



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # Z2022-036 P&Z DATE August 9, 2022 CC DATE August 15, 2022 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

### HPAB Application

- ☐ Exhibit

### Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# \_\_\_\_\_)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled 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.

**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 & 2</sup>
  - ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- OTHER APPLICATION FEES:**
- ☐ TREE REMOVAL (\$75.00)
  - ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1101 Breezy Hill Lane Rockwall TX 75087

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER David Scott & Christine Fischer

☐ APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

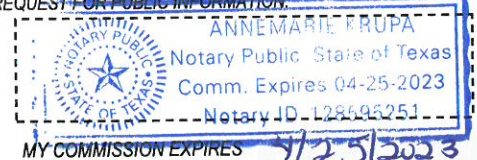
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF JULY, 2022. 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."

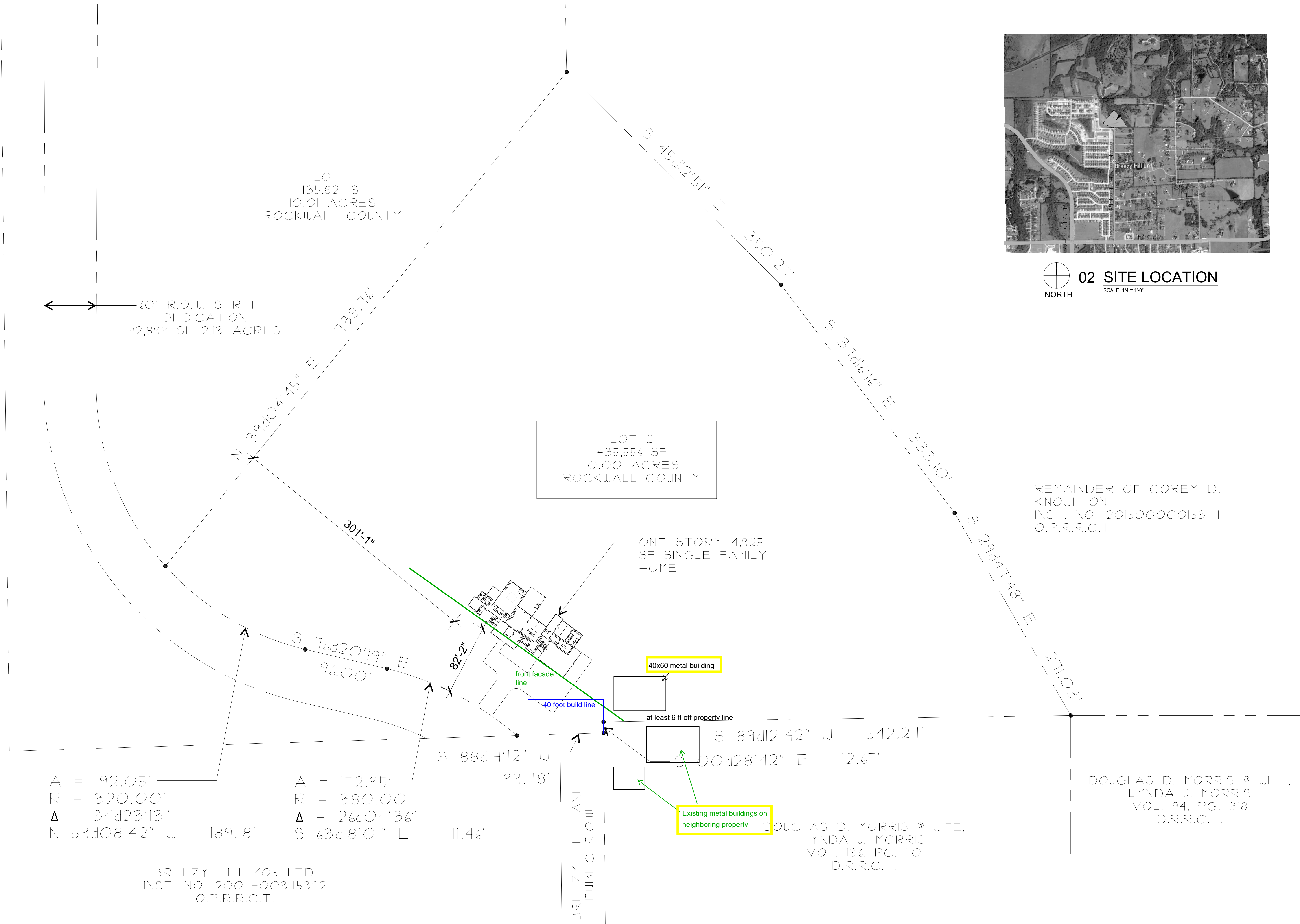
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11<sup>th</sup> DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







02 SITE LOCATION  
SCALE: 1/4" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG	
DATE ISSUE	DESCRIPTION

REVISION LOG		
DATE ISSUE	DESCRIPTION	REV. NO.

- ISSUED FOR:
- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
  - ☐ BIDDING / PERMIT
  - ☐ REVISION / ADDENDUM
  - ☐ FOR CONSTRUCTION

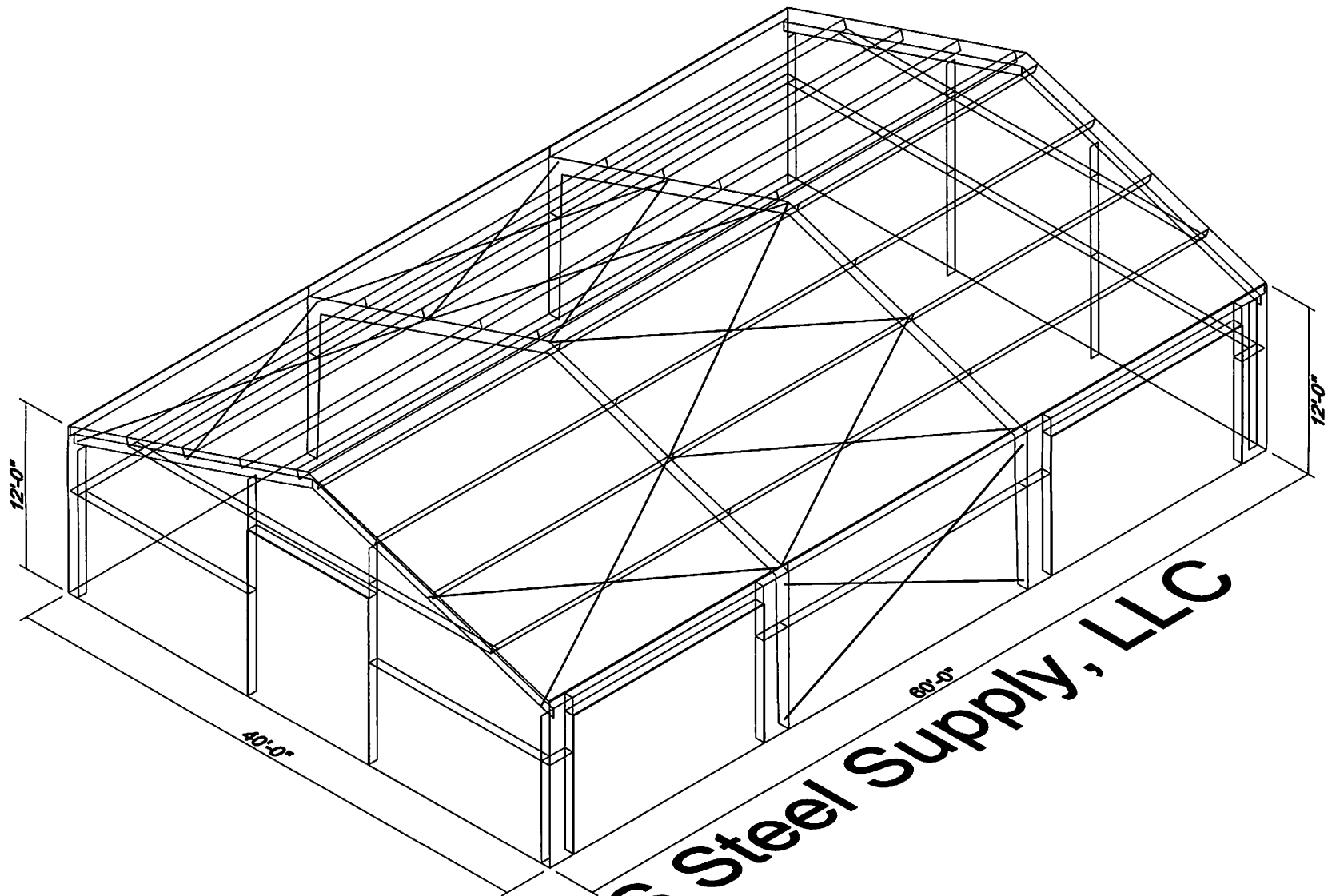
ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

E.1

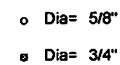
SITE PLAN  
EXHIBIT

01 SITE PLAN EXHIBIT  
SCALE: 1" = 50'-0"



**Triple-S Steel Supply, LLC**





Triple-S Steel Supply, LLC				
PROJECT	Tiffany Woods		ANCHOR BOLT PLAN	
ID	32901		DESIGN:	DRAFT:      CHECK:
PROJECT ADDRESS			DATE: 7/1/22	SHEET      OF



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<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 & 2</sup>
  - ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ## OTHER APPLICATION FEES:
- ☐ TREE REMOVAL (\$75.00)
  - ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1101 Breezy Hill Lane Rockwall TX 75087

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER David Scott & Christine Fischer

☐ APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

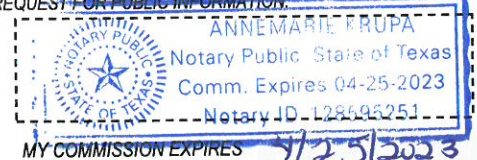
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF JULY, 2022. 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."

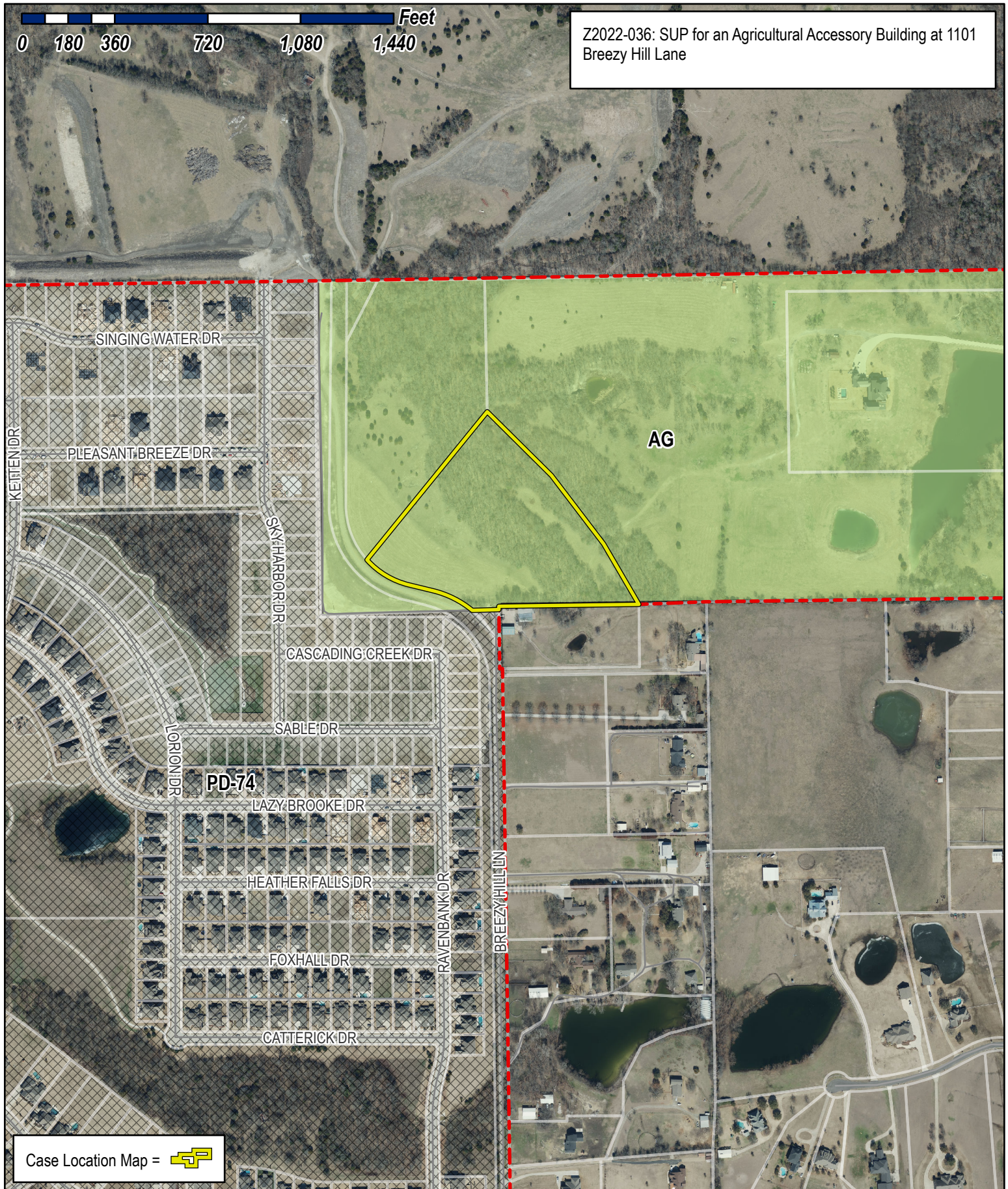
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11<sup>th</sup> DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2022-036: SUP for an Agricultural Accessory Building at 1101 Breezy Hill Lane



# 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.



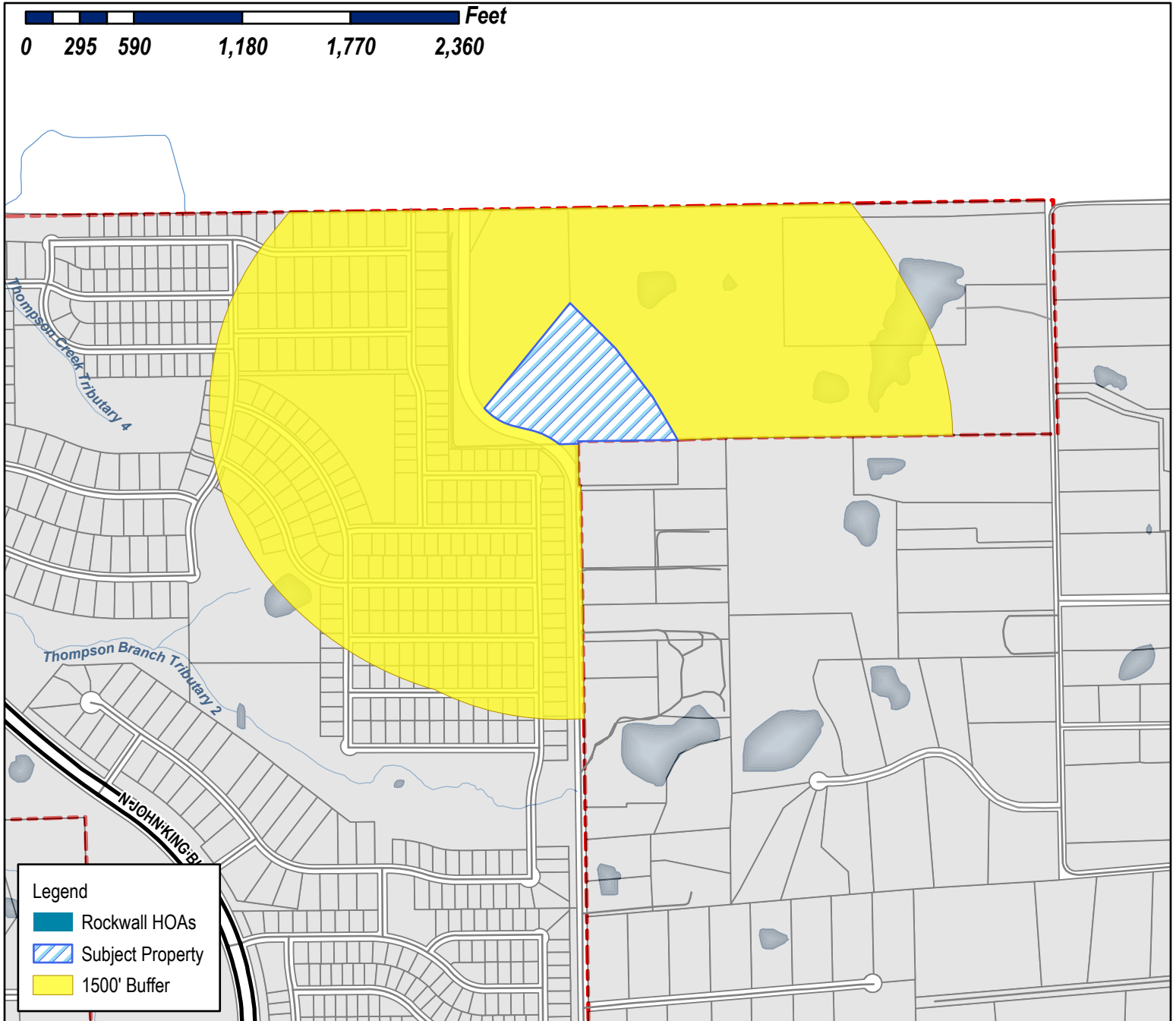




# City of Rockwall

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

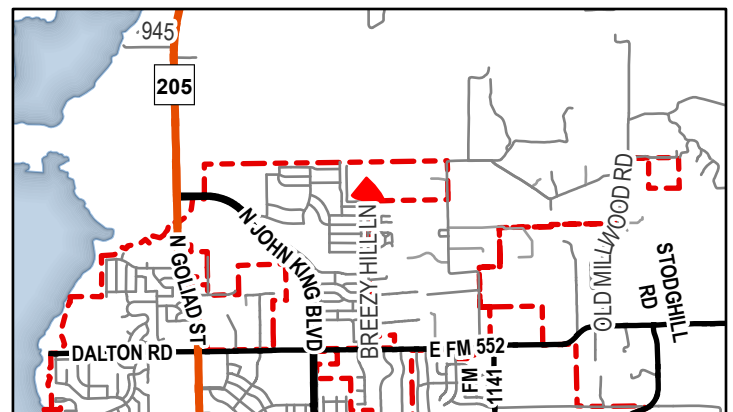
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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







