



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2023-012

PLANNING & ZONING FEE \$ 219.30

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD



PLANNING AND ZONING COMMISSION

On March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Welch absent.

CITY COUNCIL READING #1

On March 20, 2023, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

CITY COUNCIL READING #2

On April 3, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 6-0, with Council Member Johannesen absent.

CONDITIONS OF APPROVAL



NOTES





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22083-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2333 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT 9 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Timothy S. Mack & Susan M. Mack APPLICANT SAME

CONTACT PERSON Tim Mack CONTACT PERSON [Signature]

ADDRESS 2333 Saddlebrook Lane ADDRESS [Signature]

CITY, STATE & ZIP Rockwall Tx 75087

CITY, STATE & ZIP

PHONE 720-390-6737

PHONE

E-MAIL timothy.mack1968@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

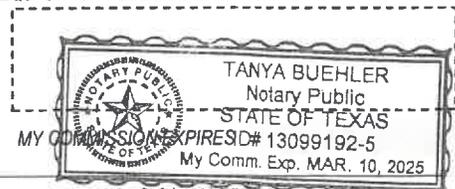
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Susan M. Mack [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

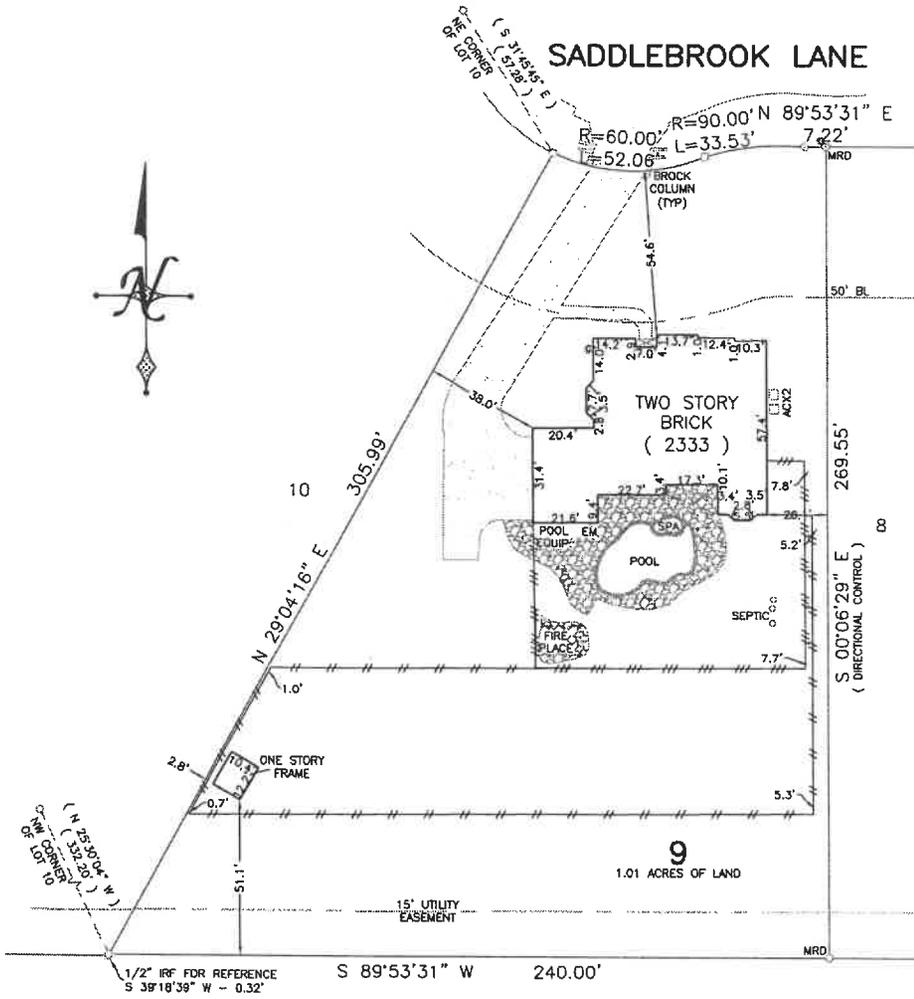
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF February, 2023

OWNER'S SIGNATURE Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buehler



SADDLEBROOK LANE



SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2333 SADDLEBROOK LANE in the city of ROCKWALL Texas.
 Lot No. 9 Block No. A
 of SADDLEBROOK ESTATES #2 an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET B at SLIDE 238 of the MAP records of ROCKWALL COUNTY, TEXAS.

1529 E. I-30, STE. 108, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY DDS GROUP.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
 Scale: 1" = 40' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 Date: 01/12/2023
 G. F. No.: -
 Job no.: 111766 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DDS GROUP
 Drawn by: CF

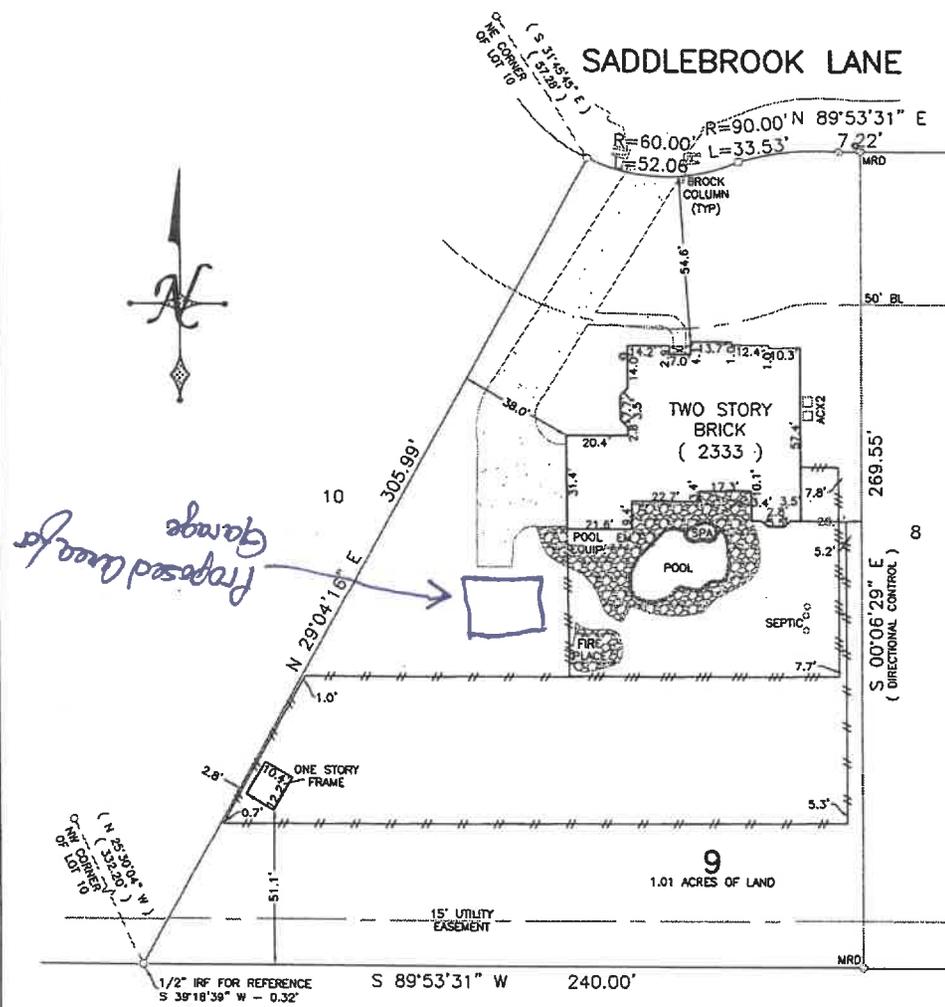
LEGEND

WOOD FENCE	---	TELEPHONE	---
CHAIN LINK	---	ELECTRIC	---
IRON FENCE	---	POWER POLE	---
WIRE FENCE	---	TELEPHONE	---
MRD - MONUMENTS OF RECORD DENSITY	---	WATER METER	---
1/2" IRON PIPE FOUND	---	WATER VALVE	---
3/4" IRON PIPE FOUND	---		
1" IRON PIPE FOUND	---		
POINT FOR CORNER	---		
CG - CABLE	---	DRY-WIRE	---
CO - CROWN OUT	---	ELECTRIC	---
GM - GAS METER	---	POWER POLE	---
FM - FIRE METER	---	TELEPHONE	---
LP - LIGHT POLE	---	WATER METER	---
MM - MANHOLE	---	WATER VALVE	---
UNLESS OTHERWISE NOTED			



