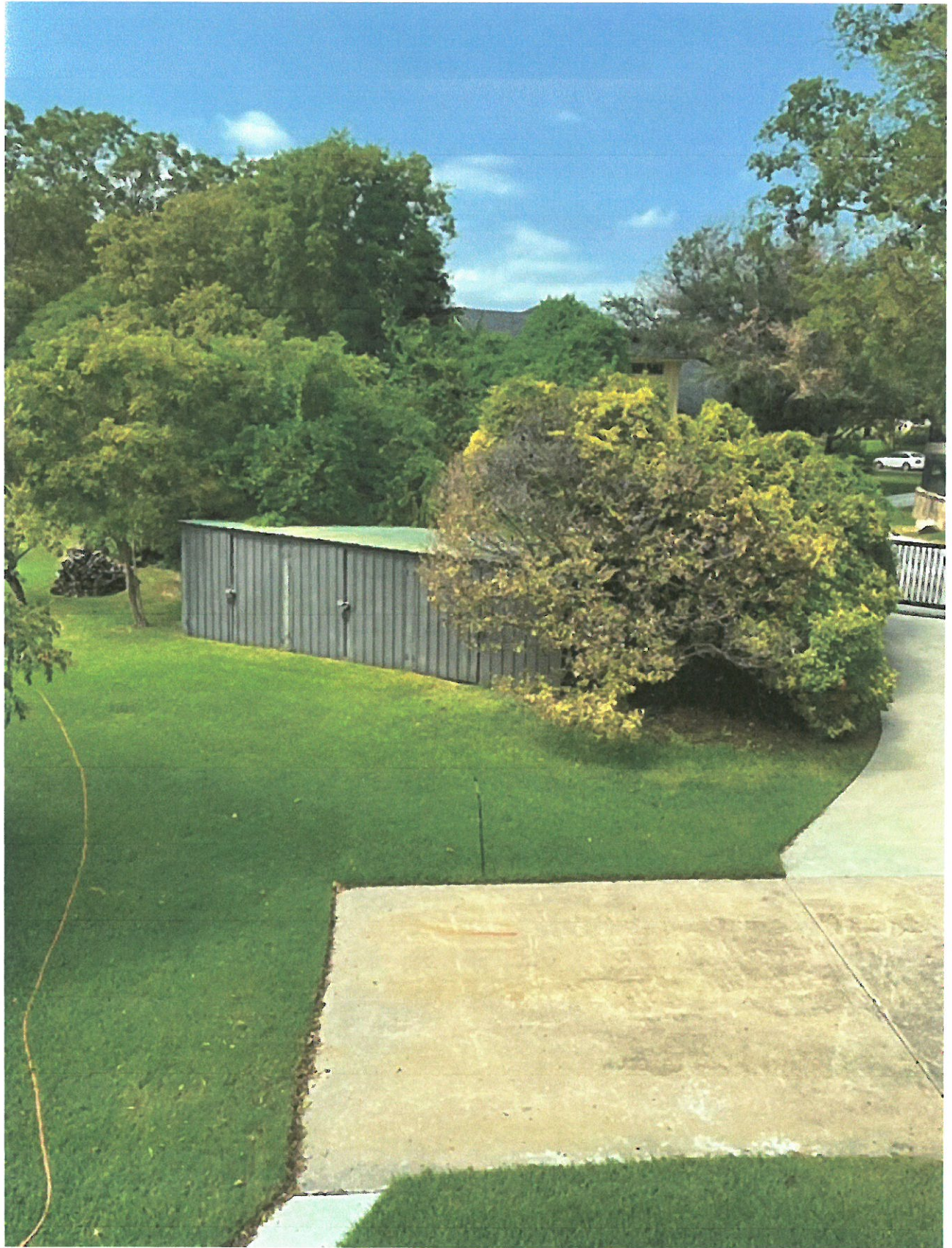
Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Darrell McCallum".