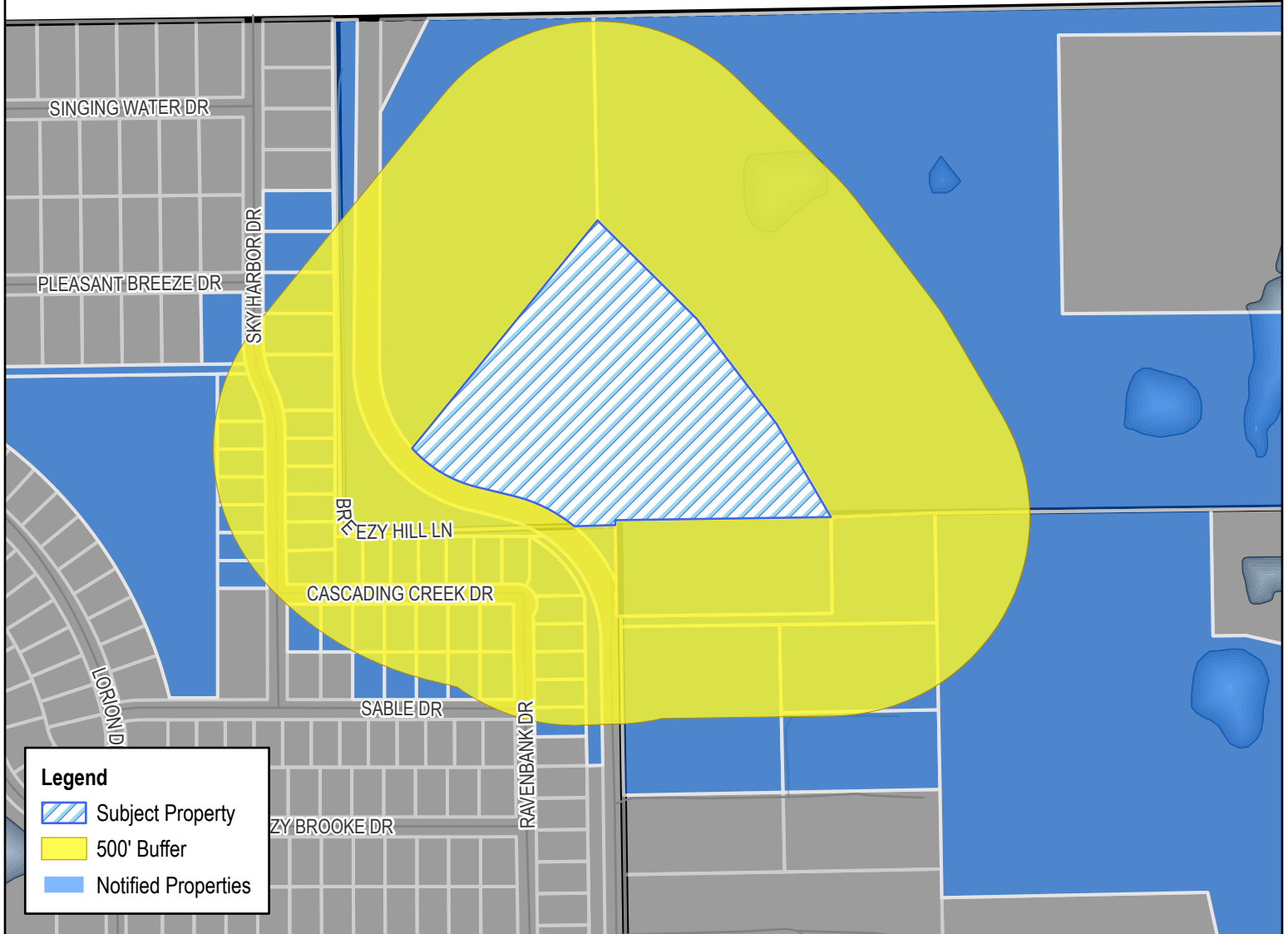
# City of Rockwall

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

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.



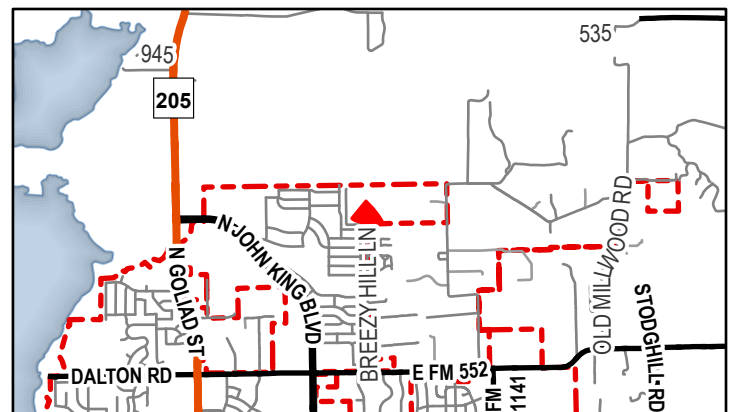
0 145 290 580 870 1,160 Feet



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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



BH PHASE XI LTD  
1001 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1005 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1006 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1009 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1010 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1012 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1013 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1014 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1016 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1017 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1018 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1020 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1020 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1021 CASCADING CREEK DR  
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75225

BH PHASE XI LTD  
1024 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1024 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1025 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 SABLE DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
1460 ANNA CADE ROAD  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
15455 DALLAS PARKWAY SUITE 1000  
ADDISON, TX 75225

KNOWLTON COREY D  
205 BREEZY HILL DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
205 ROCKHOUSE LN  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4414 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4504 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4505 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4506 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4508 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4511 SKY HARBOR DR  
ROCKWALL, TX 75087



GRAND HOMES 2014 LP  
4512 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4514 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4516 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4521 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4524 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4536 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4537 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4538 SKY HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ELENA  
4546 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA  
4550 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

BH PHASE XI LTD  
4602 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4602 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4606 SKY HARBOR DR  
ROCKWALL, TX 75087

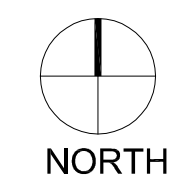
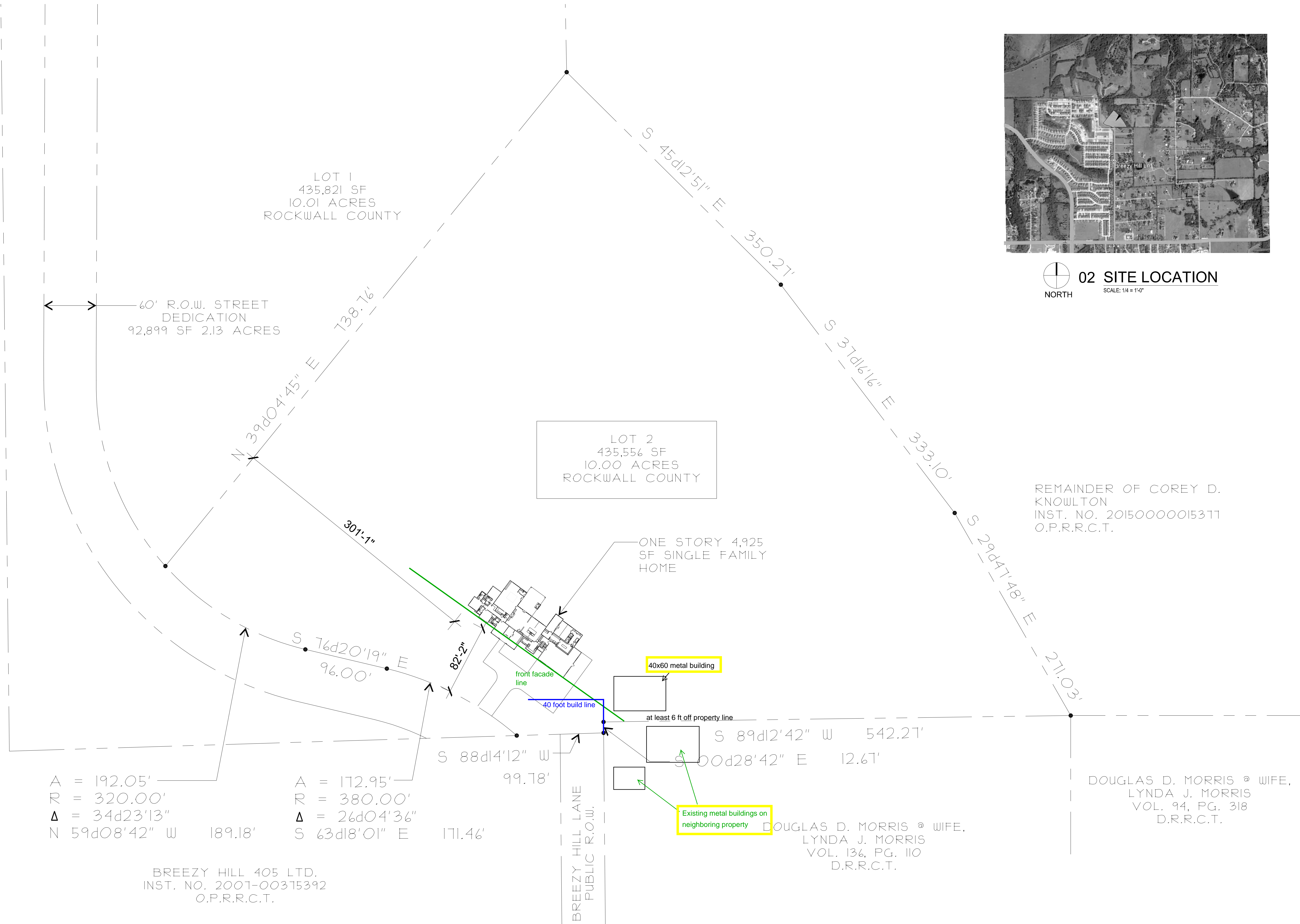
WINDSOR HOMES CUMBERLAND LLC  
5310 HARVEST HILL RD SUITE 162  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
735 PLEASANT BREEZE DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

BH PHASE XI LTD  
8214 WESTCHESTER DRIVE SUITE 900  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
897 ANACONDA COURT  
CASTLE ROCKWA, CO 75225



02 SITE LOCATION

SCALE: 1/4" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG

DATE	DESCRIPTION
ISSUE	

REVISION LOG

DATE	DESCRIPTION	REV.
ISSUE		NO.

ISSUED FOR:

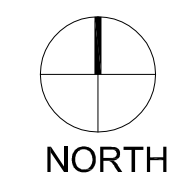
- ☒ PRELIMINARY -  
NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

REMAINDER OF COREY D.  
KNOWLTON  
INST. NO. 201500000015311  
O.P.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,  
LYNDA J. MORRIS  
VOL. 94, PG. 318  
D.R.R.C.T.

DOUGLAS D. MORRIS @ WIFE,  
LYNDA J. MORRIS  
VOL. 136, PG. 110  
D.R.R.C.T.

BREEZY HILL 405 LTD.  
INST. NO. 2007-00315392  
O.P.R.R.C.T.



01 SITE PLAN EXHIBIT

SCALE: 1" = 50'-0"

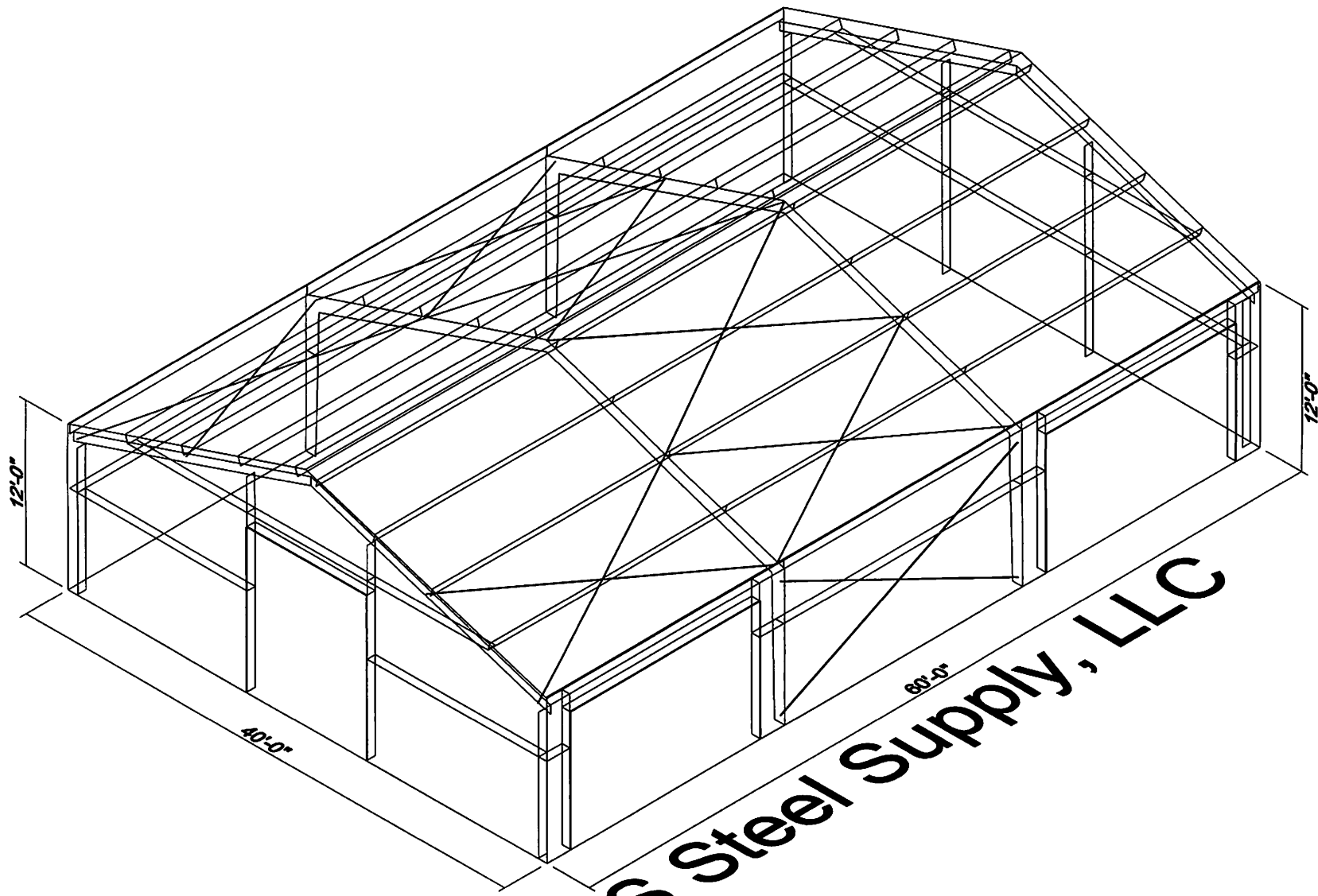
ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