CLYDE A. & SUSAN L. HUX
 VOL. 1295, PG. 328

SADDLEBROOK LANE



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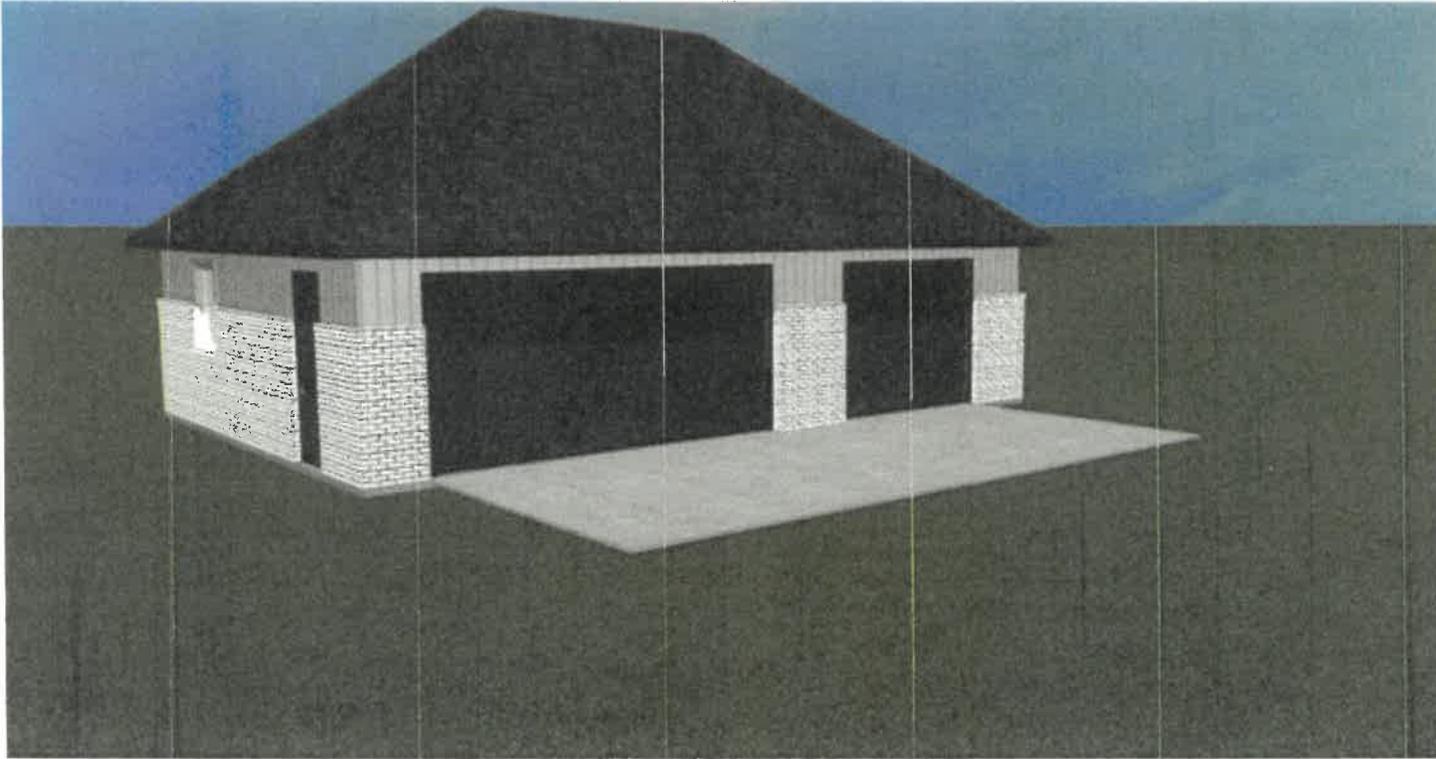
LEGEND	
WOOD FENCE	--- ---
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IRON FENCE	--- ---
WIRE FENCE	--- ---
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1/2" IRON PIPE FOUND	○
POINT FOR CORNER	•
C - CHAIN	---
S - CHAIN GUY	---
G - GAS METER	○
P - FIRE HYDRANT	○
L - LIGHT POLE	○
M - MANHOLE	○
W - WATER METER	○
W - WATER VALVE	○
UNLESS OTHERWISE NOTED	



CLYDE A. & SUSAN L. HUX
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Rendering of proposed 'Special Use' building.

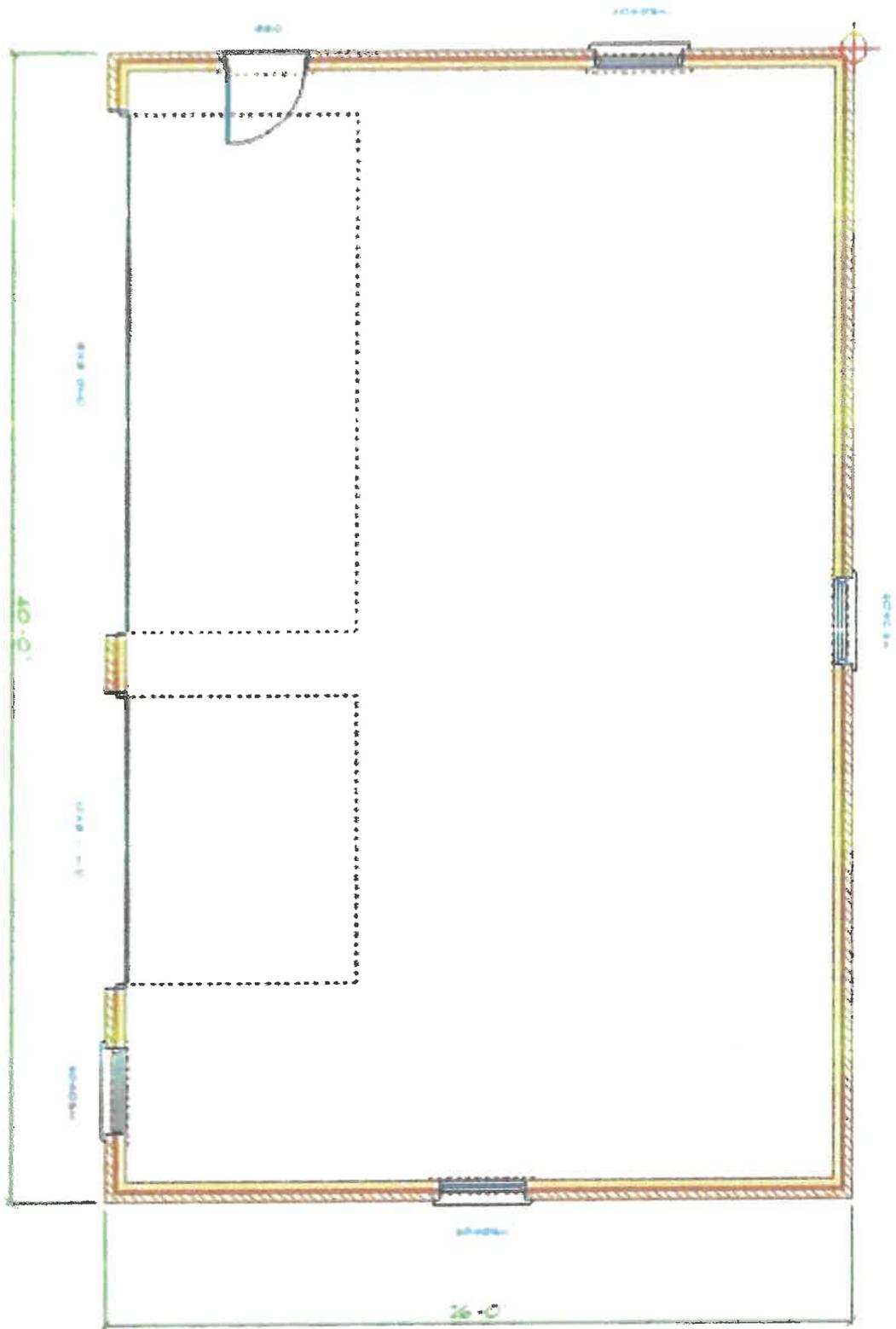
Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



Existing Residence Elevations:

Depicting brick, vertical siding, roof line, composite shingle, windows, garage doors and paint colors.
Like and matching materials will be used on the 'Special Use' building.







DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22083-012

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CITY ENGINEER:

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SUBDIVISION Saddlebrook Estates

LOT 9 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER Timothy S. Mack & Susan M. Mack APPLICANT SAME

CONTACT PERSON Tim Mack CONTACT PERSON [Signature]

ADDRESS 2333 Saddlebrook Lane ADDRESS [Signature]

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP

PHONE 720-390-6737 PHONE

E-MAIL timothy.mack1968@gmail.com E-MAIL

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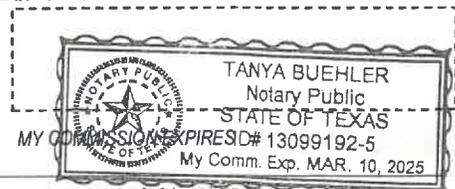
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OWNER'S SIGNATURE Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buehler



0 30 60 120 180 240 Feet

Case Number: Z2023-012 SUP for a Detached Garage at 2333 Saddlebrook



Case Location Map = 



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.