Darrell McCallum

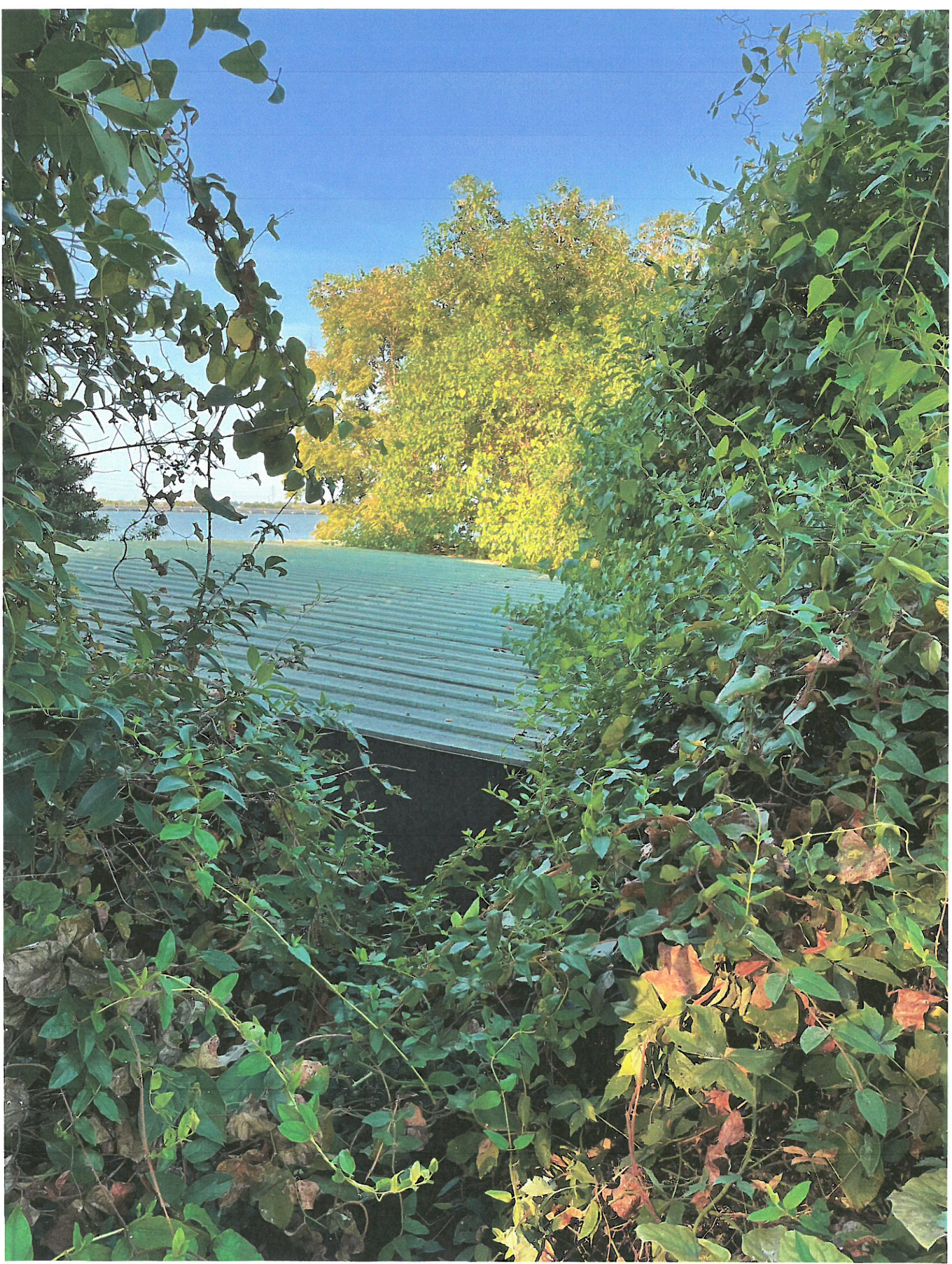




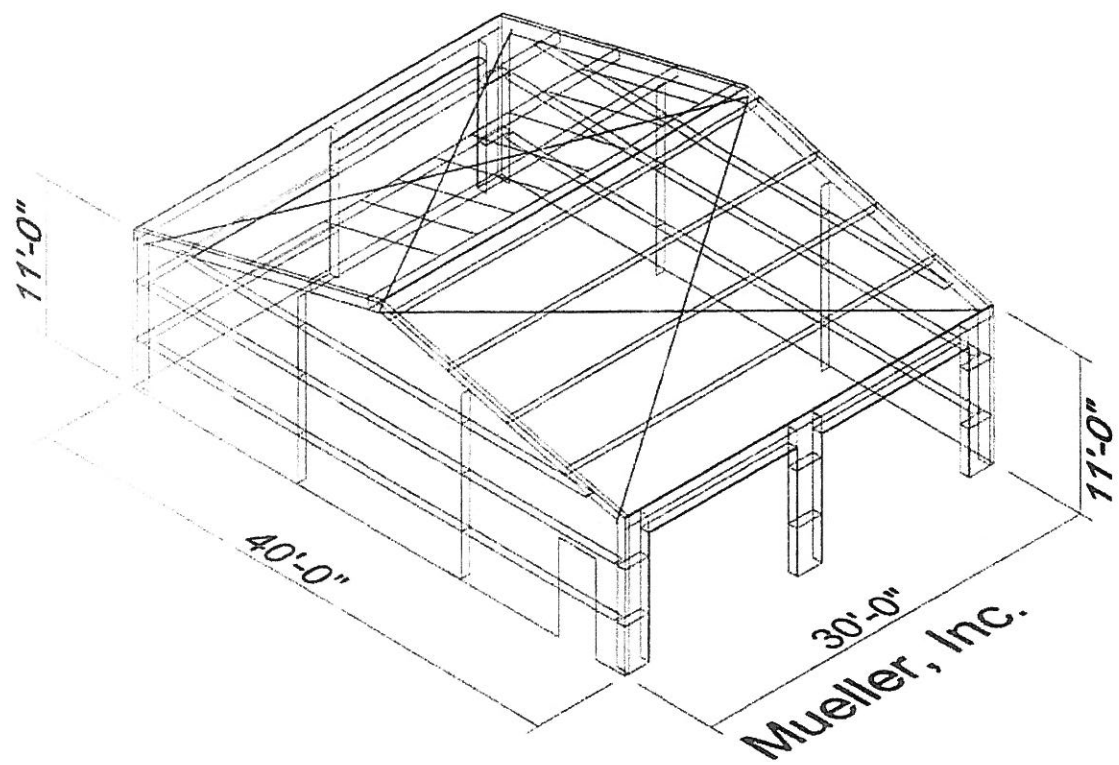












~~This is not an Engineered Structure~~  
~~Component Order Only~~



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE FOR A DETACHED GARAGE ON A 1.2080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, GRADY RASH 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 Darrell McCallum for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* that exceeds the maximum allowable size for an detached garage on a 1.2080-acre parcel of land described as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1 Soapberry Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- (3) The *Detached Garage* shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.

## 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 1<sup>ST</sup> DAY OF NOVEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 18, 2021