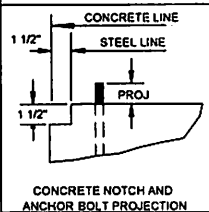
E.1

SITE PLAN  
EXHIBIT



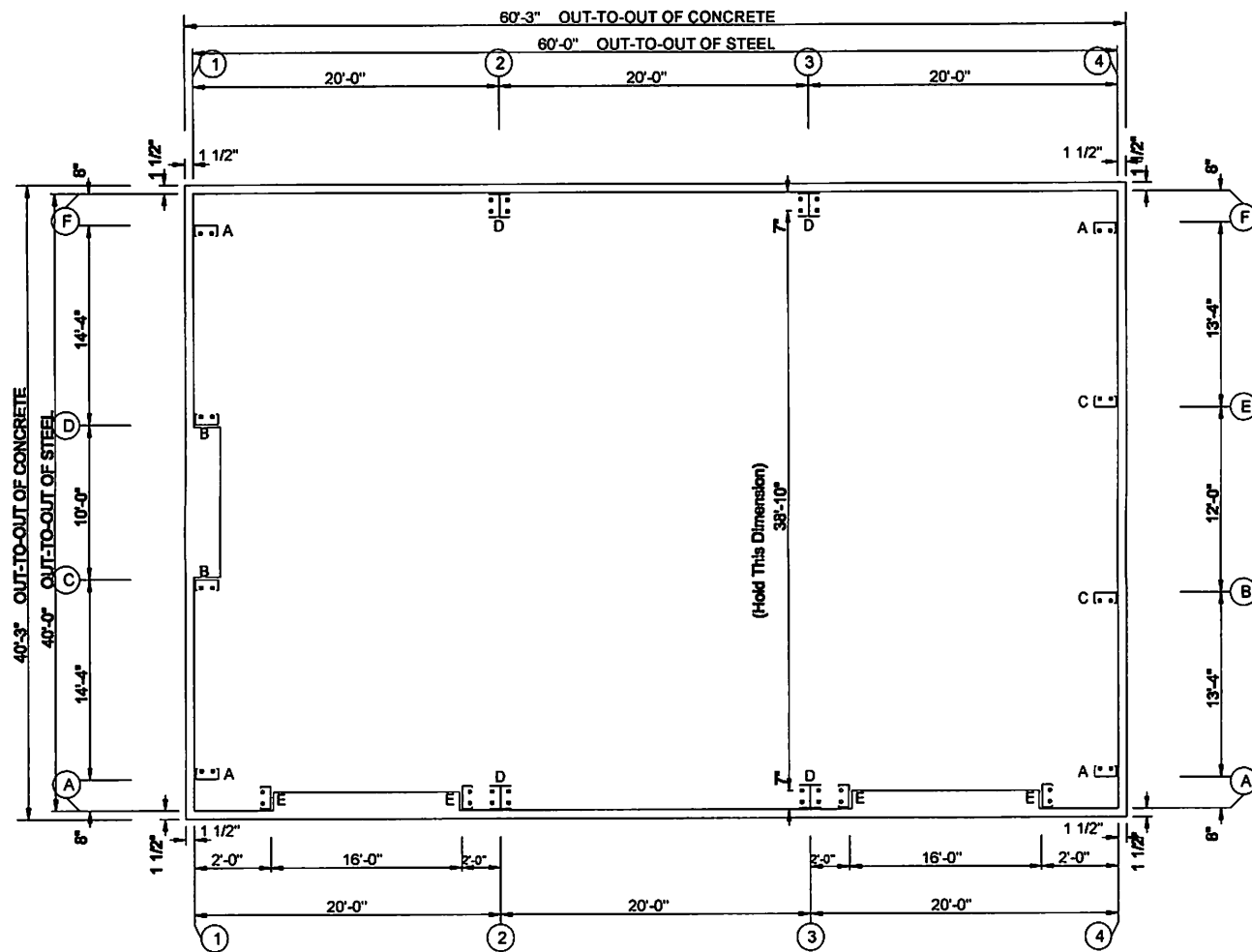


**Triple-S Steel Supply, LLC**



○ Dia= 5/8"

● Dia= 3/4"



**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

**Triple-S Steel Supply, LLC**

PROJECT	Tiffany Woods	ANCHOR BOLT PLAN		
ID	32901	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 7/1/22	SHEET	OF

# PROJECT COMMENTS



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

DATE: 7/22/2022

PROJECT NUMBER: Z2022-036  
PROJECT NAME: SUP for an Agricultural Accessory Building at 1101 Breezy Hill Lane  
SITE ADDRESS/LOCATIONS: 1101 BREEZY HILL LN

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	07/21/2022	Approved w/ Comments

07/21/2022: Z2022-036; Specific Use Permit (SUP) for an AG Accessory Structure for Breezy Hill Lane  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an Agricultural Accessory Building on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2022-036) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Agricultural (AG) District.

I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), Agricultural Accessory Buildings proposed in an Agricultural (AG) District shall adhere to the following requirements:

- The property shall be a minimum of ten (10) acres or more in size.
- A Barn or Agricultural Accessory Building shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (under roof).
- The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

I.6 In this case, the proposed accessory building is 40' X 60' or 2,400 SF, which is permitted through a Specific Use Permit (SUP) process.

M.7 I need to know the pitch of the proposed accessory buildings roof. The Unified Development code (UDC) requires that the minimum roof pitch for all structures in a residential district to be 3:12; please define the roof pitch of the agricultural accessory structure.

I.8 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.



M.9 Please review the attached Draft Ordinance prior to the July 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 2, 2022.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.

I.11 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Approved w/ Comments
07/22/2022: Approved. No additional driveway will be allowed per spacing requirements.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved
No Comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<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 & 2</sup>
  - ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ## OTHER APPLICATION FEES:
- ☐ TREE REMOVAL (\$75.00)
  - ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1101 Breezy Hill Lane Rockwall TX 75087

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER David Scott & Christine Fischer

☐ APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

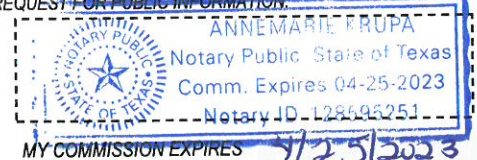
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF JULY, 2022. 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."

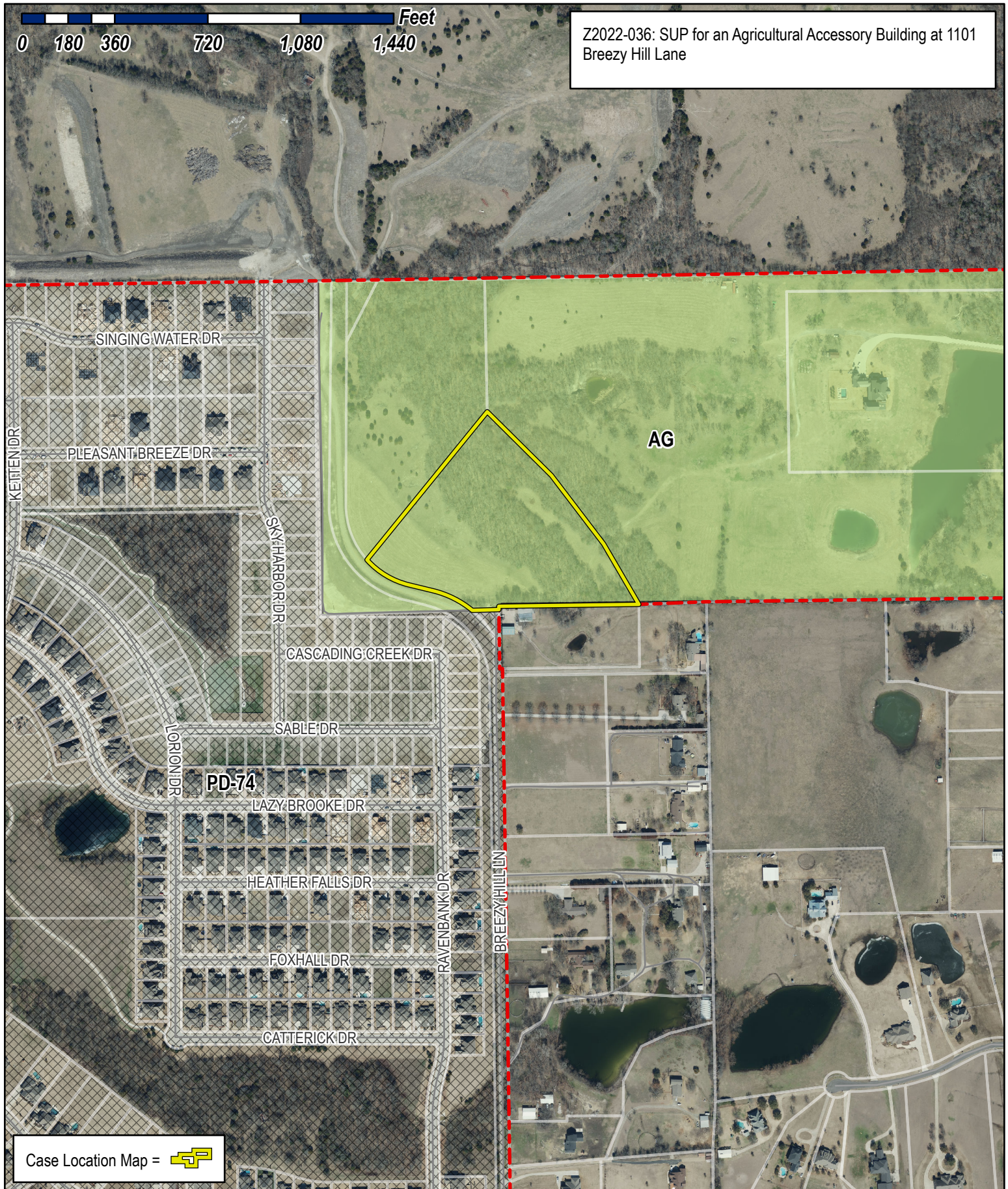
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11<sup>th</sup> DAY OF July, 2022

OWNER'S SIGNATURE

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.



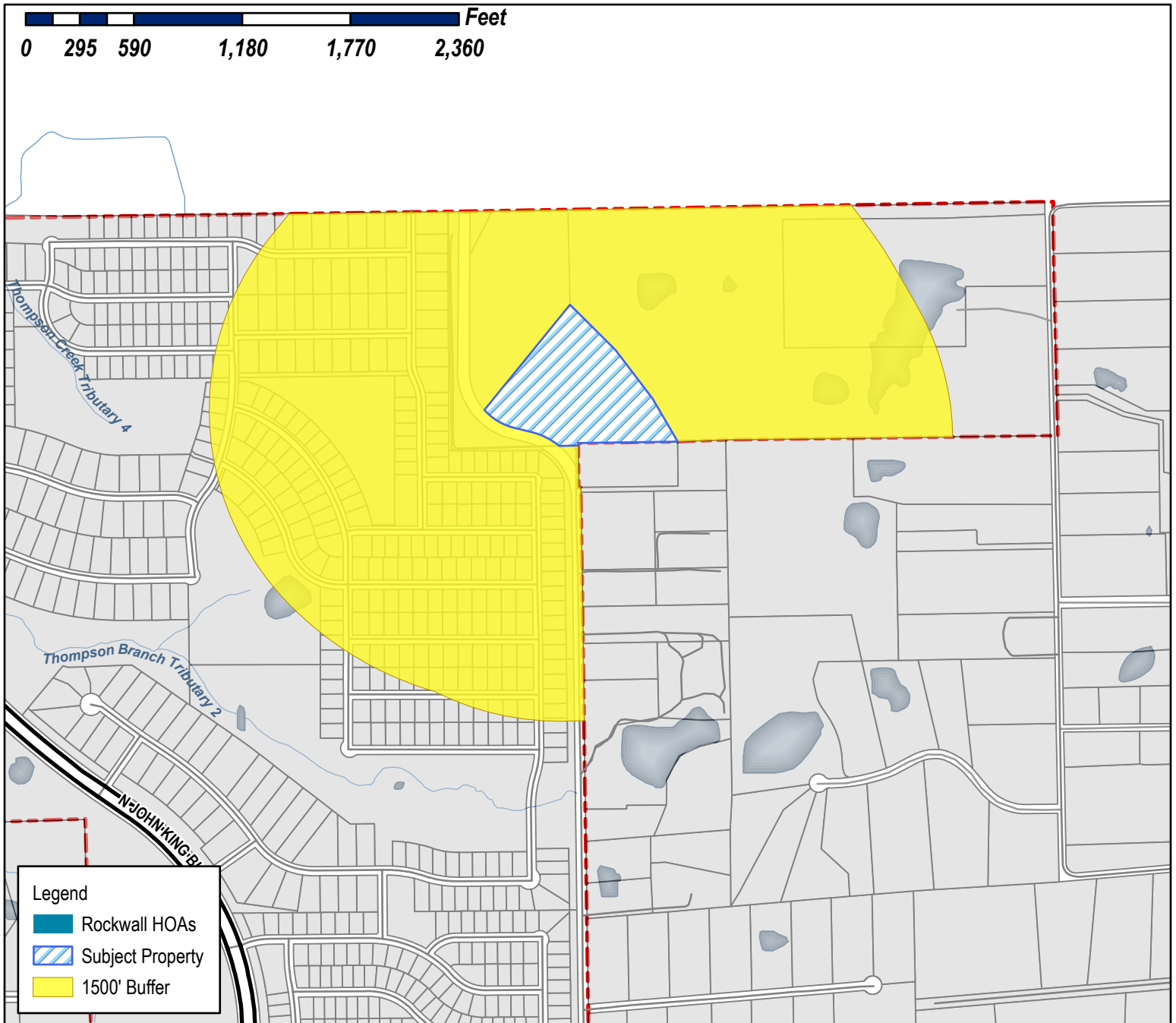




# City of Rockwall

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

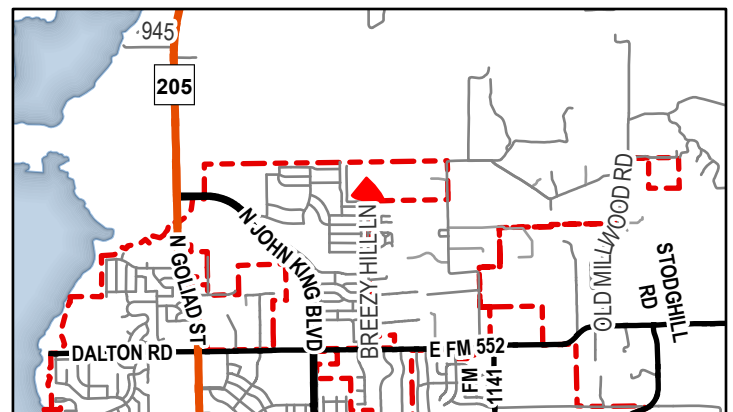
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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





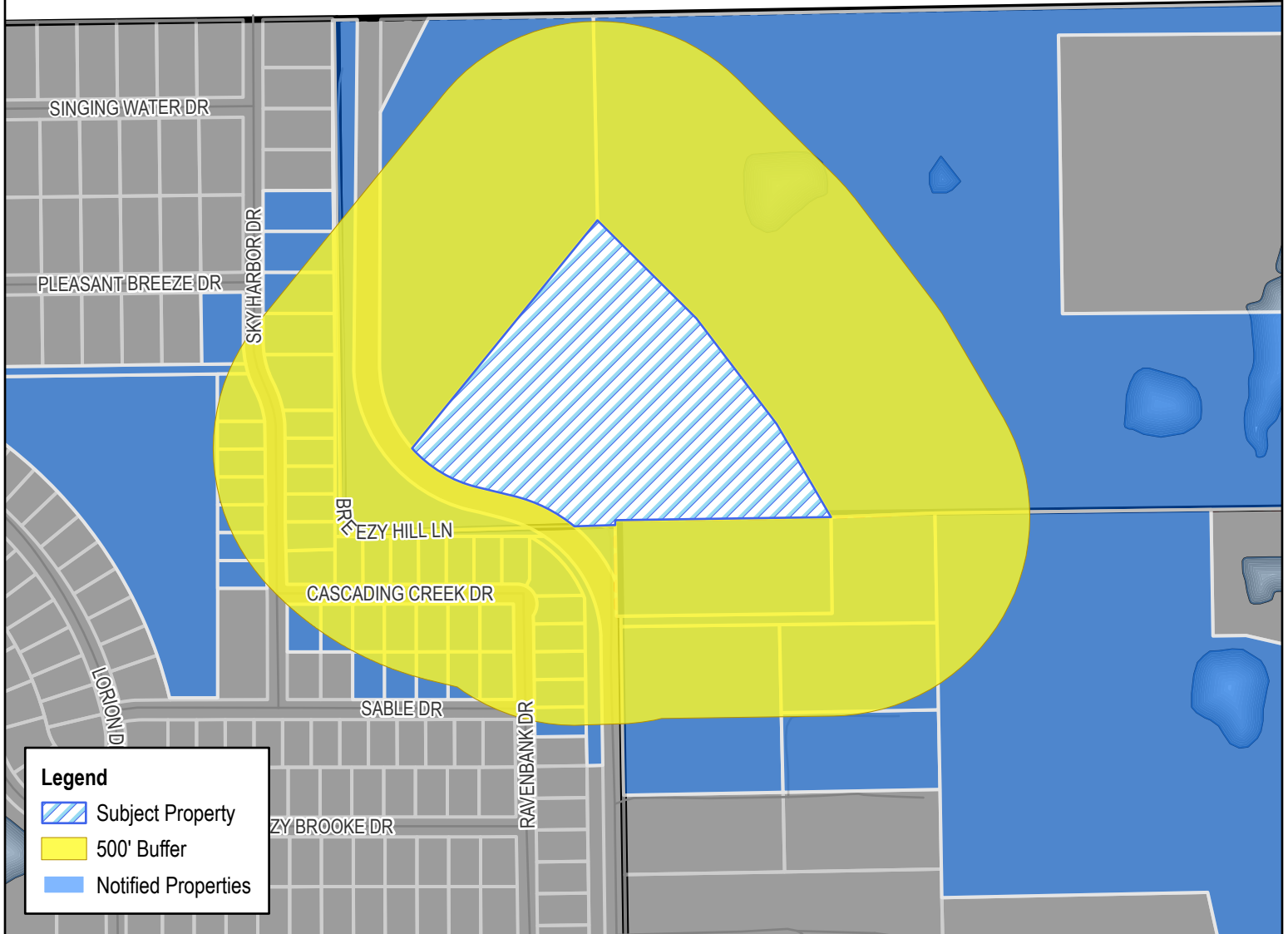
# City of Rockwall

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

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.