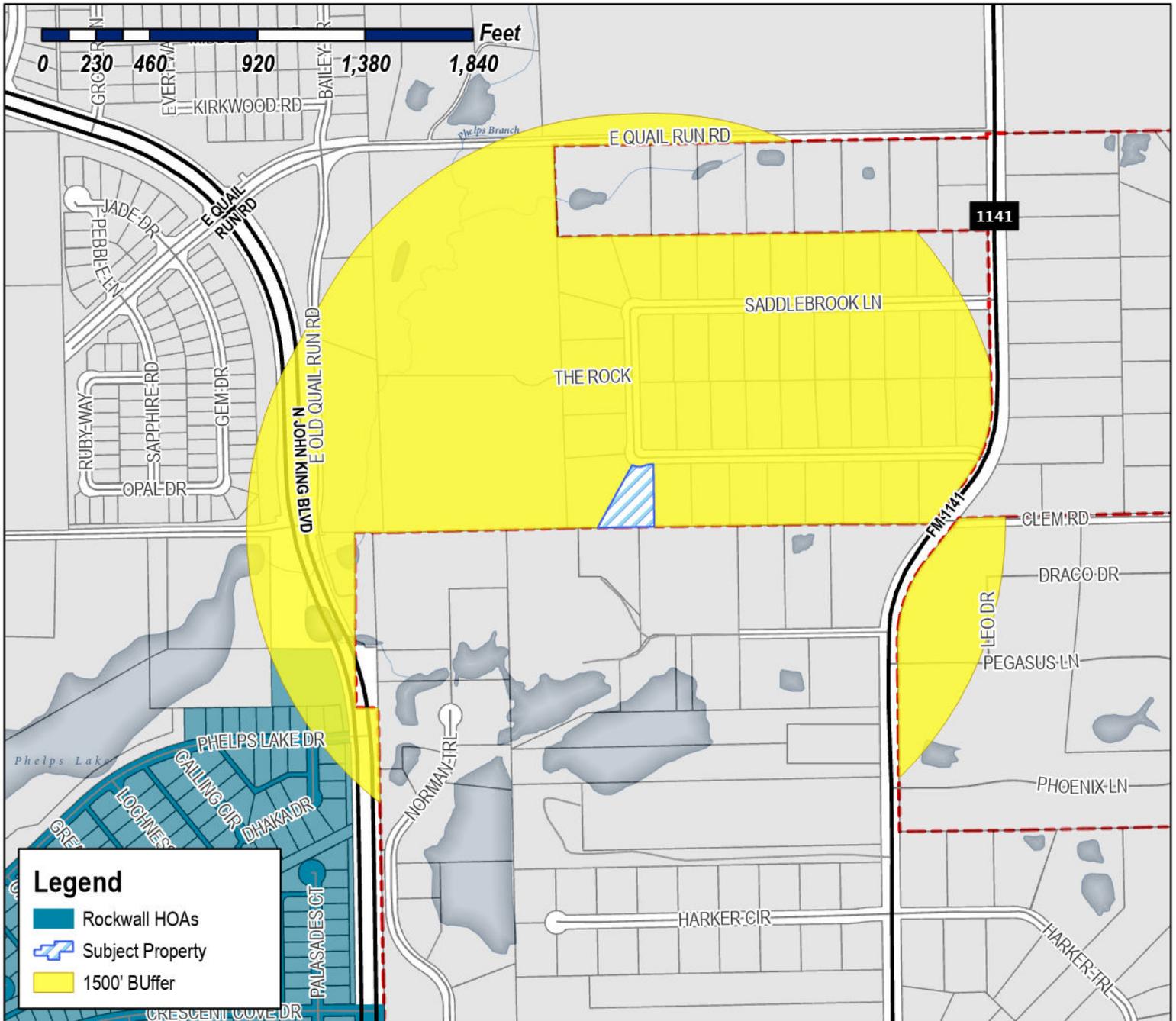




City of Rockwall

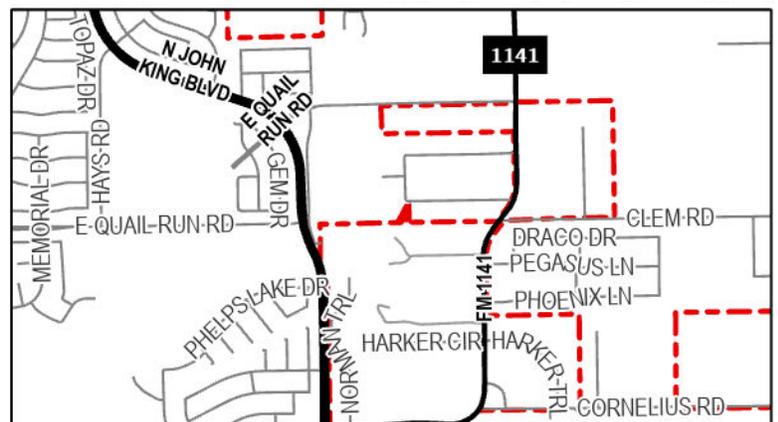
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Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023
 For Questions on this Case Call (972) 771-7745

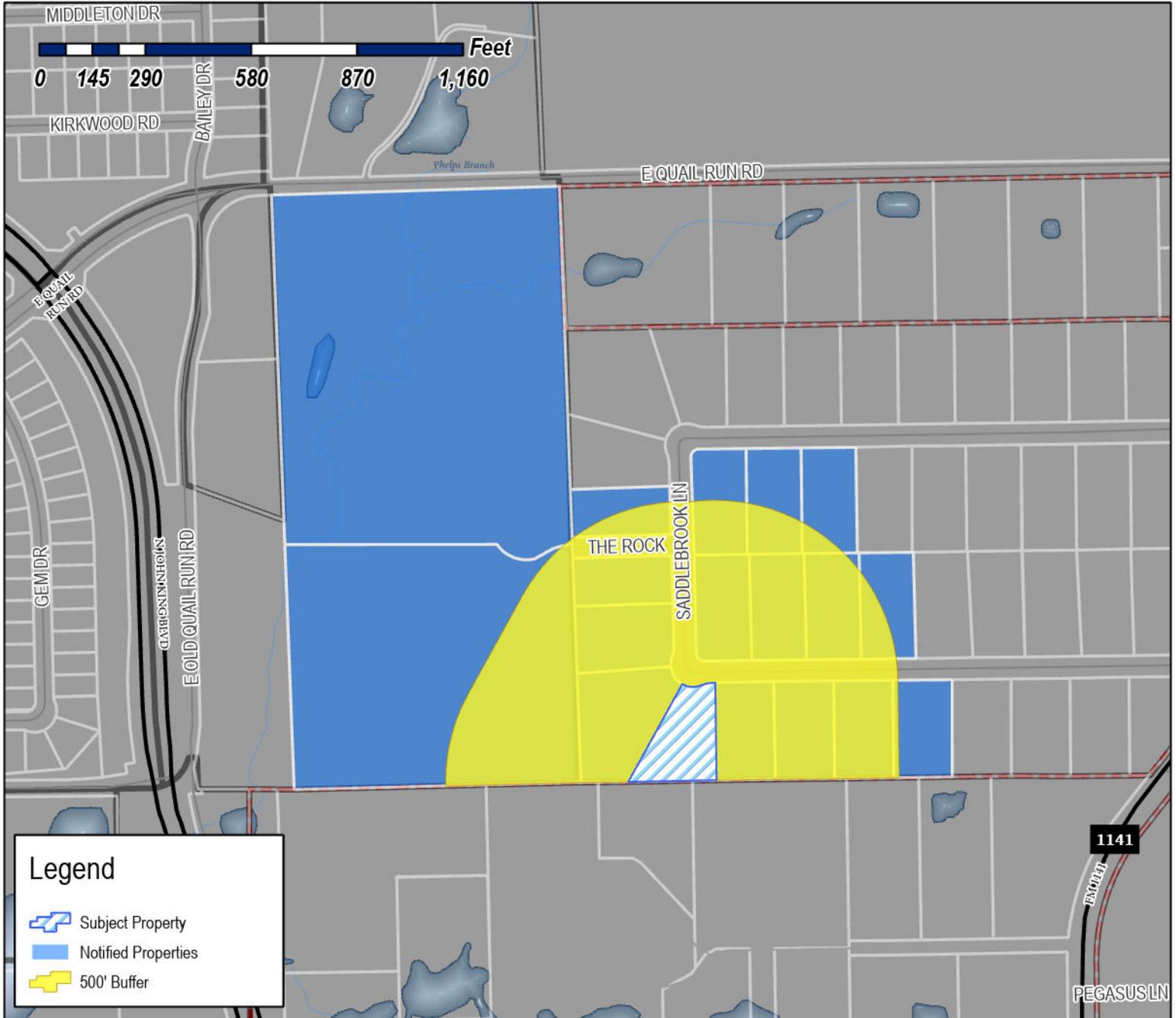




City of Rockwall

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Rockwall, Texas 75087
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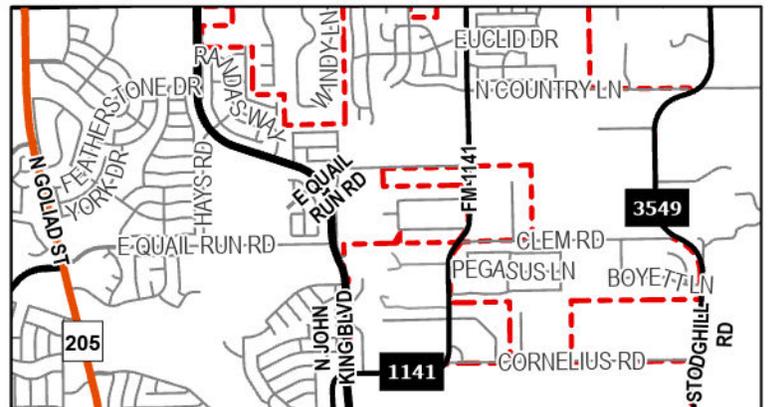
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Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