2<sup>nd</sup> Reading: November 1, 2021

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

Address: 1 Soapberry Lane

Legal Description: Lot 6, Block A, Grady Rash Addition

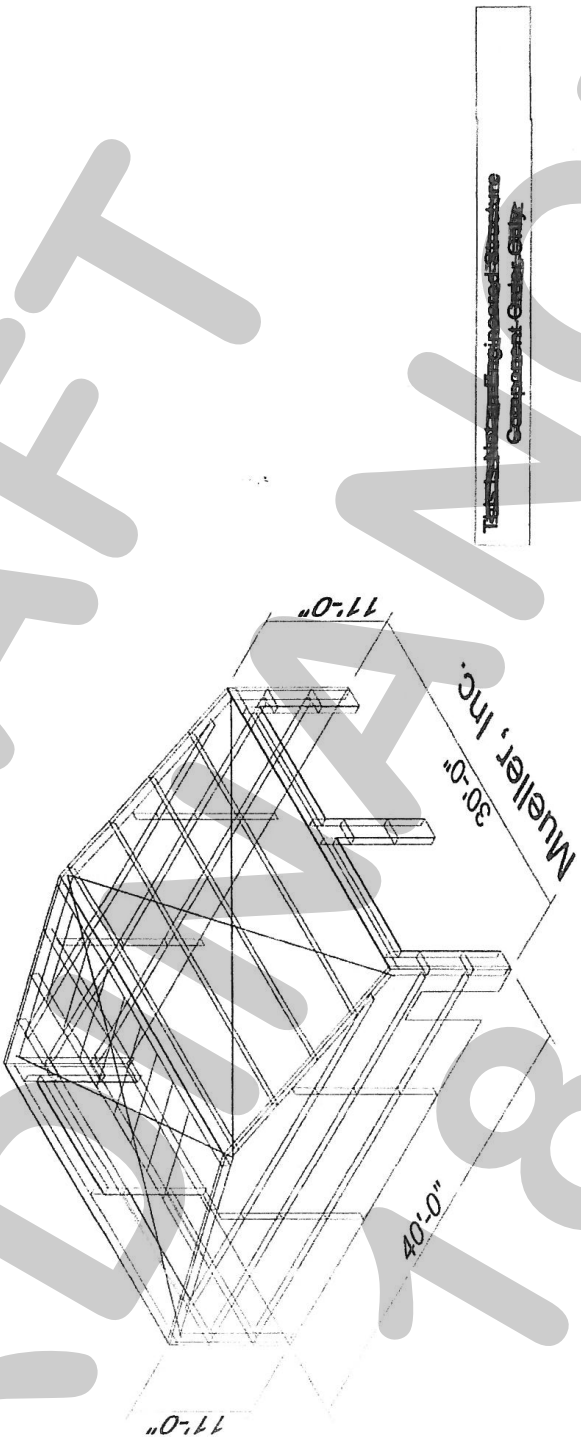




Exhibit 'B':  
Residential Plot Plan



**Exhibit 'C':**  
*Elevations*







November 2, 2021

TO: Darrell McCallum  
1 Soapberry Lane  
Rockwall, TX, 75087

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

SUBJECT: Z2021-038; *Specific Use Permit for a Detached Garage at 1 Soapberry Lane*

Darrell McCallum:

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 November 1, 2021. 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the ordinance.
  - b) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
  - c) The *Detached Garage* shall not exceed a maximum height of 15-feet.
  - d) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

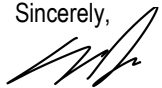
On October 12, 2021, The Planning & Zoning Commission approved a motion to approve the SUP by a vote of 6-0, with Commissioner Moeller absent.

City Council

On November 1, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 7-0. 2nd Reading.

Included with this letter is a copy of Ordinance No. 21-20, S-258, 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 at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'AR' or 'Reyna'.

Andrew Reyna  
Planner, City of Rockwall



CITY OF ROCKWALL

ORDINANCE NO. 21-50

SPECIFIC USE PERMIT NO. S-258

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE FOR A DETACHED GARAGE ON A 1.2080-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK A, GRADY RASH 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 Darrell McCallum for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* that exceeds the maximum allowable size for an detached garage on a 1.2080-acre parcel of land described as Lot 6, Block A, Grady Rash Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1 Soapberry Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

## 2.1. OPERATIONAL CONDITIONS

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

- (1) The *Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- (3) The *Detached Garage* shall not exceed a maximum height of 15-feet.
- (4) The subject property shall be limited to one (1) *Detached Garage*, and no additional accessory buildings shall be constructed on the subject property.

## 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 offense 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 1<sup>ST</sup> DAY OF NOVEMBER, 2021.