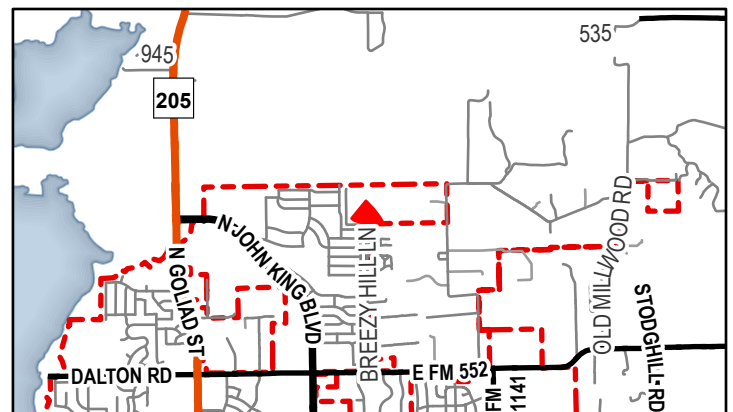
0 145 290 580 870 1,160 Feet



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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





# 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 Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2022-036: SUP for an Agricultural Accessory Building**

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill 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, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-036: SUP for an Agricultural Accessory Building**

Please place a check mark on the appropriate line below:

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

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

BH PHASE XI LTD  
1001 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1005 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1006 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1009 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1010 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1012 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1013 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1014 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1016 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1017 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1018 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1020 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1020 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1021 CASCADING CREEK DR  
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75225

BH PHASE XI LTD  
1024 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1024 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1025 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 SABLE DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
1460 ANNA CADE ROAD  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
15455 DALLAS PARKWAY SUITE 1000  
ADDISON, TX 75225

KNOWLTON COREY D  
205 BREEZY HILL DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
205 ROCKHOUSE LN  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4414 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4504 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4505 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4506 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4508 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4511 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4512 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4514 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4516 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4521 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4524 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4536 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4537 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4538 SKY HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ELENA  
4546 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA  
4550 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

BH PHASE XI LTD  
4602 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4602 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4606 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
5310 HARVEST HILL RD SUITE 162  
DALLAS, TX 75225

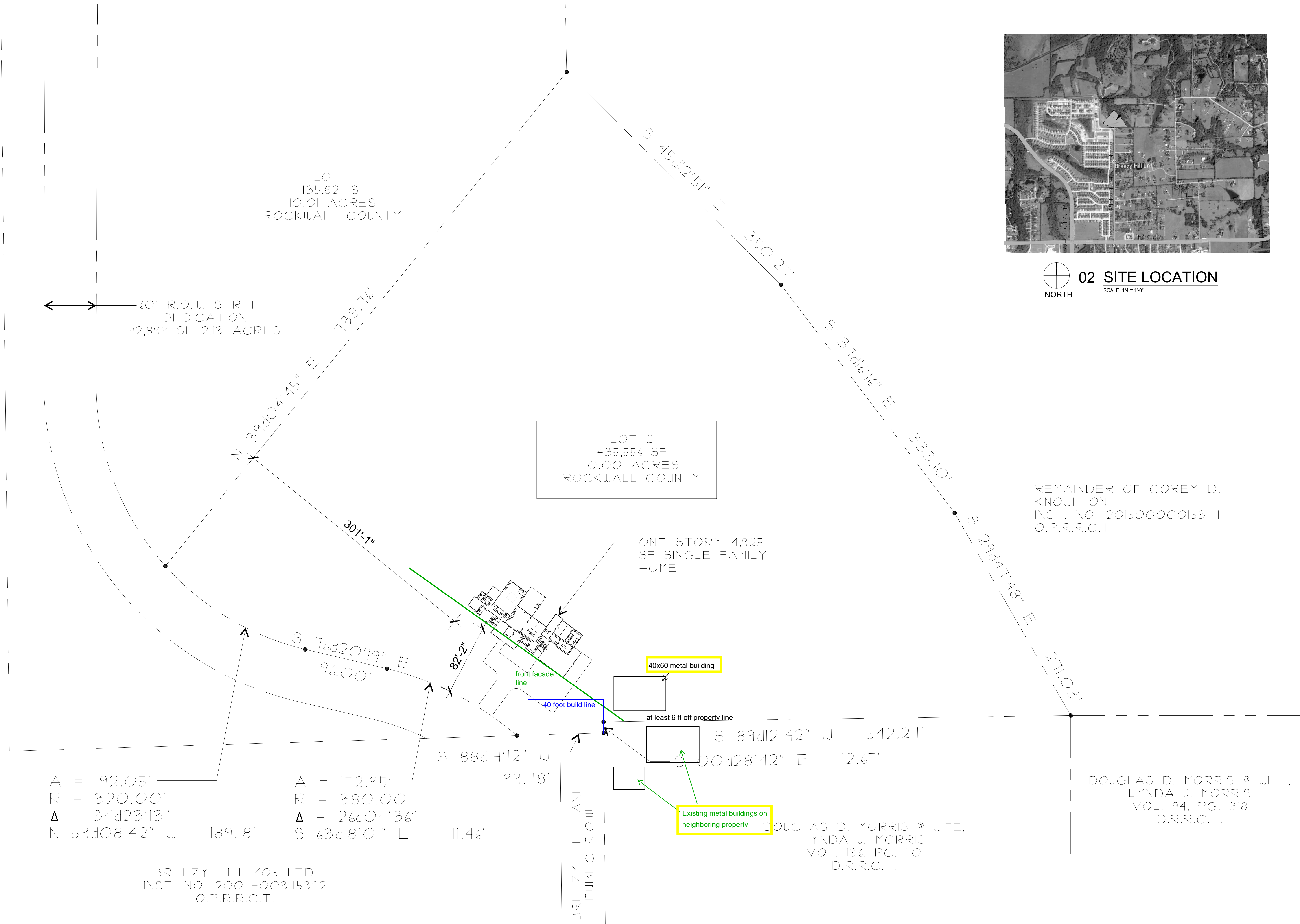
HEFNER SCOTT & CHERYL  
735 PLEASANT BREEZE DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

BH PHASE XI LTD  
8214 WESTCHESTER DRIVE SUITE 900  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
897 ANACONDA COURT  
CASTLE ROCKWA, CO 75225





 **02 SITE LOCATION**  
SCALE: 1/4" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG

DATE	DESCRIPTION
ISSUE	

REVISION LOG

DATE	DESCRIPTION	REV.
ISSUE		NO.

ISSUED FOR:

- ☒ PRELIMINARY -  
NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

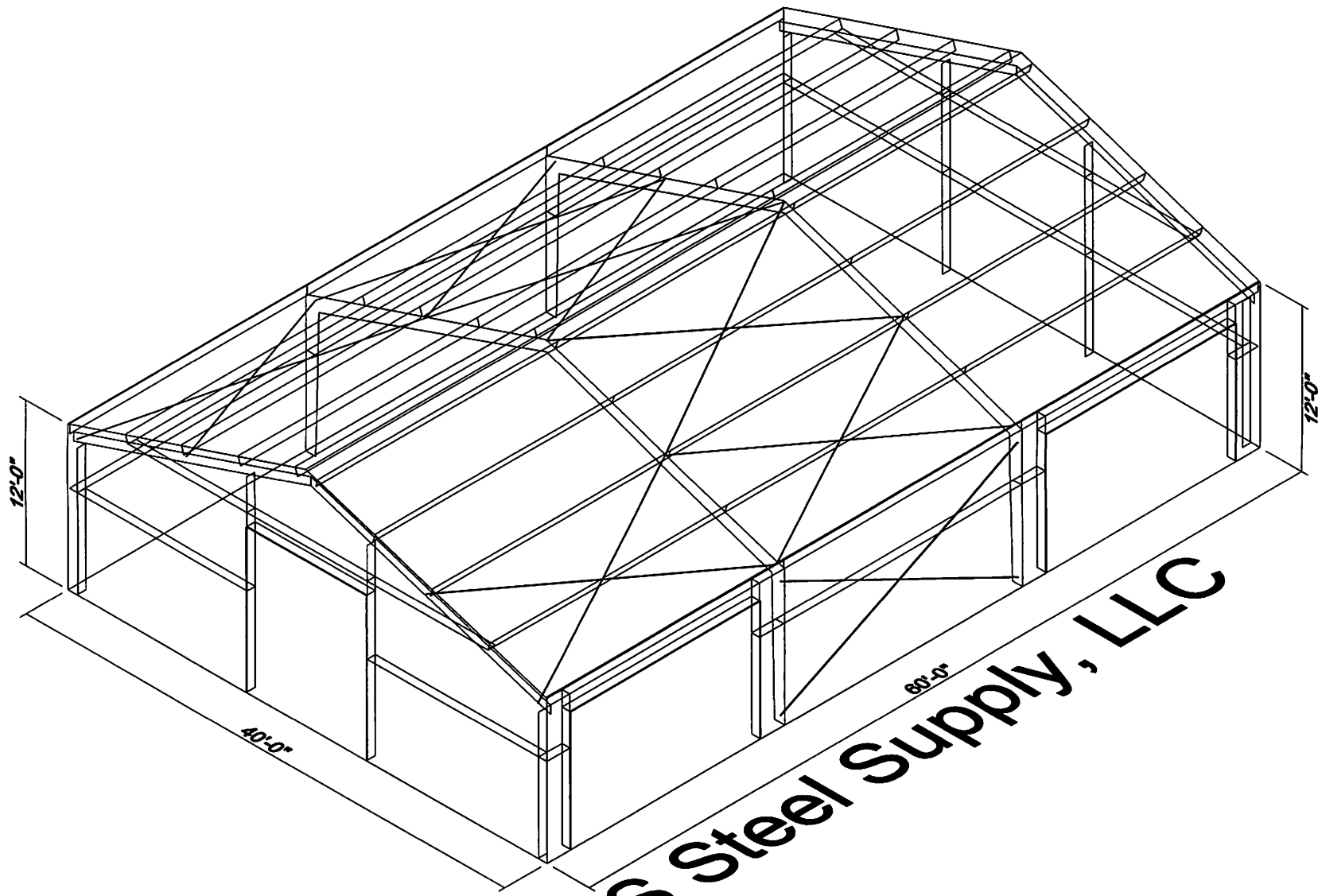
ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

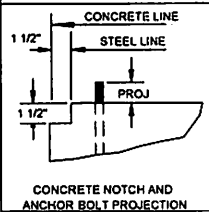
**E.1**

SITE PLAN  
EXHIBIT

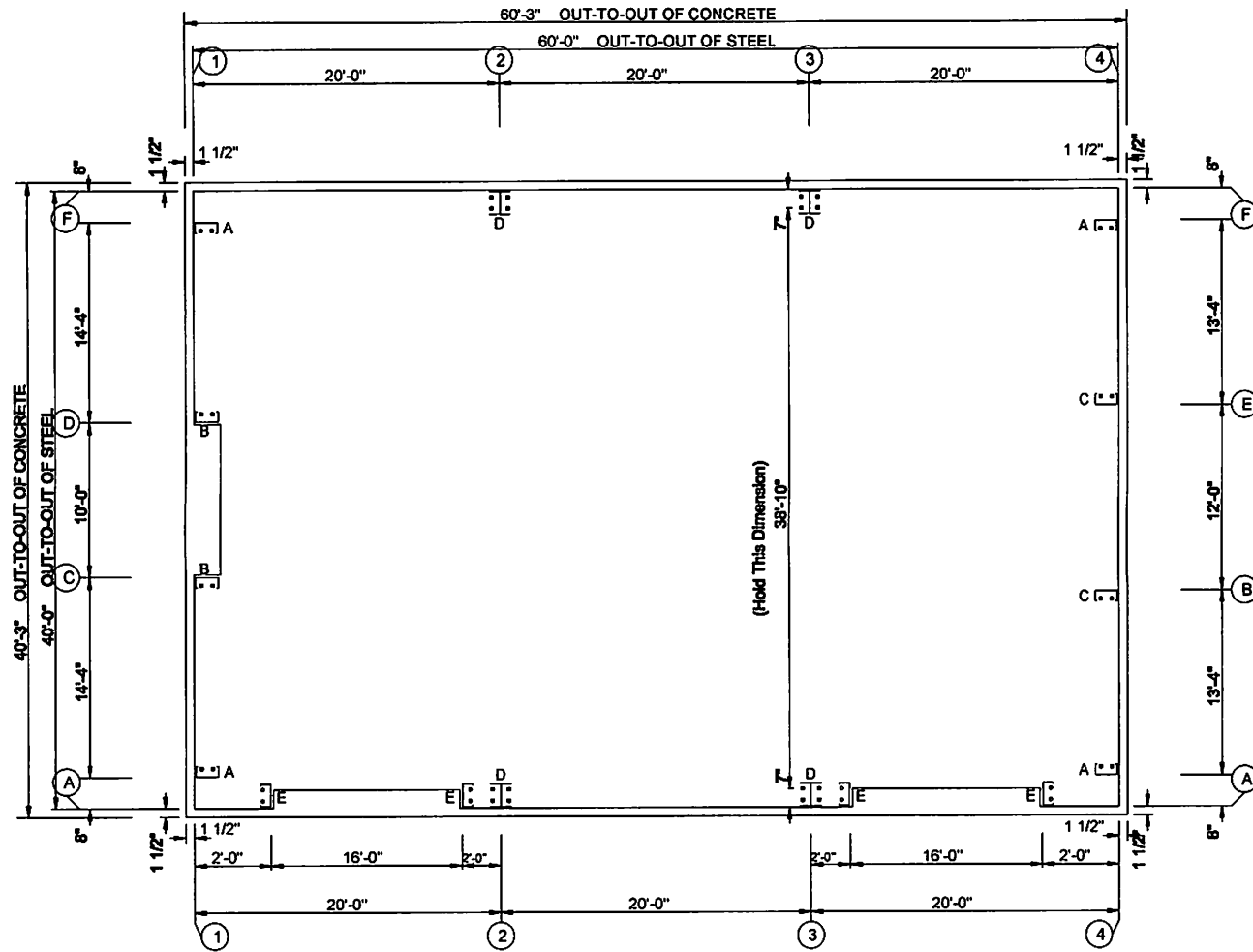
 **01 SITE PLAN EXHIBIT**  
SCALE: 1" = 50'-0"



**Triple-S Steel Supply, LLC**



- Dia= 5/8"
- Dia= 3/4"



**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

Triple-S Steel Supply, LLC				
PROJECT	Tiffany Woods	ANCHOR BOLT PLAN		
ID	32901	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 7/1/22	SHEET	OF



CITY OF ROCKWALL

ORDINANCE NO. 22-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 *AGRICULTURAL ACCESSORY BUILDING* ON A 10-ACRE TRACT OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Agricultural Accessory Building* as stipulated by Subsection 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 01.01, *Use of Land and Building*, of Article 04, *Permissible Uses*, 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 *Agricultural Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.
- (3) The *Agricultural Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The *Agricultural Accessory Building* shall have a minimum of 3:12 roof pitch.

## 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 6<sup>th</sup> DAY OF SEPTEMBER, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: August 15, 2022

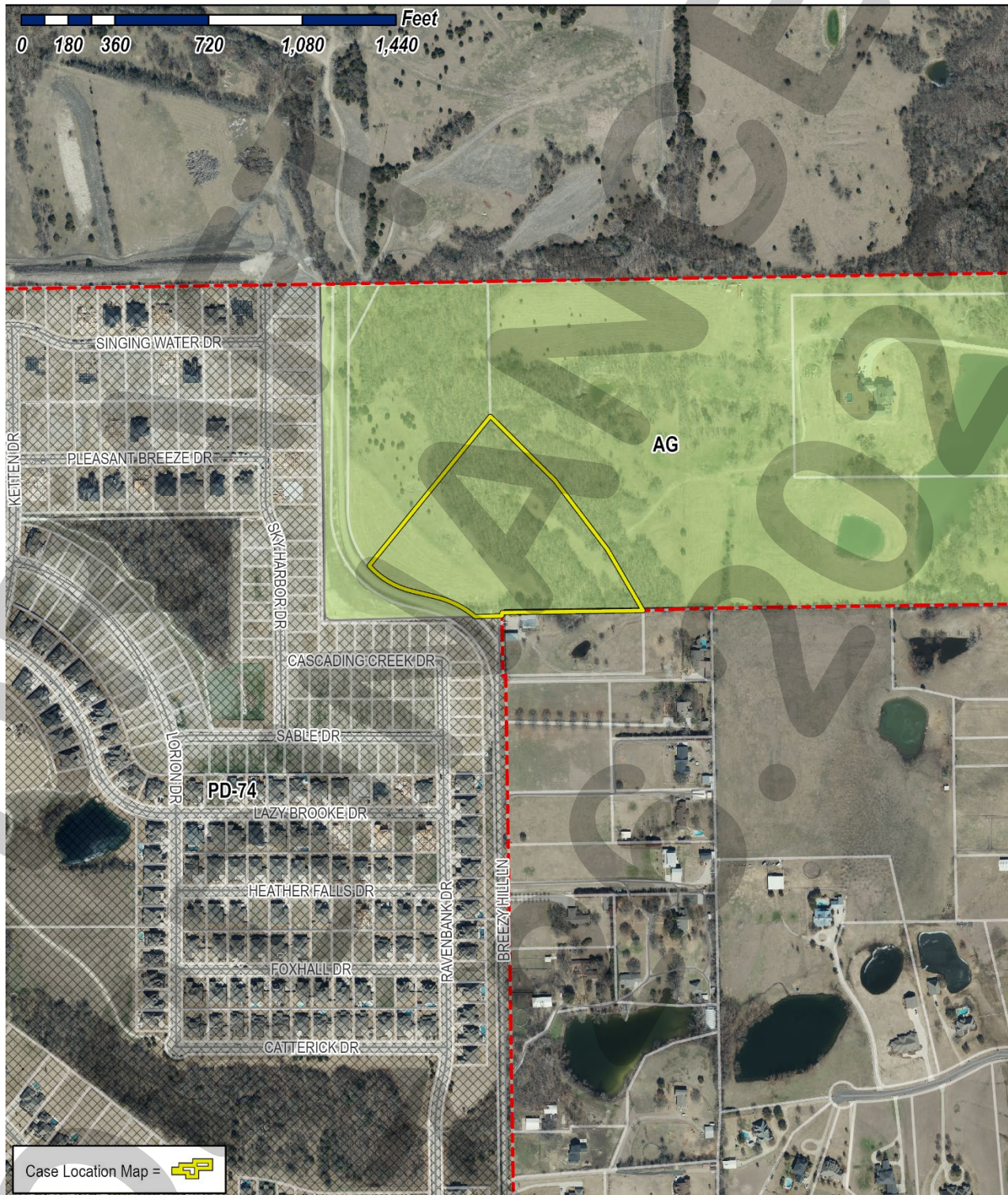
2<sup>nd</sup> Reading: September 6, 2022