For Questions on this Case Call: (972) 771-7746



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

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

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

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

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

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

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

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

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

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

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

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

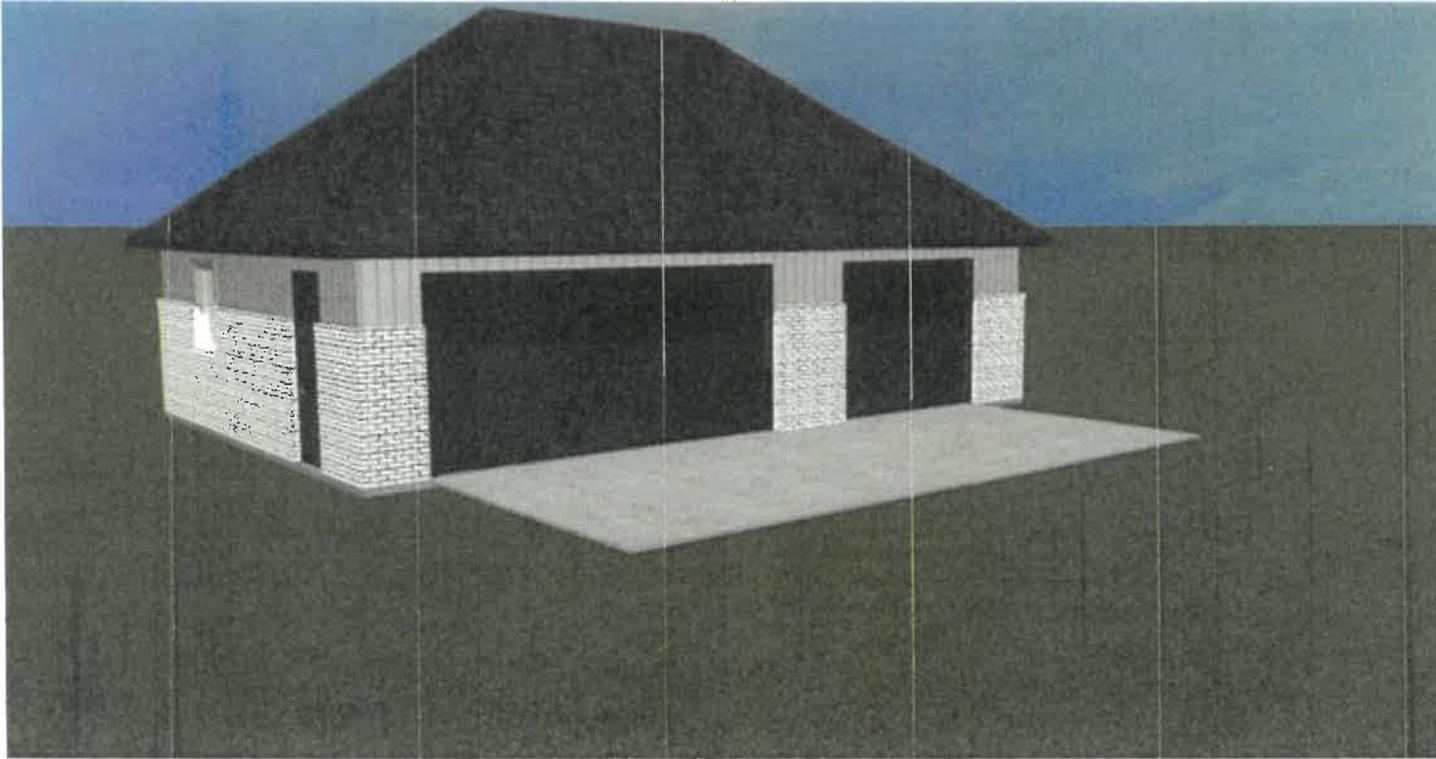
OCCUPANT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

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

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

Rendering of proposed 'Special Use' building.

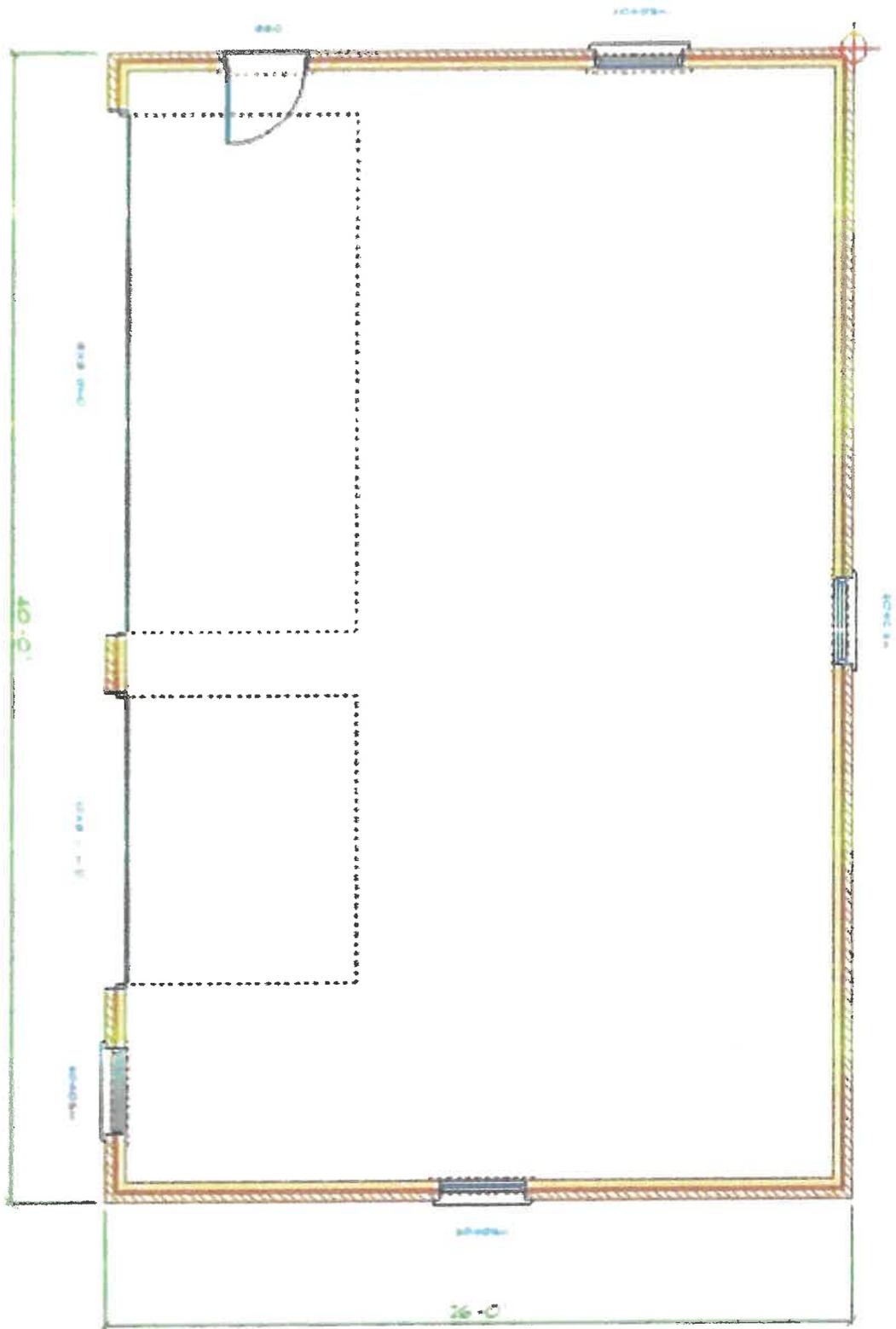
Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



Existing Residence Elevations:

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Like and matching materials will be used on the 'Special Use' building.





PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-012

PROJECT NAME:

SITE ADDRESS/LOCATIONS: 2333 SADDLEBROOK LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: -Need revised survey to show 50' drainage and utility easement

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-012; Specific Use Permit (SUP) a Detached Garage at 2333 Saddlebrook 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) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2333 Saddlebrook Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2023-012) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Detached Garage is allowed by-right in a Single-Family 16 (SF-16) District; however, the maximum size is limited to 144 SF. Any Detached Garage in excess of 625 SF requires a Specific Use Permit (SUP).

I.5 In addition, the maximum number of accessory structures permitted on a property in a Single-Family 16 (SF-16) District is two (2). According to the Rockwall Central Appraisal District (RCAD), there are currently [1] a 96 SF storage building constructed in 2003, and [2] a 90 SF pergola constructed in 2020.

M.6 Will any of the existing accessory structures be removed?

I.7 The proposed Detached Garage will be 40-feet by 26-feet and have a building footprint of 1,040 SF. Based on this, the proposed structure appears to exceed the requirements for Detached Garage by 415 SF.

I.8 The permitted height for a Detached Garage is 15-feet as measured to the mid-point of the pitched roof.

M.9 What is the proposed height of the Detached Garage?

I.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Detached Garage shall not exceed a maximum building footprint or size of 1,040 SF.
- (4) The maximum height of the Detached Garage shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No additional accessory structures shall be permitted on the Subject Property.

M.11 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 14, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; 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 March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.

I.13 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22083-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2333 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT 9 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Timothy S. Mack & Susan M. Mack APPLICANT SAME

CONTACT PERSON Tim Mack CONTACT PERSON [Signature]

ADDRESS 2333 Saddlebrook Lane ADDRESS [Signature]

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP

PHONE 720-390-6737 PHONE

E-MAIL timothy.mack1968@gmail.com E-MAIL

NOTARY VERIFICATION [REQUIRED]

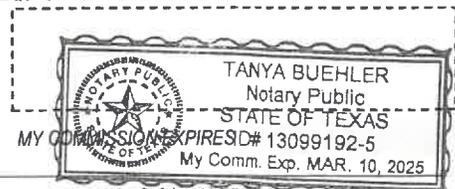
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Susan M. Mack [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF February, 2023

OWNER'S SIGNATURE Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buehler



0 30 60 120 180 240 Feet

Case Number: Z2023-012 SUP for a Detached Garage at 2333 Saddlebrook



Case Location Map = 



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.