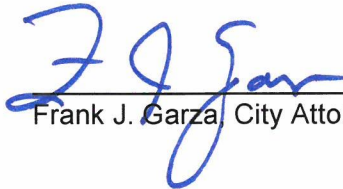
Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1<sup>st</sup> Reading: October 18, 2021

2<sup>nd</sup> Reading: November 1, 2021

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

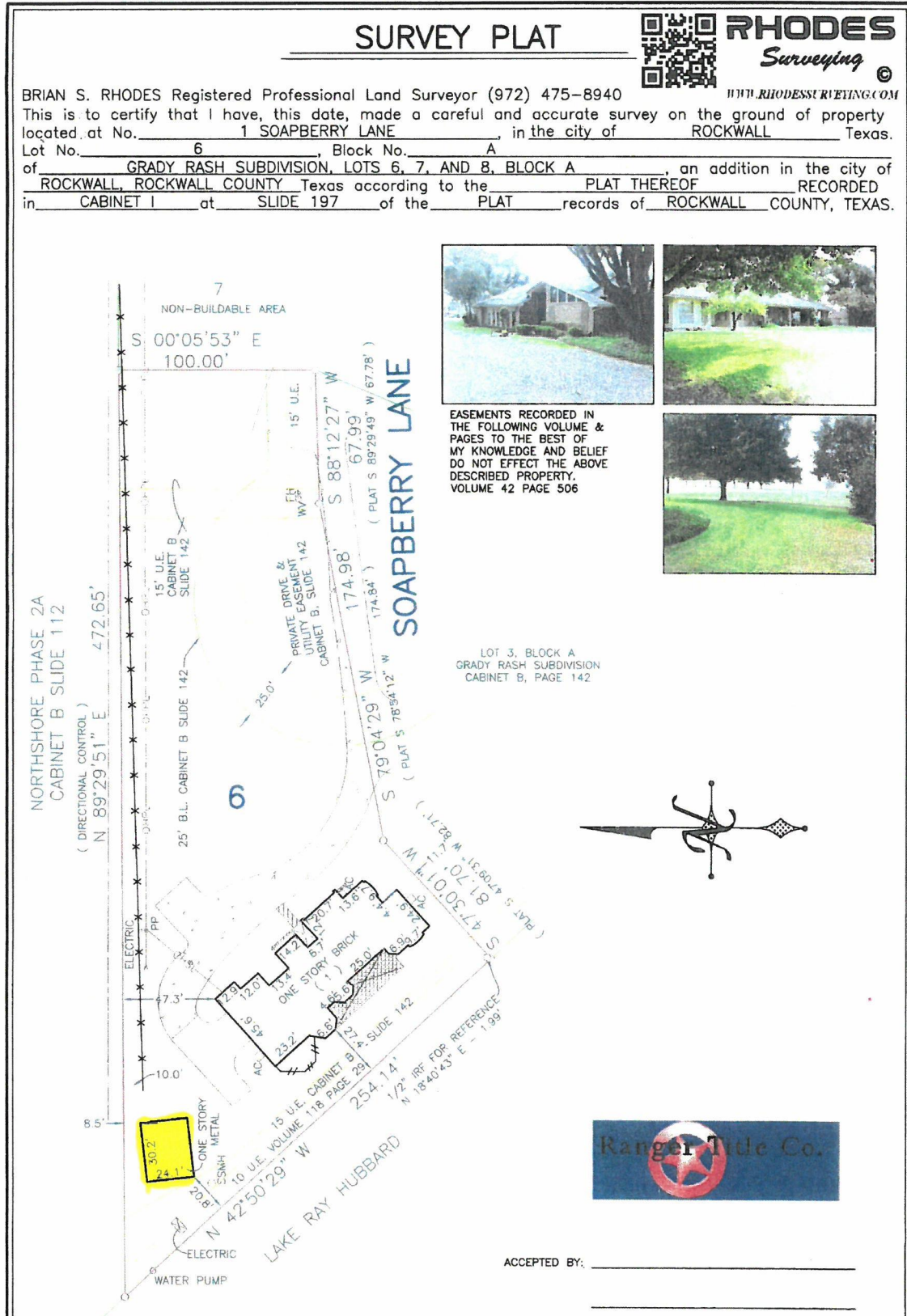
Address: 1 Soapberry Lane

Legal Description: Lot 6, Block A, Grady Rash Addition





**Exhibit 'B':  
Residential Plot Plan**



**Exhibit 'C':**  
*Elevations*

Robert Mueller, Inc. Registered Professional Engineer  
Component Order 0012