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

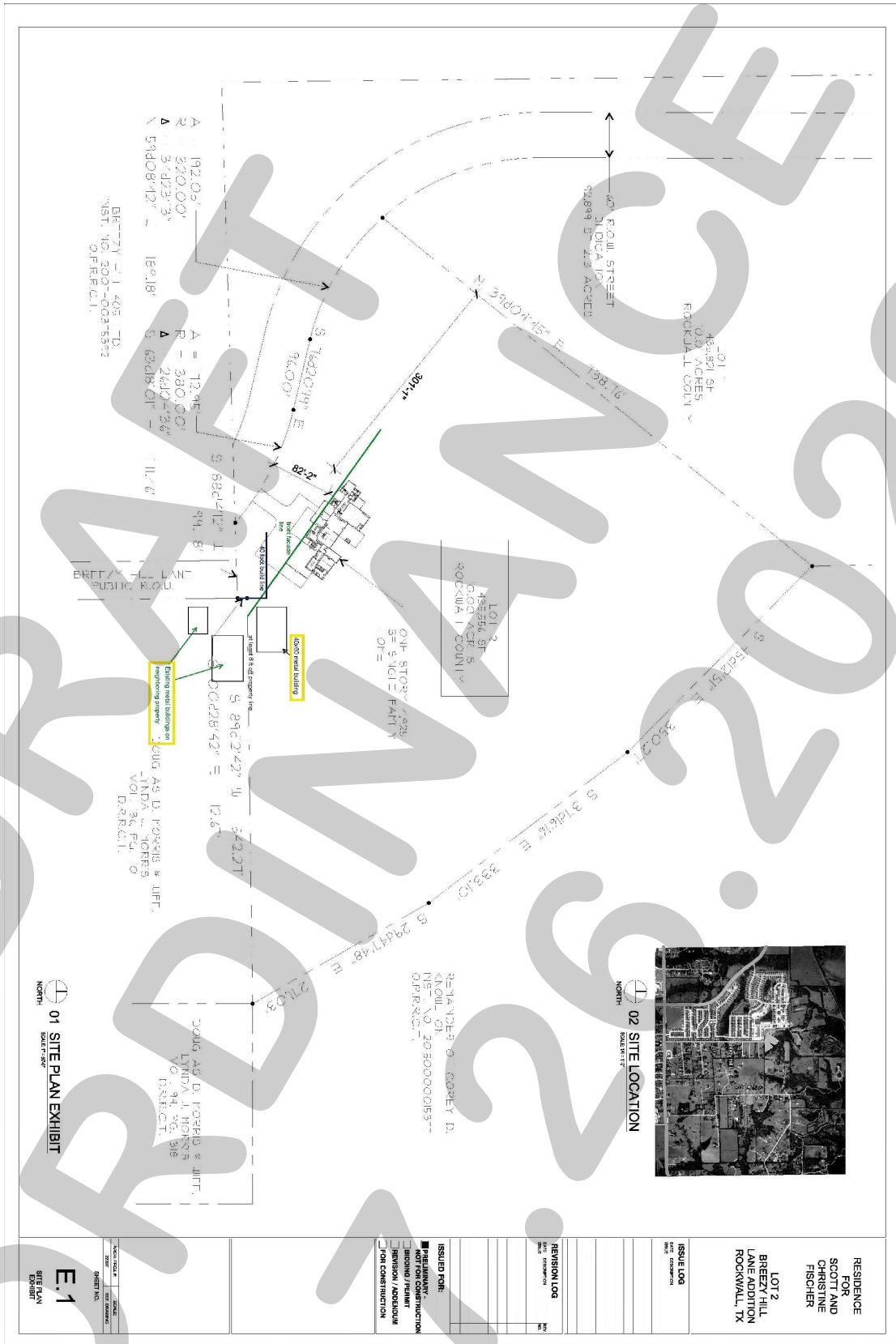
Address: 1101 Breezy Hill Lane

Legal Description: Lot 2, Block A, Breezy Hill Lane Addition

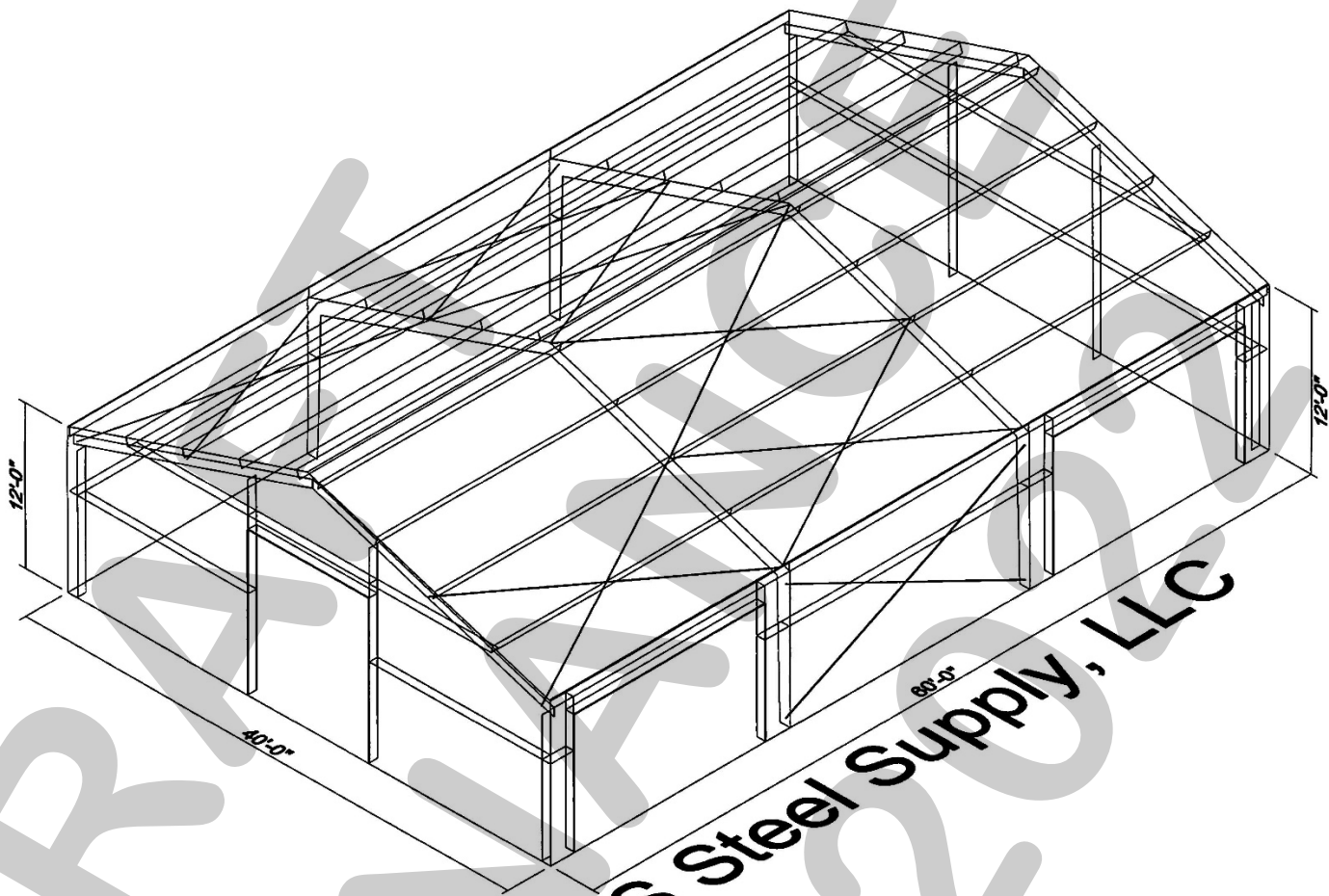




**Exhibit 'B':  
Residential Plot Plan**



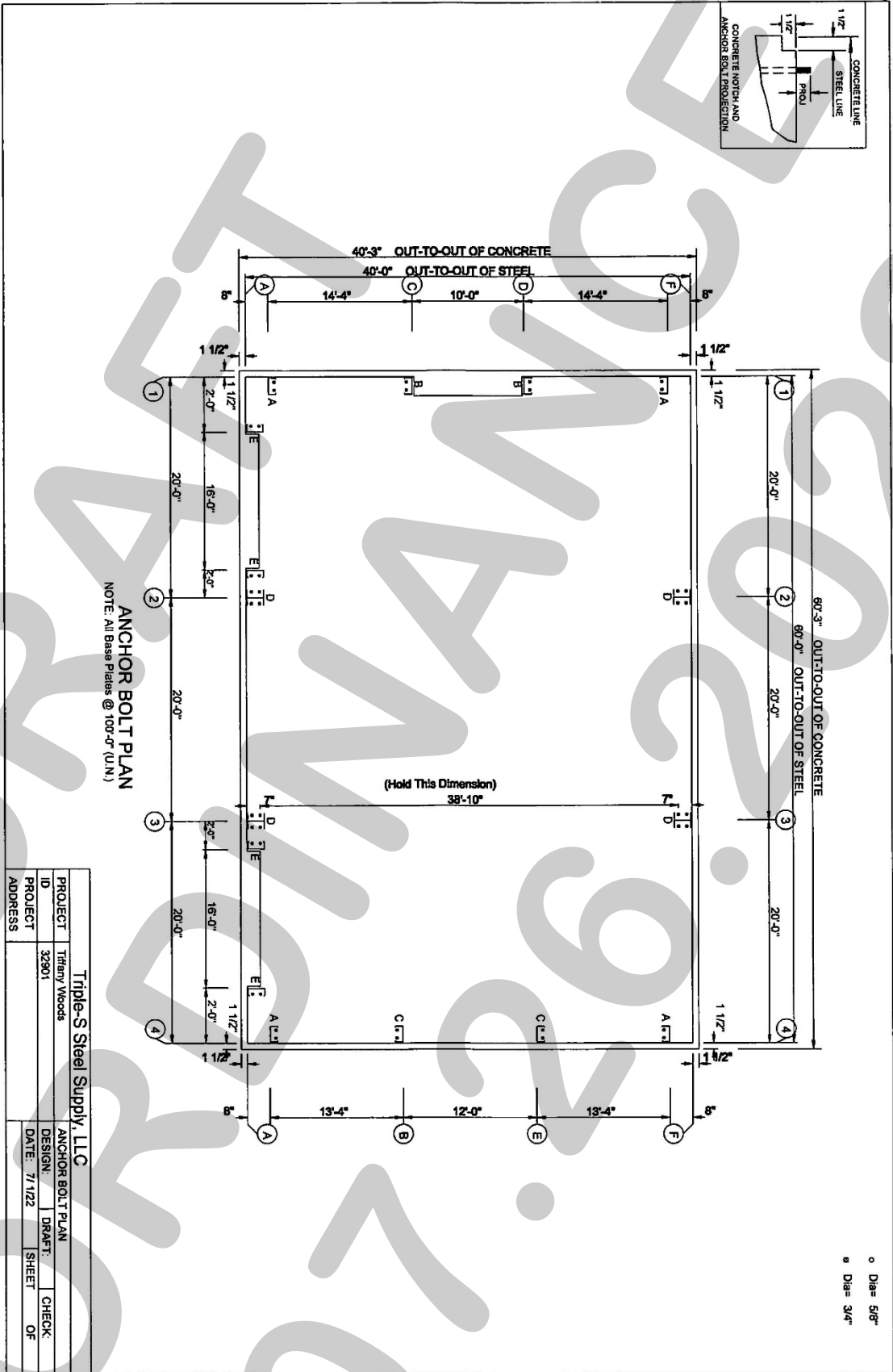
**Exhibit 'C':**  
*Elevations*



**Triple-S Steel Supply, LLC**



Exhibit 'C':  
Elevations





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** August 15, 2022

**APPLICANT:** David Scott and Christine Fischer

**CASE NUMBER:** Z2022-036; *Specific Use Permit (SUP) for an AG Accessory Structure for Breezy Hill Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation, the subject property was a portion of a larger 90.00-acre tract of land (*i.e. Tract 33 of the J. Strickland Survey, Abstract No. 187*), and was zoned Agricultural (AG) District. On May 5, 2020, the subject property was established as Lot 2, Block A, Breezy Hill Lane Addition by *Case No. P2020-007*. On July 5, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-026*] for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing of a 4,925 SF single-family home on the subject property.

### **PURPOSE**

The applicants -- *David Scott and Christine Fischer* -- are requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing an *Agricultural Accessory Building* on the subject property in accordance with Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located at the terminus of Breezy Hill Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 10.010-acre parcel of land (*i.e. Lot 1, Block A, Breezy Hill Lane Addition*) zoned Agriculture (AG) District. Beyond this are the corporate limits of the City of Rockwall and the corporate limits of Rockwall County.
- South: Directly south of the subject property are the corporate limits of the City of Rockwall followed by several residential properties situated within Rockwall County and the City of Rockwall's Extraterritorial Jurisdiction (ETJ).
- East: Directly east of the subject property is a 50.29-acre tract of land (*i.e. Tract 33-02, of the J Strickland Survey, Abstract No. 187*) zoned Agricultural (AG) District. Beyond this is Anna Cade Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.
- West: Directly west of the subject property is Breezy Hill Lane, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 11 of the Breezy Hill Subdivision, which was established in 2019 and contains 78 residential lots. The Breezy Hill

Subdivision is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District and Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

On January 7, 2019, the City Council directed staff to change the Unified Development Code (UDC) to incorporate an *Agricultural Accessory Building* land use into Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Based on this direction staff brought forward the requested changes on February 19, 2019, and the City Council adopted the new land use and operational conditions on March 4, 2019 through *Ordinance No. 19-12*. According to this new ordinance (*consolidated in Section 02.03, Conditional Land Use Standards, of Article 04, Permissible Uses, of the Unified Development Code [UDC]*) a *Barn or Agricultural Accessory Building* is permitted by a Specific Use Permit (SUP) in an Agricultural (AG) District subject to the following *Conditional Land Use Standards*:

- (1) The property shall be a minimum of ten (10) acres or more in size.
- (2) A *Barn or Agricultural Accessory Building* shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
- (3) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

Staff has placed a table below (*i.e. Table 1: Conformance with the Conditional Land Use Standards for Agricultural Accessory Buildings*) showing how the *Agricultural Accessory Building* will conform to the *Conditional Land Use Standards* stated above.

**TABLE 1: Conformance with the Conditional Land Use Standards for Agricultural Accessory Buildings**

Conditional Use Standard	Proposed <i>Agricultural Accessory Building</i>
Minimum lot size of ten (10) acres	10.00-acres; <i>in conformance</i>
Building shall be 2,000 sf < x < 4,999 sf	~2,400 sf; <i>in conformance</i>
Located behind the front facade	Yes; <i>in conformance</i>
Meets setback requirements	Yes; <i>in conformance</i>

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant has indicated that they are planning to construct a 40' x 60' or 2,400 SF *Agricultural Accessory Building*. The *Agricultural Accessory Building* will have 12-foot walls, with a 4:12 roof pitch, and at the roof midpoint the structure will be less than 15-feet tall. According to the applicant the structure will be placed behind the front façade of the home, and be used to store agricultural equipment (*i.e. a tractor*). The proposed *Agricultural Accessory Building* meets all of the conditional land use standards, density and dimensional standards for a property situated within an Agricultural (AG) District as stipulated by the Unified Development Code (UDC).

## **NOTIFICATIONS**

On July 22, 2022, staff mailed 48 notices to property owners and occupants within 500-feet of the subject property. 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 written, staff has not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an *Agricultural Accessory Building*, 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 *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B' & 'C'* of the Specific Use Permit SUP ordinance.
  - (b) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.



- (c) The Agricultural Accessory Building shall not exceed a maximum height of 15-feet as measured to the mid-point of the pitched roof.
  - (d) The Agricultural Accessory Building shall have a minimum of 3:12 roof pitch.
- (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 August 9, 2022, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<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 & 2</sup>
  - ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ## OTHER APPLICATION FEES:
- ☐ TREE REMOVAL (\$75.00)
  - ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1101 Breezy Hill Lane Rockwall TX 75087

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER David Scott & Christine Fischer

☐ APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

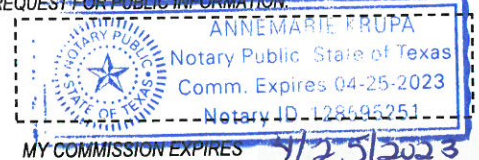
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF JULY, 2022. 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."