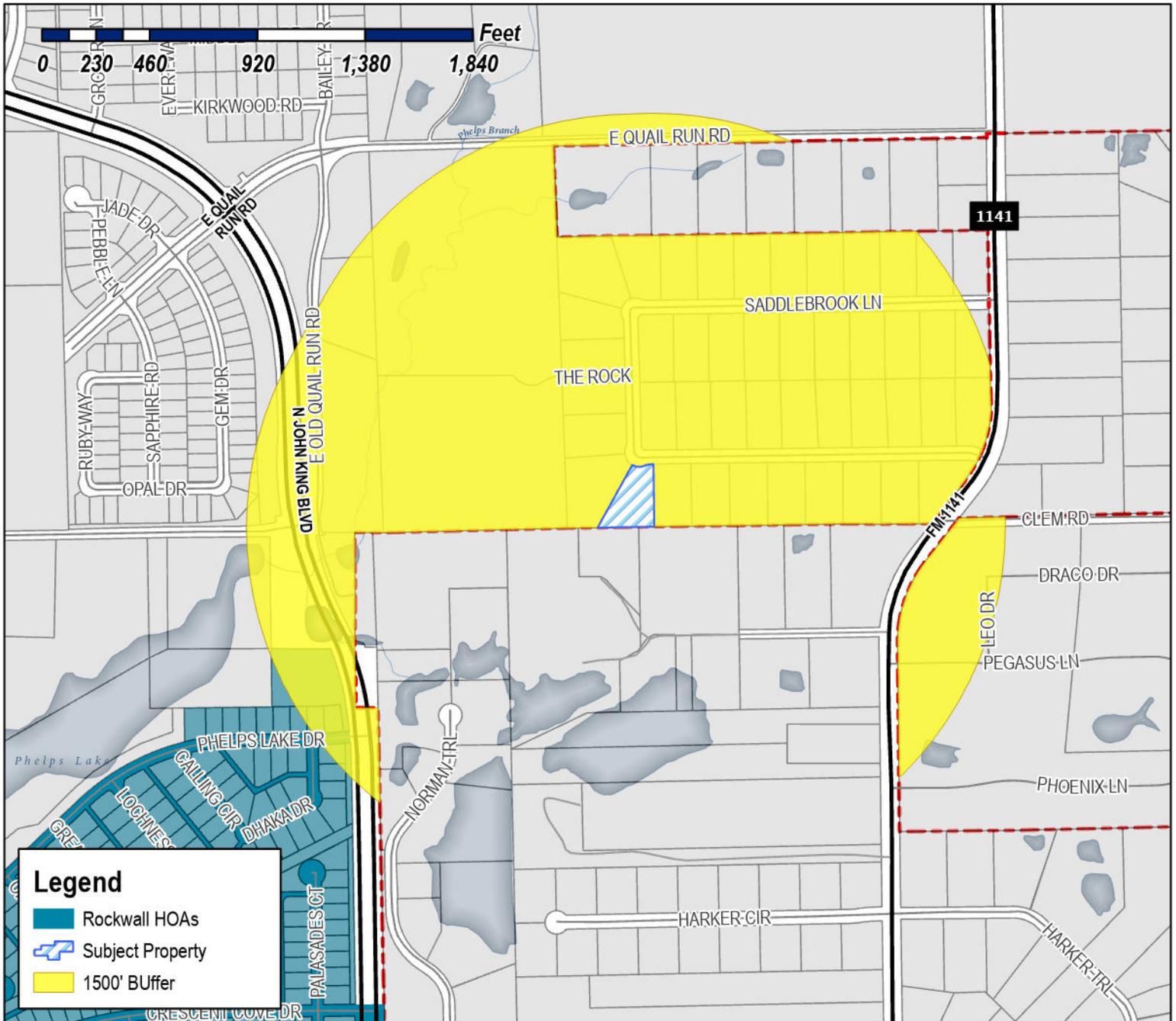




City of Rockwall

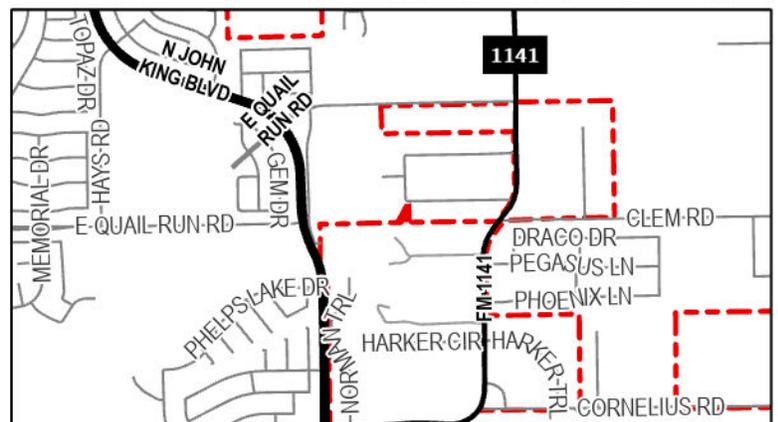
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-012]
Date: Friday, February 17, 2023 4:37:17 PM
Attachments: [HOA Map \(02.17.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-012: SUP for a Detached Garage at 2333 Saddlebrook

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

Thank you,



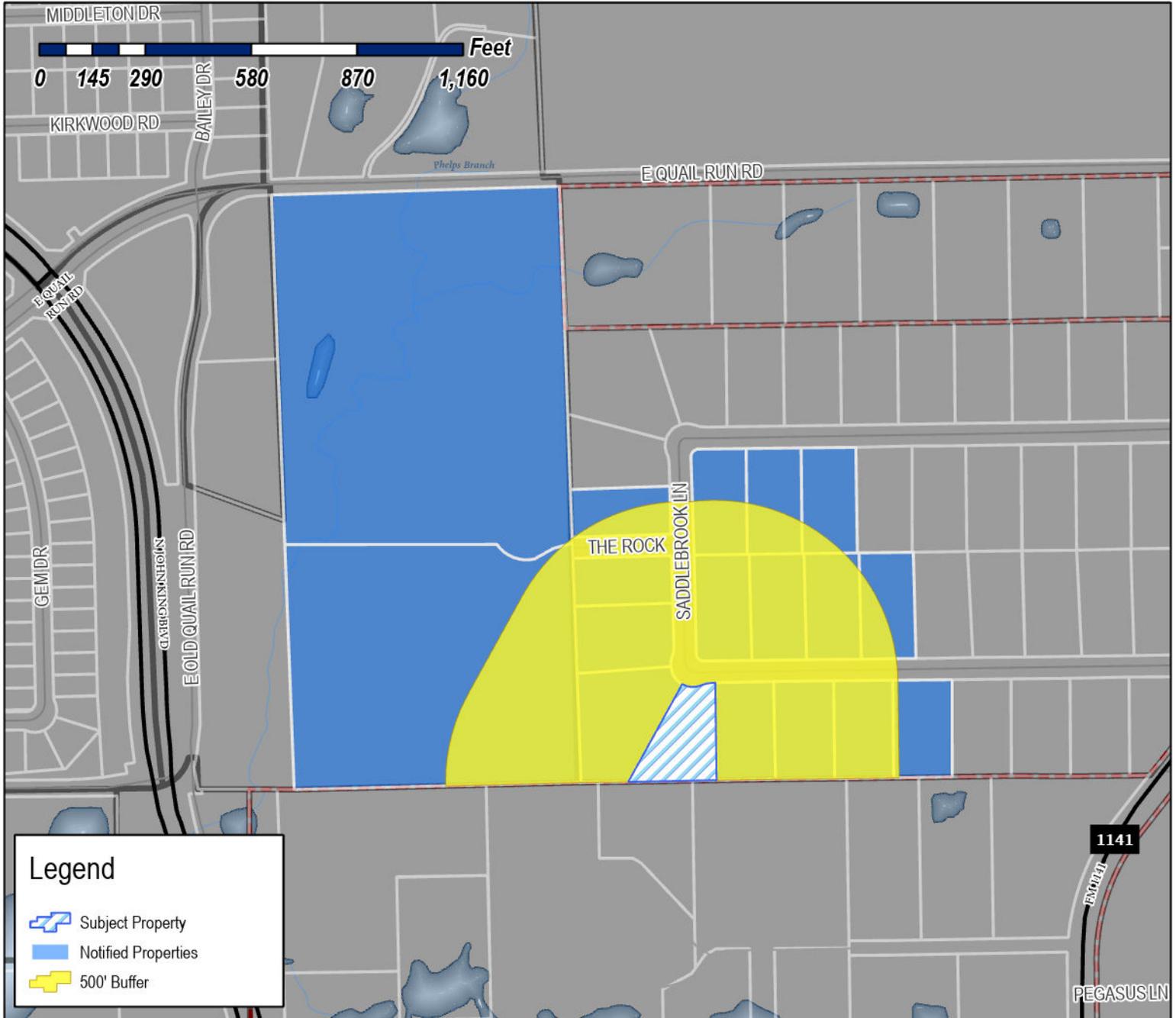
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



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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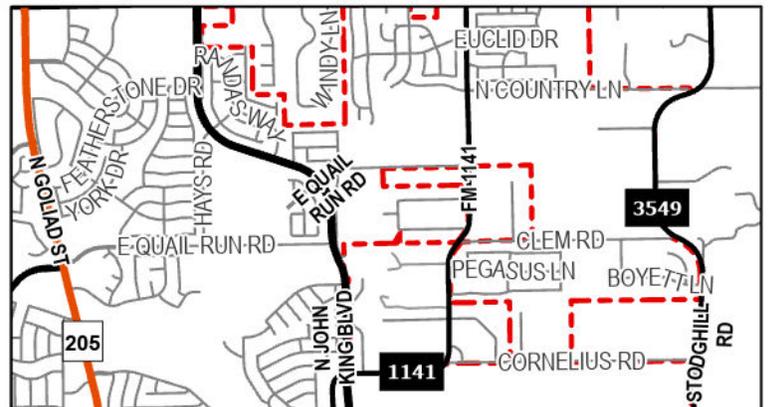


Legend

- Subject Property
- Notified Properties
- 500' Buffer

Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023
 For Questions on this Case Call: (972) 771-7746



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

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

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

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

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

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

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

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

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

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

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

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

OCCUPANT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

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

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

PUBLIC NOTICE



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

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

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

Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

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.

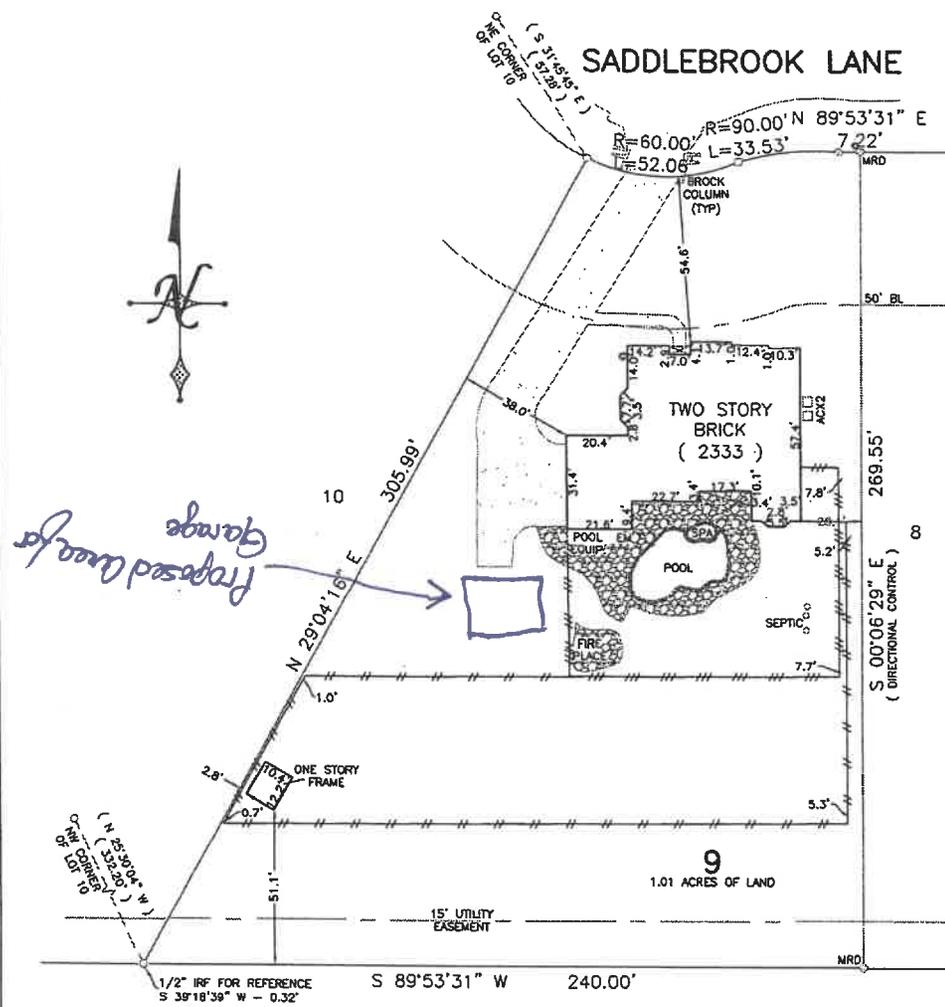
Name:

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

SADDLEBROOK LANE



SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2333 SADDLEBROOK LANE in the city of ROCKWALL Texas.
 Lot No. 9 Block No. A
 of SADDLEBROOK ESTATES #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET B at SLIDE 238 of the MAP records of ROCKWALL COUNTY, TEXAS.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY DDS GROUP.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
 Scale: 1" = 40' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 Date: 01/12/2023
 G. F. No.: - THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DDS GROUP
 Job no.: 111766
 Drawn by: CF

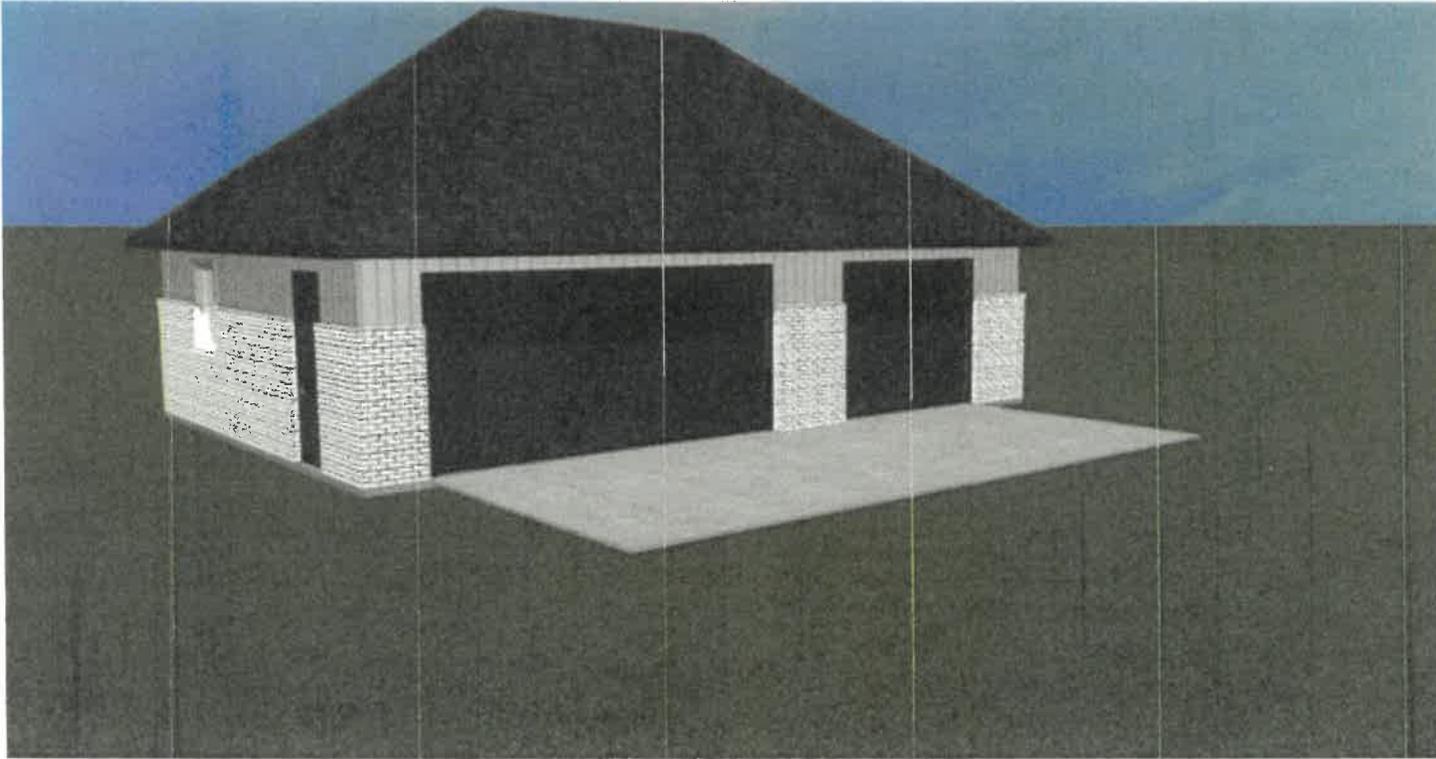
LEGEND	
WOOD FENCE	--- ---
CHAIN LINE	-o-o-
IRON FENCE	---x---
WIRE FENCE	---x---
MRO - MONUMENTS OF RECORD IDENTITY	○ 1" IRON PIPE FOUND
1/2" IRON PIPE FOUND	○ 1/2" YELLOW-CAPPED IRON ROD FOUND
POINT FOR CORNER	•
C - CHAIN	--- ---
CL - CHAIN CLIP	○
G - GAS METER	⊗
HP - FIRE HYDRANT	⊗
L - LIGHT POLE	⊗
M - MANHOLE	⊗
W - WATER METER	⊗
WV - WATER VALVE	⊗
UNLESS OTHERWISE NOTED	



CLYDE A. & SUSAN L. HUX
 VOL. 1295, PG. 328

Rendering of proposed 'Special Use' building.