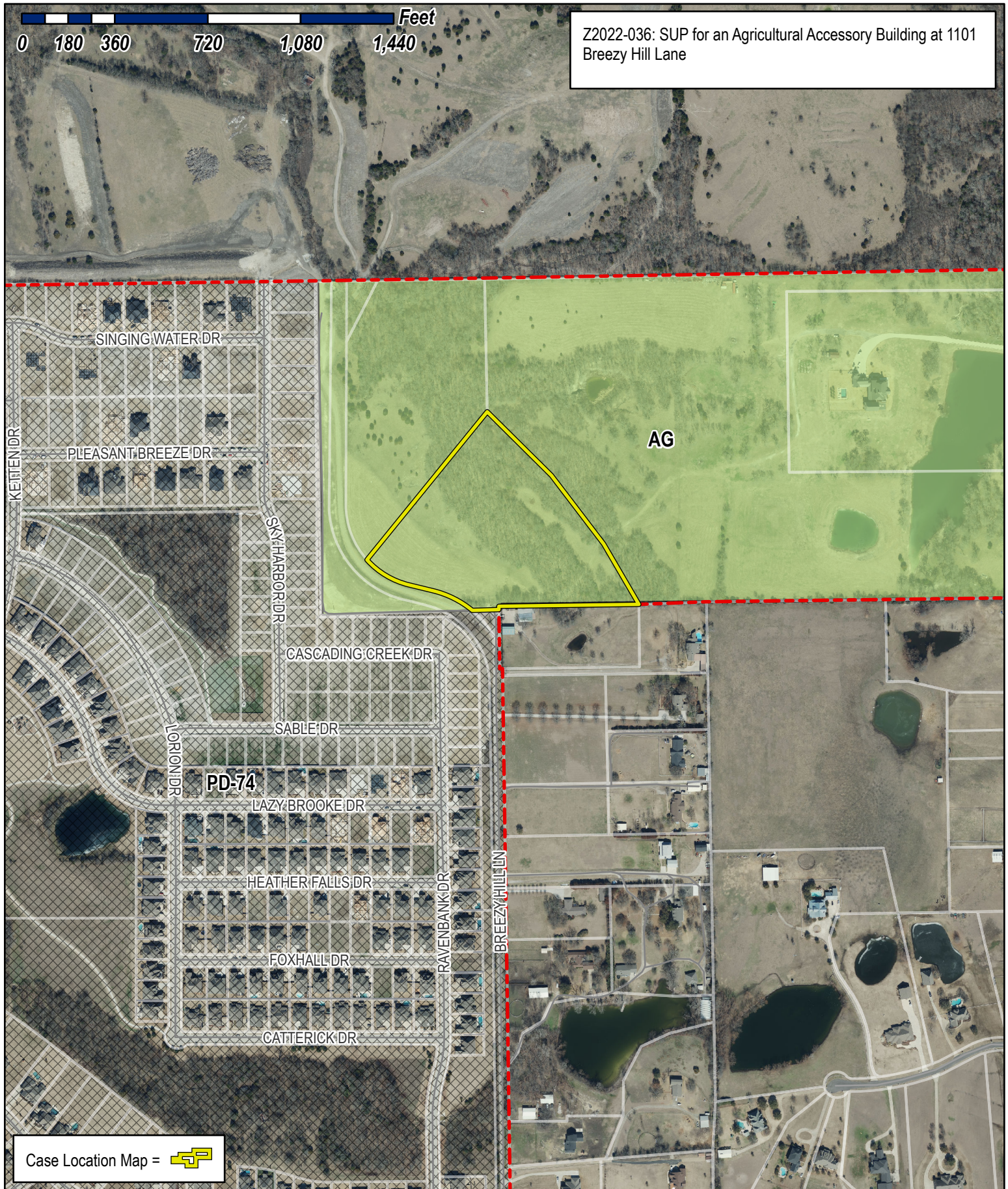
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11<sup>th</sup> DAY OF July, 2022

OWNER'S SIGNATURE

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.



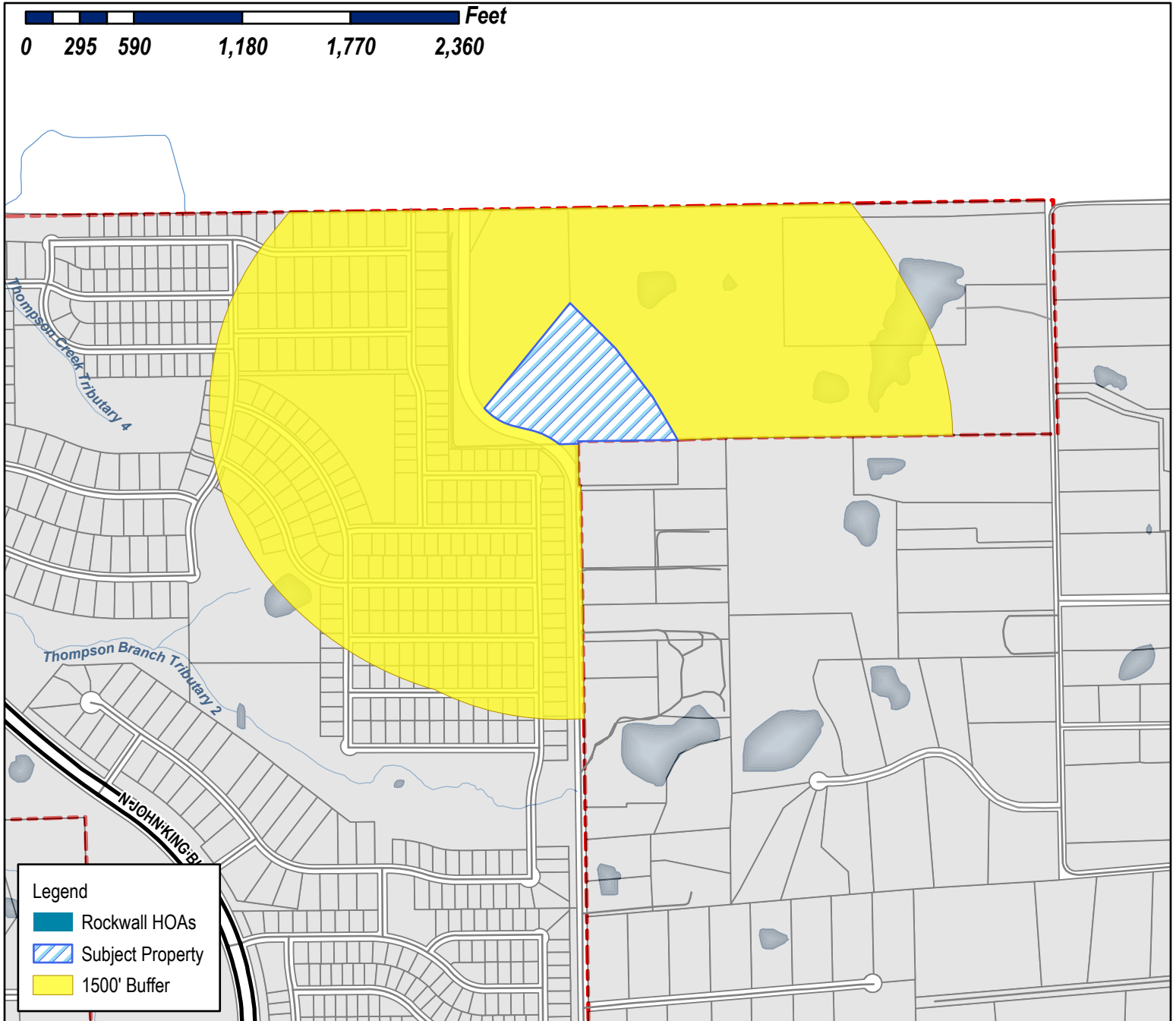




# City of Rockwall

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

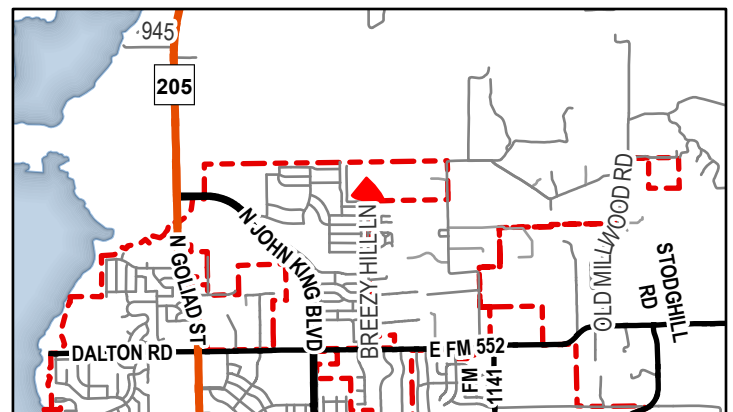
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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





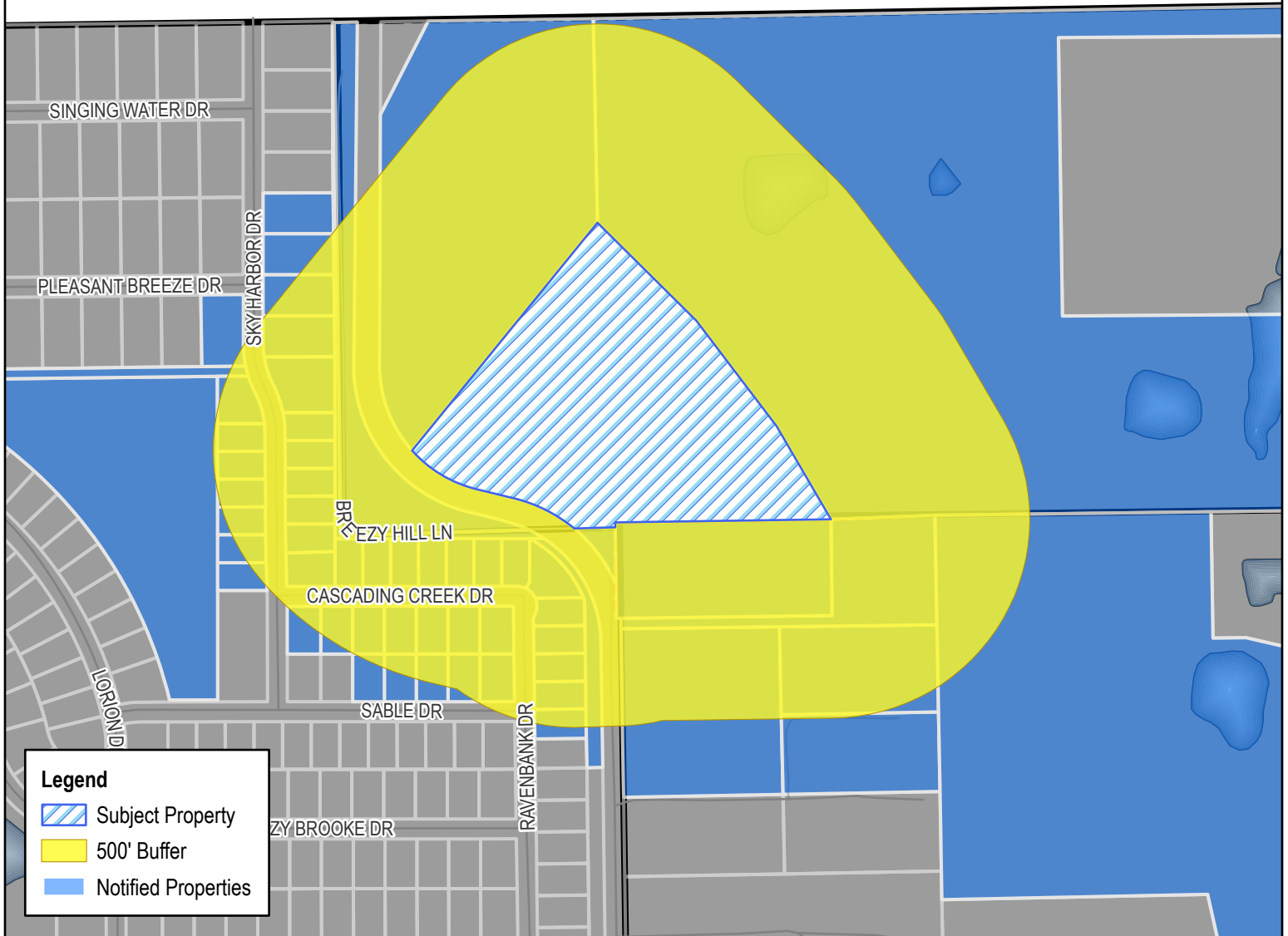
# City of Rockwall

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

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.



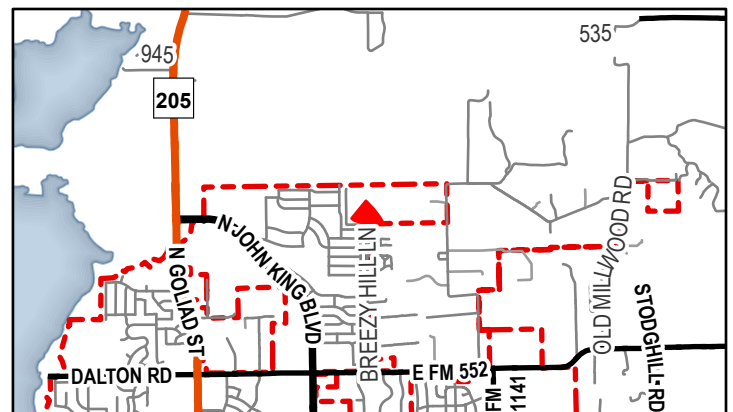
0 145 290 580 870 1,160 Feet



**Case Number:** Z2022-036  
**Case Name:** SUP for an Agricultural Accessory Building  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1101 Breezy Hill Lane

**Date Saved:** 7/15/2022

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



# 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 Planning and Zoning Commission and City Council will consider the following application:

## Case No. Z2022-036: SUP for an Agricultural Accessory Building

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill 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, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

## Case No. Z2022-036: SUP for an Agricultural Accessory Building

Please place a check mark on the appropriate line below:

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

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



BH PHASE XI LTD  
1001 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1005 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1006 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1009 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1010 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1012 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1013 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1014 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1016 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1017 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1018 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1020 CASCADING CREEK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
1020 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1021 CASCADING CREEK DR  
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75225

BH PHASE XI LTD  
1024 CASCADING CREEK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1024 SABLE DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
1025 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 CASCADING CREEK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
1028 SABLE DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
1460 ANNA CADE ROAD  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
15455 DALLAS PARKWAY SUITE 1000  
ADDISON, TX 75225

KNOWLTON COREY D  
205 BREEZY HILL DR  
ROCKWALL, TX 75087

KNOWLTON COREY D  
205 ROCKHOUSE LN  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4414 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4504 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4505 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4506 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4508 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4511 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4512 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4514 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4516 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4521 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4524 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4536 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4537 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4538 SKY HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ELENA  
4546 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA  
4550 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

BH PHASE XI LTD  
4602 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4602 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4606 SKY HARBOR DR  
ROCKWALL, TX 75087

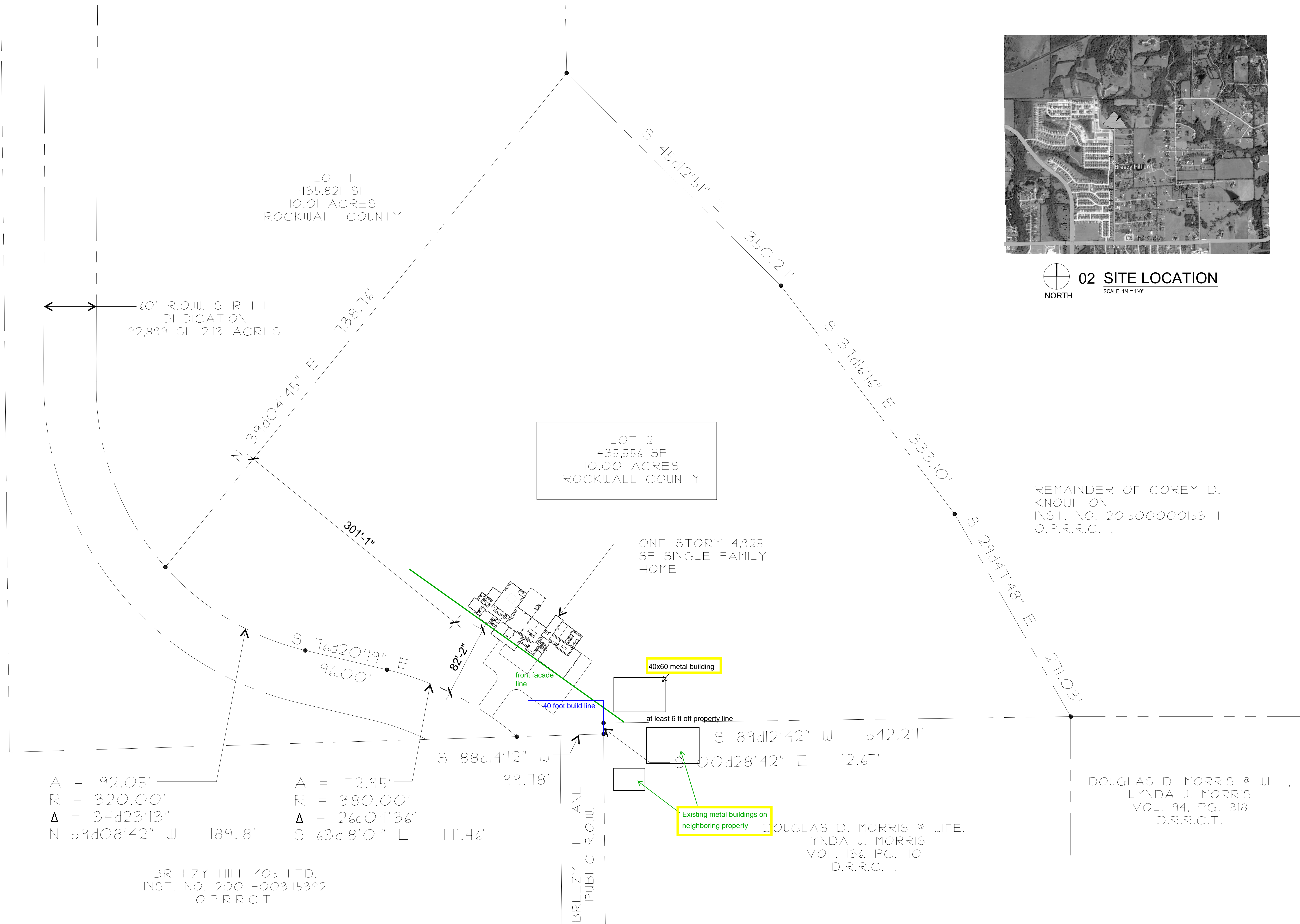
WINDSOR HOMES CUMBERLAND LLC  
5310 HARVEST HILL RD SUITE 162  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
735 PLEASANT BREEZE DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

BH PHASE XI LTD  
8214 WESTCHESTER DRIVE SUITE 900  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
897 ANACONDA COURT  
CASTLE ROCKWA, CO 75225



02 SITE LOCATION  
SCALE: 1/4" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG	
DATE ISSUE	DESCRIPTION

REVISION LOG		
DATE ISSUE	DESCRIPTION	REV. NO.