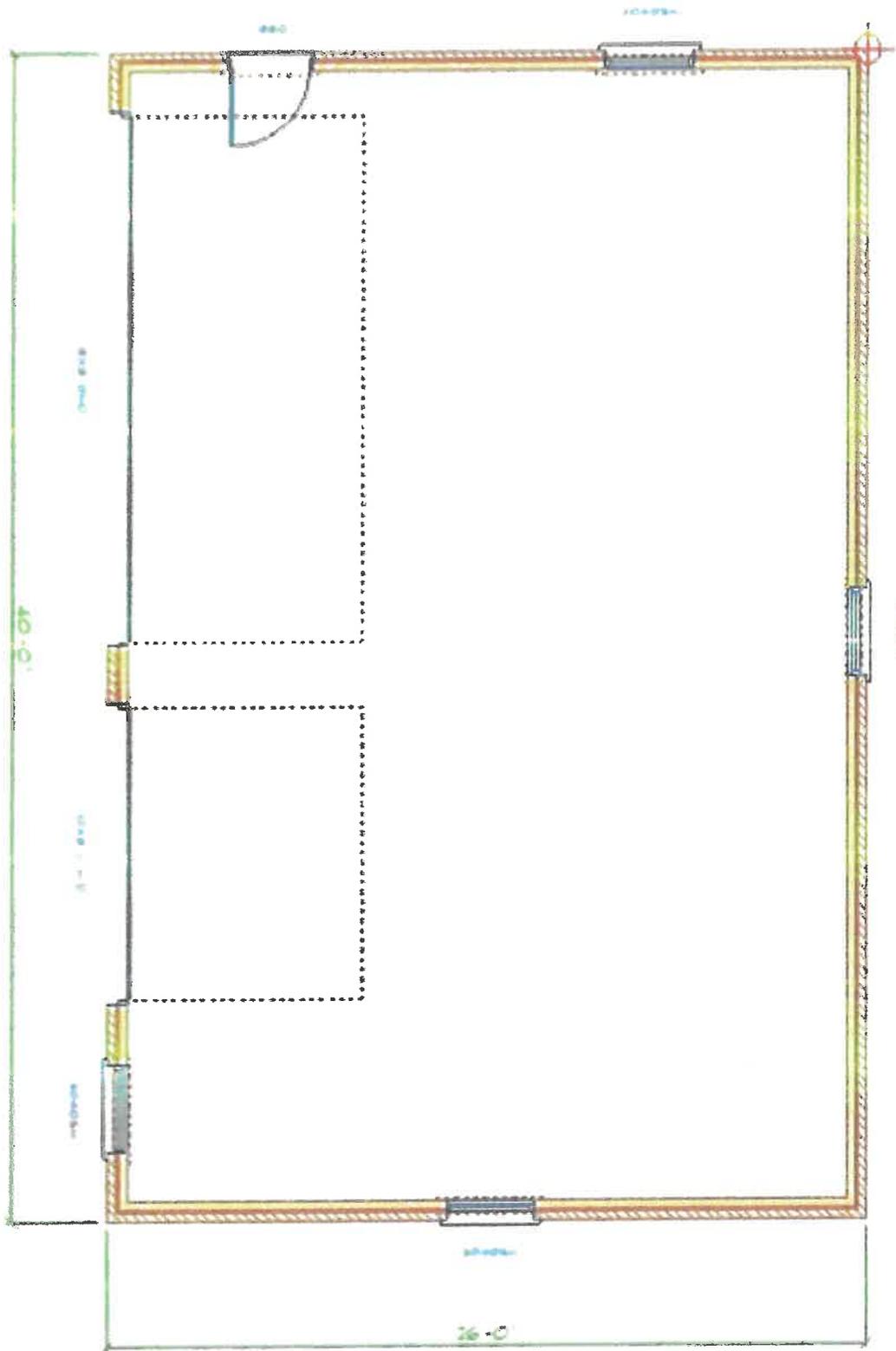
Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



Existing Residence Elevations:

Depicting brick, vertical siding, roof line, composite shingle, windows, garage doors and paint colors.
Like and matching materials will be used on the 'Special Use' building.





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
- (4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No additional accessory structures shall be permitted 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 the *Subject Property* to comply with the following:

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 2333 Saddlebrook Lane

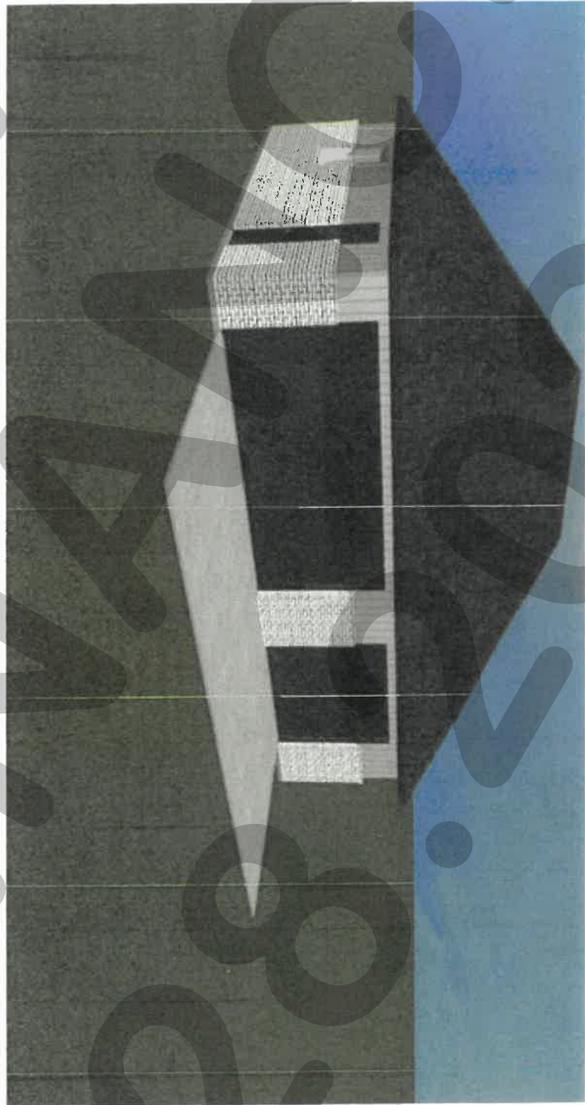
Legal Description: Lot 9, Block A, Saddlebrook Estates Addition



**Exhibit 'C':
Building Elevations**

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,

Rendering of proposed 'Special Use' building.



Existing Residence Elevations:
Like and matching materials will be used on the 'Special Use' building.





TO: Planning and Zoning Commission
DATE: March 14, 2023
APPLICANT: Timothy and Susan Mack
CASE NUMBER: Z2023-012; *Specific Use Permit for a Detached Garage at 2333 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,614 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 96 SF storage building constructed in 2003, and a 90 SF pergola constructed in 2020.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a 1,040 SF detached garage on the subject property. The proposed detached garage exceeds the maximum allowable square footage for a detached garage.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 2333 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 10 & 11, Block B, Saddlebrook Estates #2 Addition*) developed with single-family homes zoned Single-Family 16 (SF-16) District. Following this is Saddlebrook Lane which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the corporate city limits for the City of Rockwall. Beyond this is property located within Rockwall County that is developed with single-family homes at a low-density residential scale.

East: Directly east of the subject property are several parcels of land developed with single-family homes, located within the Saddlebrook Estates #2 residential subdivision. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.00-acre parcel of land (i.e. Lot 10, Block A, Saddlebrook Estates #2 Addition) developed with a single-family home, zoned Single-Family 16 (SF-16) District. Beyond this is a 11.96-acre parcel of land (i.e. Lot 2, Block A, Cox Acres Addition) developed with a single-family home zoned Agricultural (AG) District. Following this is a 4.83-acre parcel of land (i.e. Lot 1, D. R. Taylor Addition) developed with a single-family home zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, floor plan, and building elevations proposing to construct a 26-foot by 40-foot (or 1,040 SF) Detached Garage on the subject property. The proposed structure is located behind the single-family home and meets all of the setback requirements for a property in a Single-Family 16 (SF-16) District. The building elevations submit by the applicant indicate that the structure will utilize a pitched roof, brick, and siding to match the existing single-family home. According to the applicant the structure will primarily be used as a detached garage and storage.

CONFORMANCE WITH THE CITY’S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Detached Garage* exceeding 625 SF requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District. In addition to these requirements, a *Detached Garage* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*. A summary of these standards compared to the applicant’s proposed *Detached Garage* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 16 (SF-16) District.	1 Proposed, 1 Existing; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 625 SF	1,040 SF; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>
MINIMUM REAR YARD SETBACK	10-Feet	X > 10-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	X > 6-Feet; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	X > 10-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT	Accessory structures are permitted a maximum of 15-Feet;	X < 15-Feet; <i>IN CONFORMANCE</i>

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a garage and storage area. Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Detached Garage* with the exception of the maximum square footage; however, the proposed *Detached Garage* matches the aesthetics of the primary structure with regard to building materials and roof pitch. This creates a cohesive appearance between the proposed detached garage and the primary structure. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Staff has completed an analysis of accessory buildings in the Saddlebrook Estates Subdivision for the purpose of comparing the proposed *Detached Garage* to other *Detached Garages* within the Saddlebrook Estates Subdivision. Staff identified six (6) *Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (i.e. an 1,156 SF detached garage at 2312 Saddlebrook Lane, and a 1,200 SF detached garage at 2364 Saddlebrook Lane), with the largest *Detached Garage* being 1,200 SF or 160 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance. With this being said, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2023, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner’s Association (HOA), which is the only Homeowner’s Associations (HOAs) or

Neighborhood Organizations within 1,500 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 received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve 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 development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - (c) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
 - (d) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
 - (e) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (f) No additional accessory structures shall be permitted 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. 22083-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2333 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT 9 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Timothy S. Mack & Susan M. Mack APPLICANT SAME

CONTACT PERSON Tim Mack CONTACT PERSON [Signature]

ADDRESS 2333 Saddlebrook Lane ADDRESS [Signature]

CITY, STATE & ZIP Rockwall Tx 75087

CITY, STATE & ZIP

PHONE 720-390-6737

PHONE

E-MAIL timothy.mack1968@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

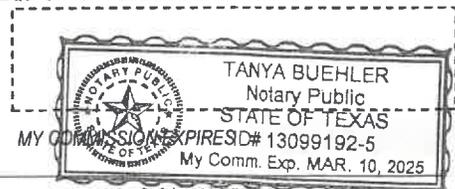
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Susan M. Mack [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF February, 2023

OWNER'S SIGNATURE Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buehler



0 30 60 120 180 240 Feet

Case Number: Z2023-012 SUP for a Detached Garage at 2333 Saddlebrook



Case Location Map = 



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.