- ISSUED FOR:
- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
  - ☐ BIDDING / PERMIT
  - ☐ REVISION / ADDENDUM
  - ☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

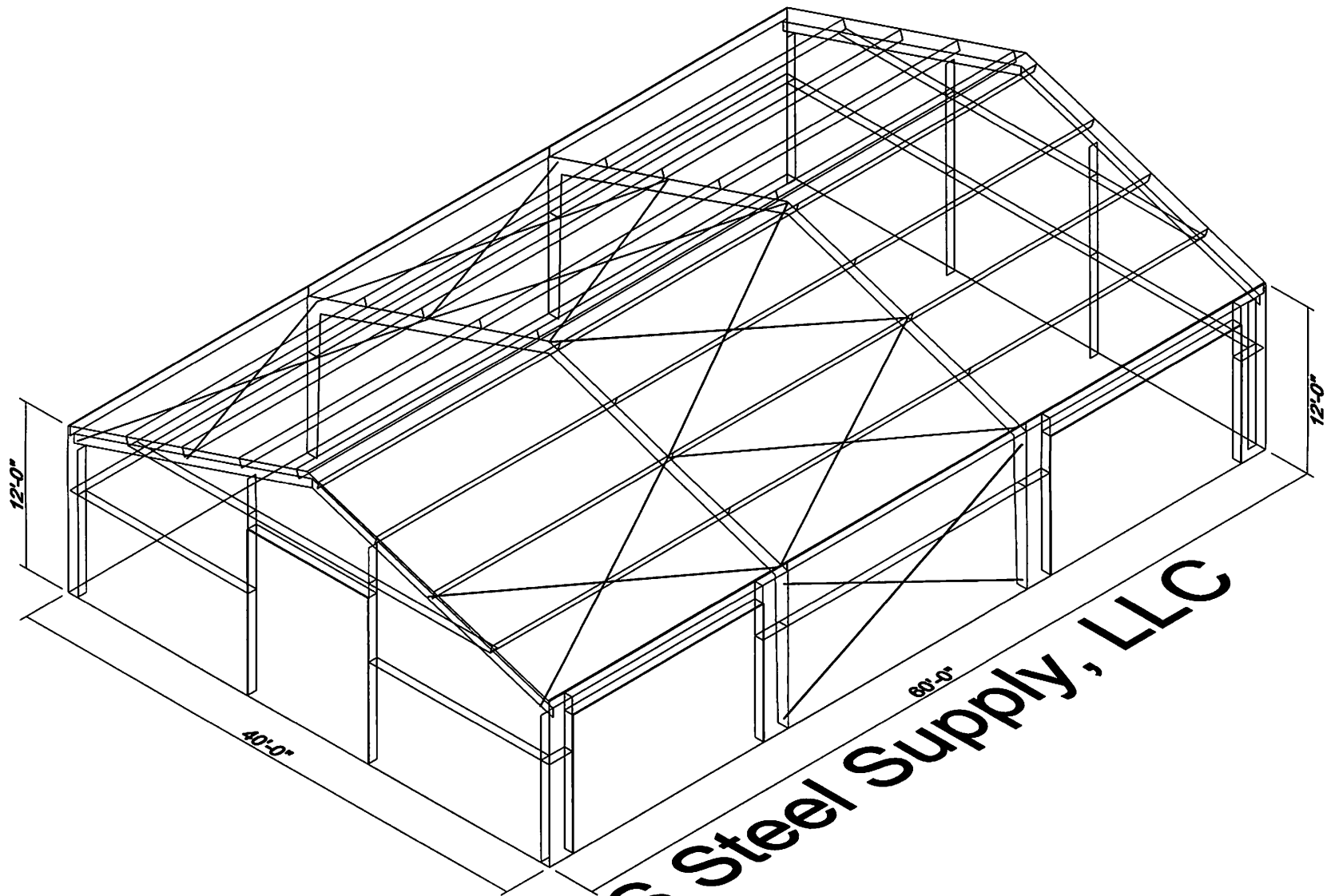
SHEET NO.

E.1

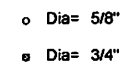
SITE PLAN  
EXHIBIT

01 SITE PLAN EXHIBIT  
SCALE: 1" = 50'-0"





**Triple-S Steel Supply, LLC**



Triple-S Steel Supply, LLC				
PROJECT	Tiffany Woods		ANCHOR BOLT PLAN	
ID	32901	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 7/1/22	SHEET	OF

CITY OF ROCKWALL

ORDINANCE NO. ~~22-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 *AGRICULTURAL ACCESSORY BUILDING* ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Agricultural Accessory Building* as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, 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 *Agricultural Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.
- (3) The *Agricultural Accessory Building* shall not exceed a maximum height of 15-feet as measured to the mid-point of the pitched roof.
- (4) The *Agricultural Accessory Building* shall have a minimum of 3:12 roof pitch.

## 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 6<sup>th</sup> DAY OF SEPTEMBER, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: August 15, 2022

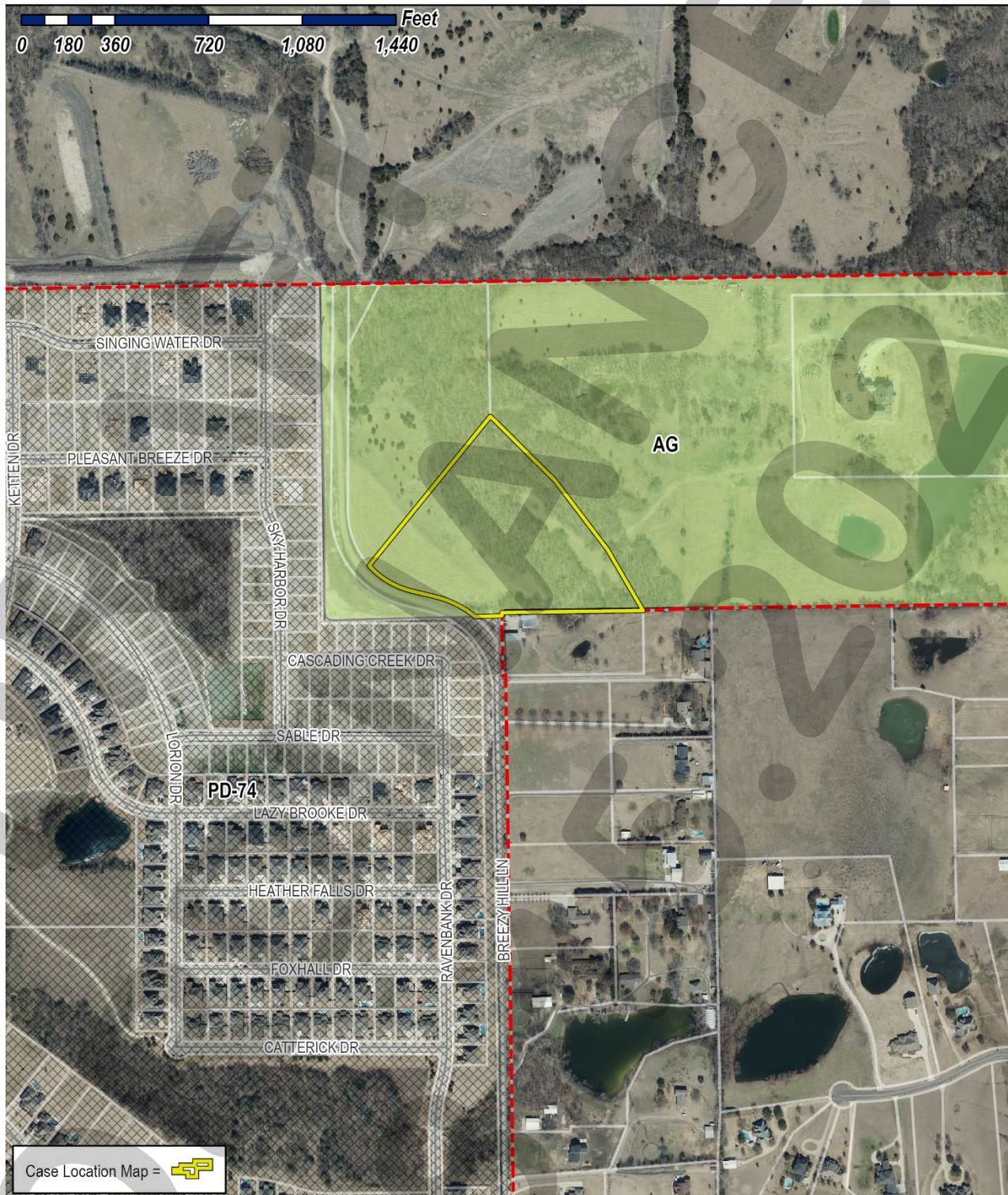
2<sup>nd</sup> Reading: September 6, 2022



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

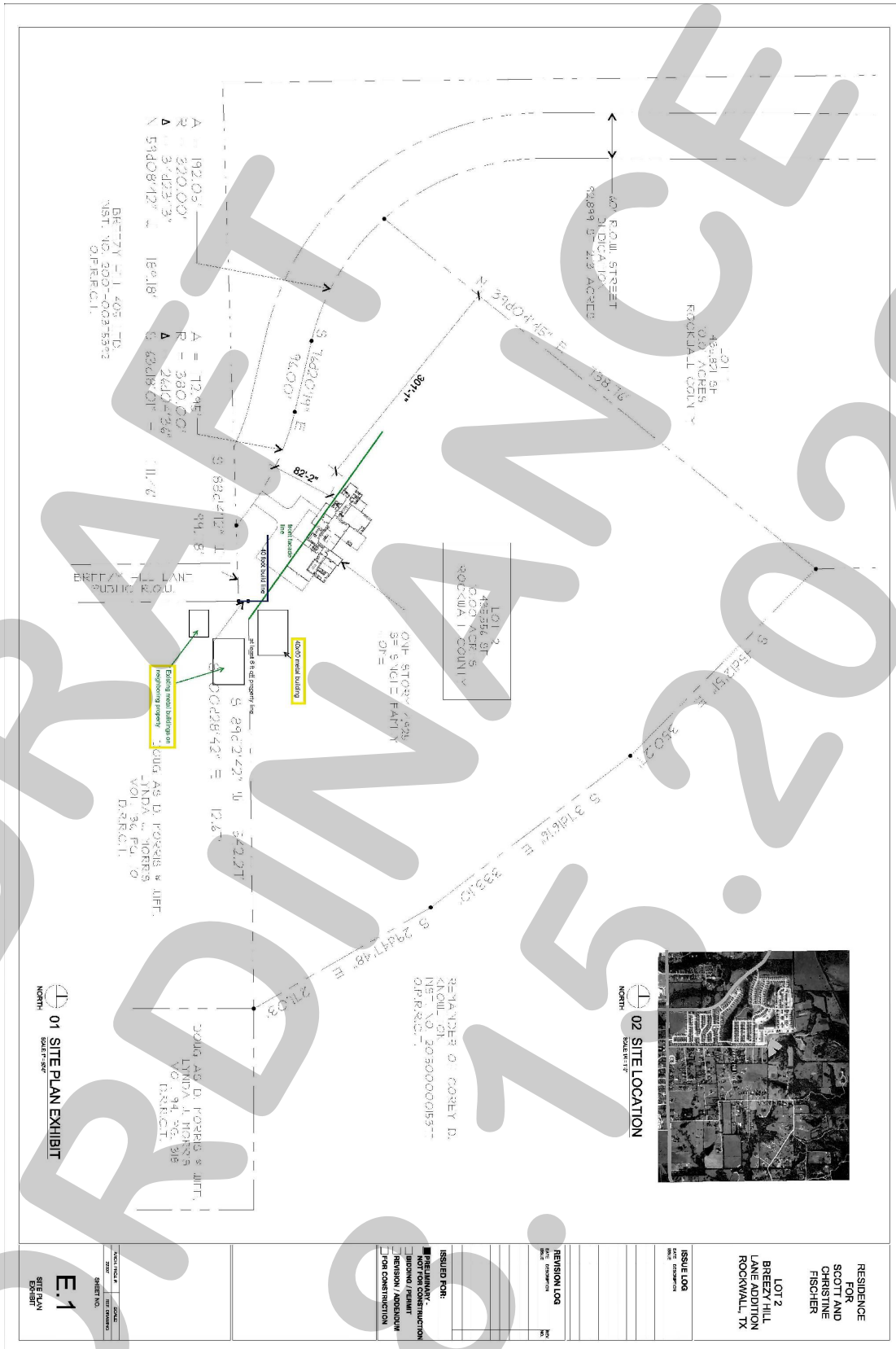
Address: 1101 Breezy Hill Lane

Legal Description: Lot 2, Block A, Breezy Hill Lane Addition

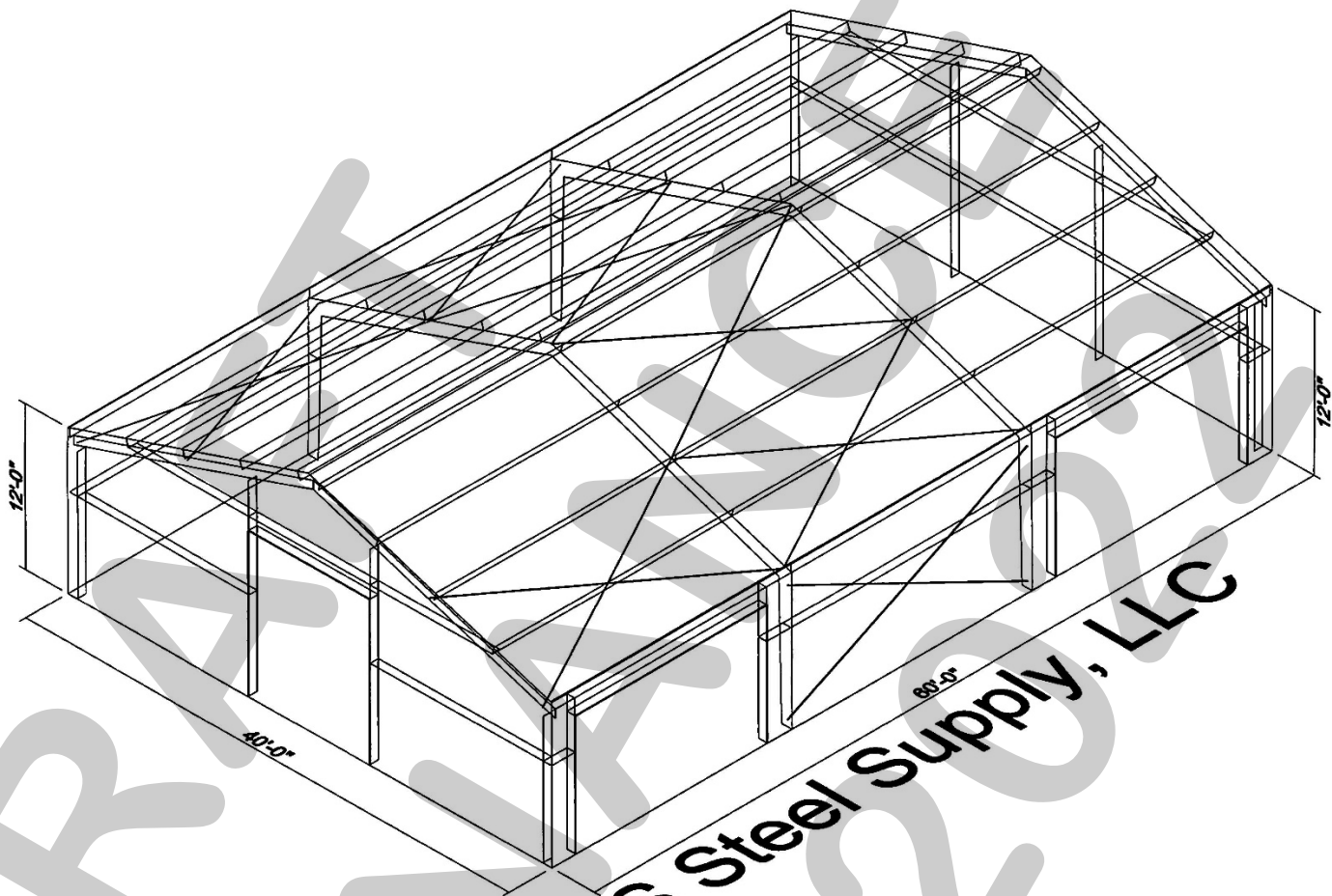




**Exhibit 'B':  
Residential Plot Plan**

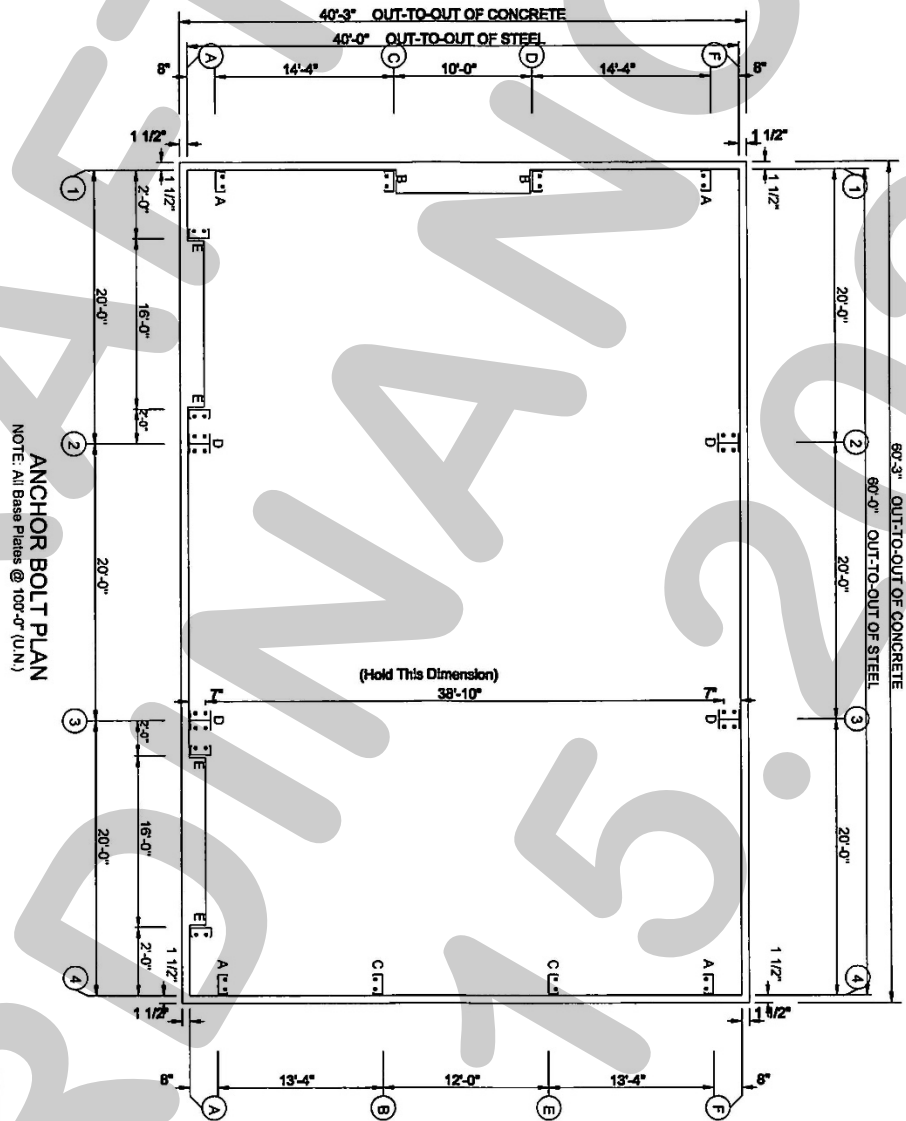


**Exhibit 'C':**  
*Elevations*



**Triple-S Steel Supply, LLC**

CONCRETE NOTCH AND ANCHOR BOLT PROJECTION



- o Dia = 5/8"
- o Dia = 3/4"

**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

Tribble-S Steel Supply, LLC			
PROJECT	Tiffany Woods		
ID	32901		
PROJECT ADDRESS			
	ANCHOR BOLT PLAN		
	DESIGN:	DRAFT:	CHECK:
	DATE: 7/1/22	SHEET	OF



**CITY OF ROCKWALL**

**ORDINANCE NO. 22-45**

**SPECIFIC USE PERMIT NO. S-286**

**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 *AGRICULTURAL ACCESSORY BUILDING* ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP)* for an *Agricultural Accessory Building* on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Agricultural Accessory Building* as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, 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 *Agricultural Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Agricultural Accessory Building* shall not exceed a maximum size of 4,999 SF.
- (3) The *Agricultural Accessory Building* shall not exceed a maximum height of 15-feet as measured to the mid-point of the pitched roof.
- (4) The *Agricultural Accessory Building* shall have a minimum of 3:12 roof pitch.

## 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.

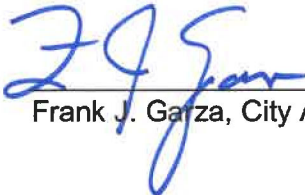
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF SEPTEMBER, 2022.**

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

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: August 15, 2022

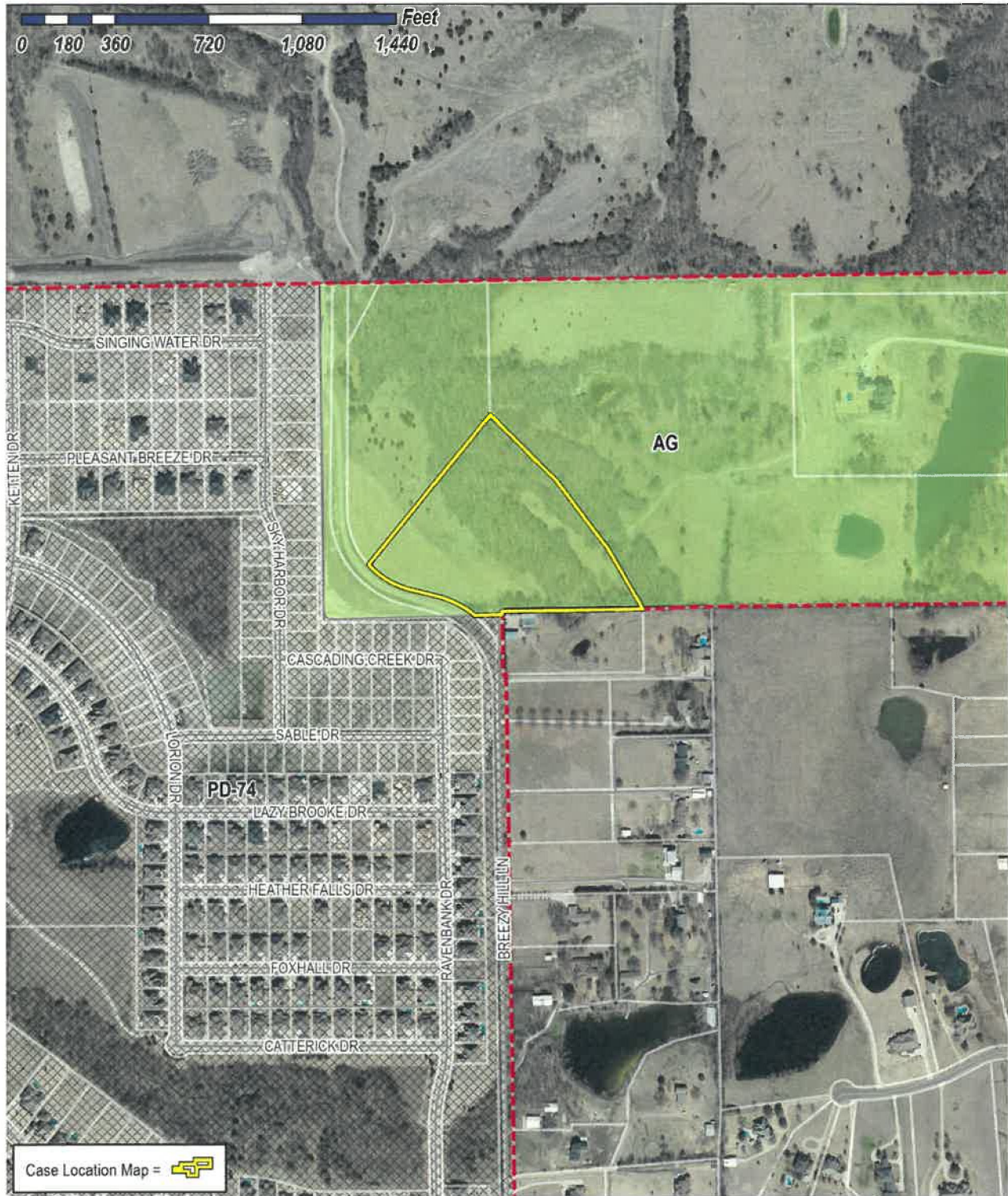
2<sup>nd</sup> Reading: September 6, 2022



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

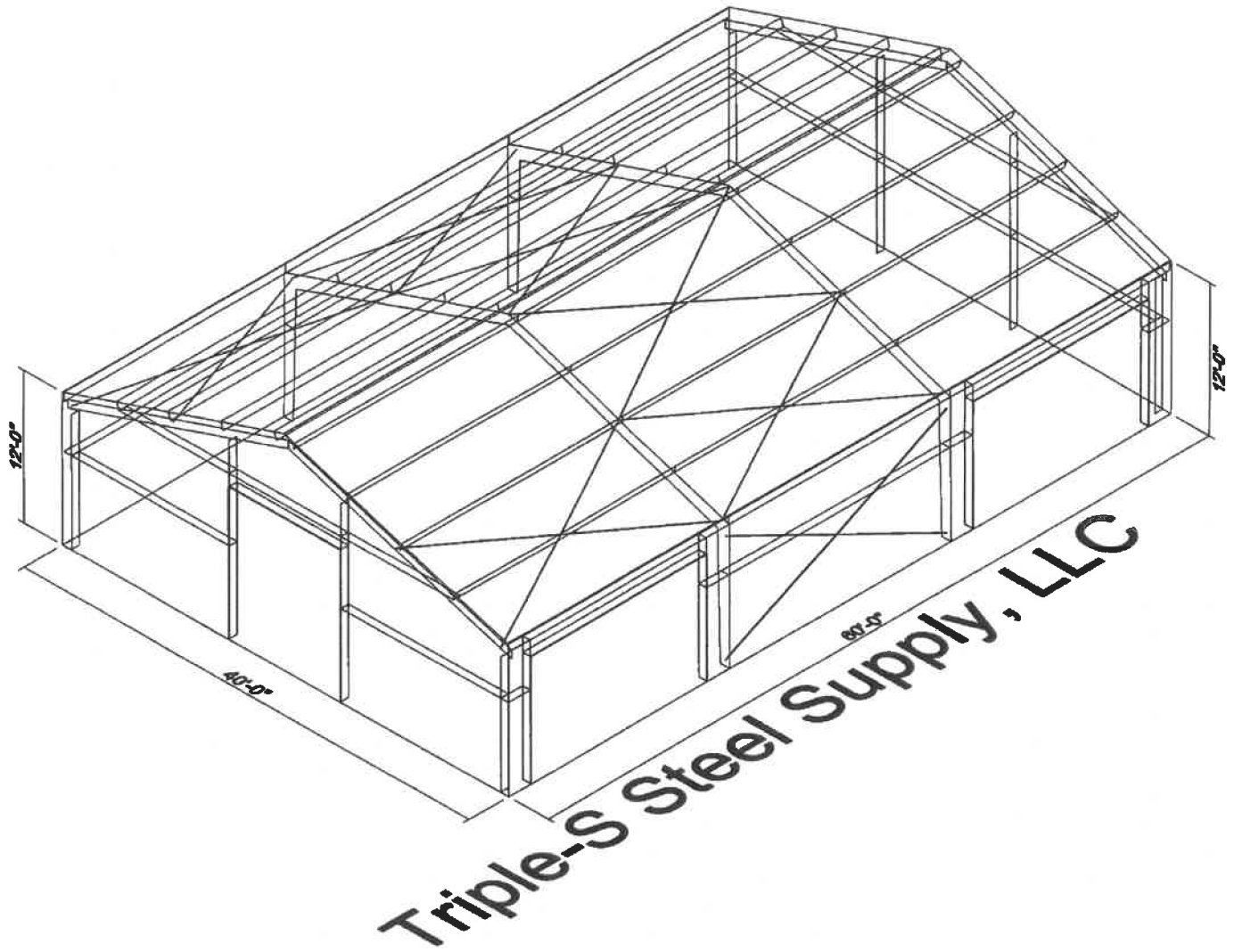
Address: 1101 Breezy Hill Lane

Legal Description: Lot 2, Block A, Breezy Hill Lane Addition



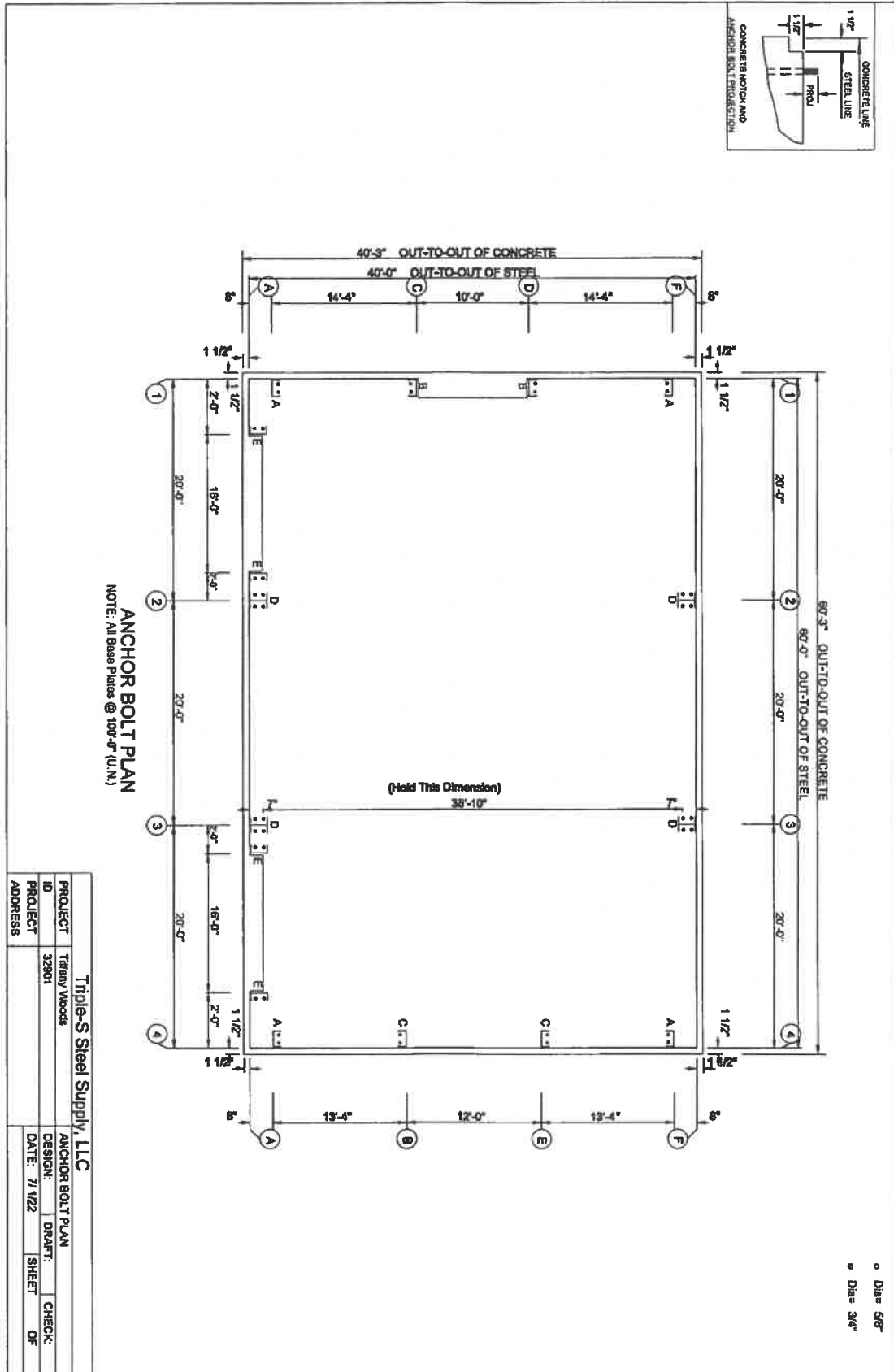
[illegible]

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





# Exhibit 'C': Elevations





September 7, 2022

TO: David Scott and Christine Fischer  
1608 Lake Crest Lane  
Plano, TX 75023

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

SUBJECT: Z2022-036; *Specific Use Permit (SUP) For an AG Accessory Structure for Breezy Hill Lane*

David and Christine:

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 September 6, 2022. 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 *Agricultural Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of the Specific Use Permit SUP ordinance.
  - (b) The Agricultural Accessory Building shall not exceed a maximum size of 4,999 SF.
  - (c) The Agricultural Accessory Building shall not exceed a maximum height of 15-feet as measured to the mid-point of the pitched roof.
  - (d) The Agricultural Accessory Building shall have a minimum of 3:12 roof pitch.
- (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 August 9, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On August 15, 2022, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 5-0, with Council Members Conway and Womble absent.

On September 6, 2022, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 22-45, S-286, 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) 772-6488.

Sincerely,



Bethany Ross  
Planner