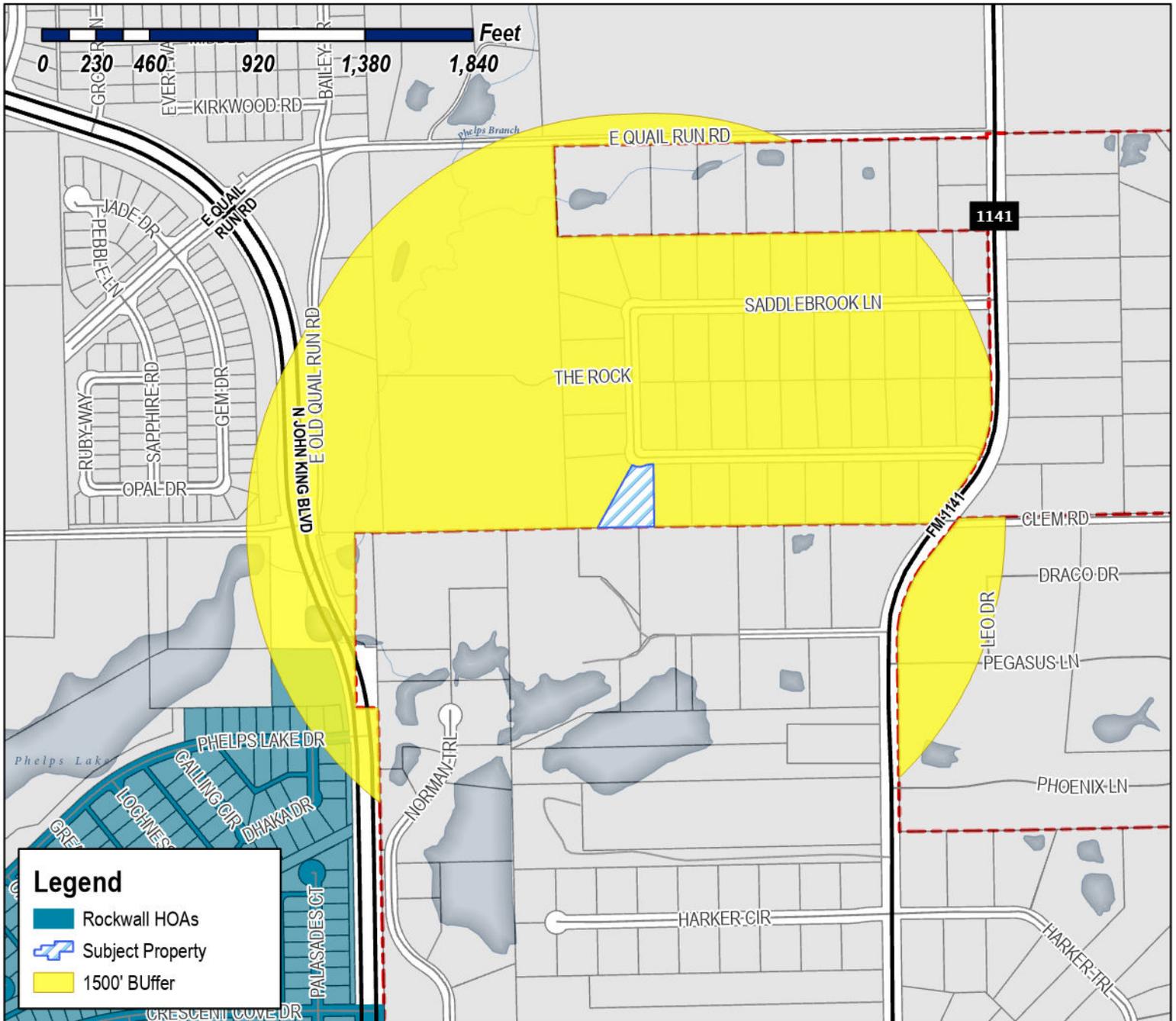




City of Rockwall

Planning & Zoning Department
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Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

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



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-012]
Date: Friday, February 17, 2023 4:37:17 PM
Attachments: [HOA Map \(02.17.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-012: SUP for a Detached Garage at 2333 Saddlebrook

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

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

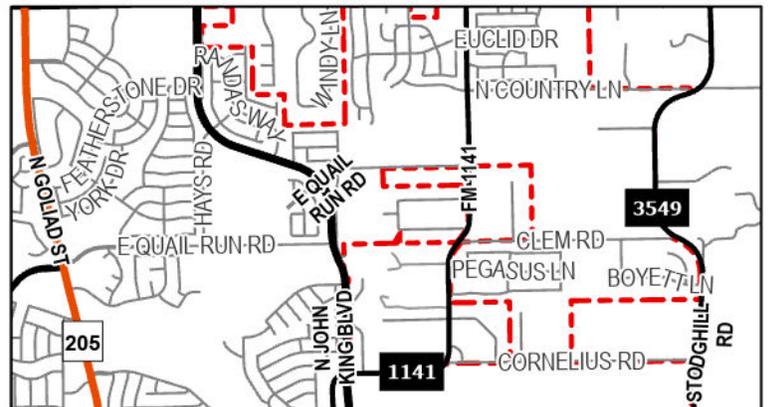
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

For Questions on this Case Call: (972) 771-7746



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

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

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

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

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

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

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

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

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

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

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

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

OCCUPANT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

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

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

PUBLIC NOTICE



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

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

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

Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

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. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

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 am IN FAVOR, man has the right to build what he likes!

Name:

Marty Wright

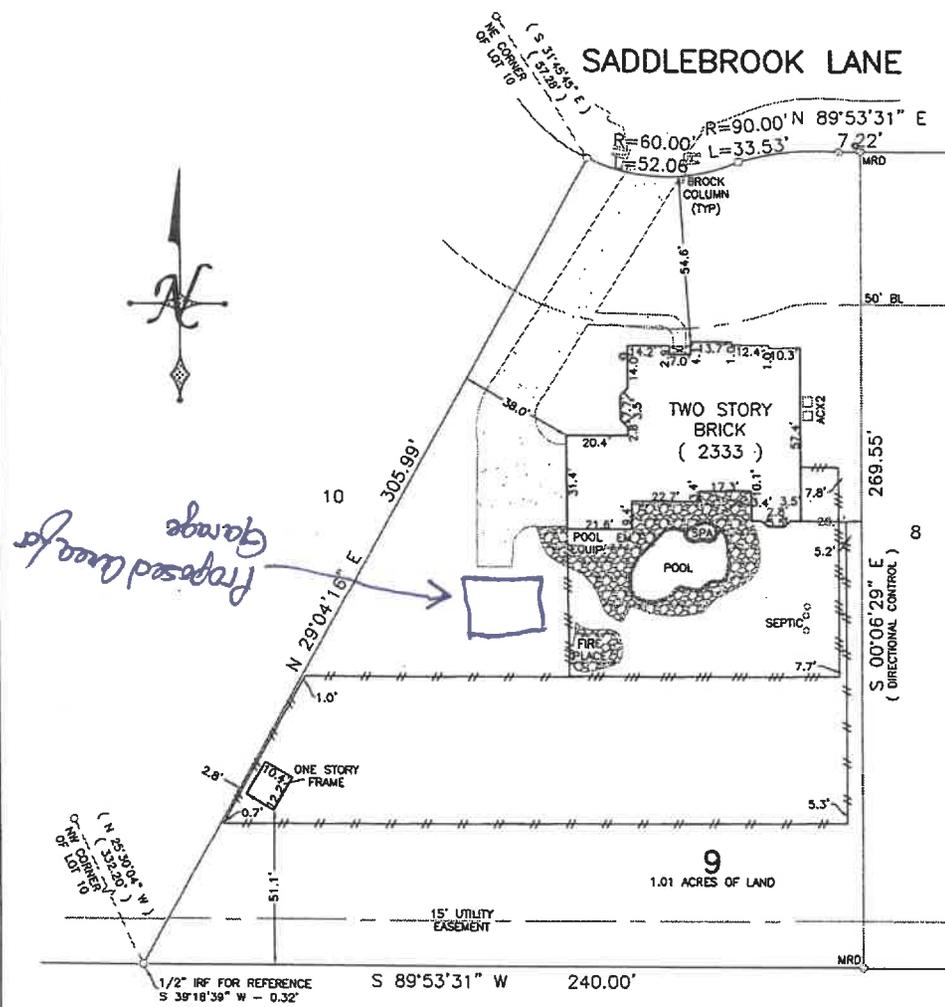
Address:

2340 Saddlebrook Ln 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

SADDLEBROOK LANE



CLYDE A. & SUSAN L. HUX
VOL. 1295, PG. 328



SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2333 SADDLEBROOK LANE, in the city of ROCKWALL Texas.
 Lot No. 9, Block No. A
 of SADDLEBROOK ESTATES #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET B at SLIDE 238 of the MAP records of ROCKWALL COUNTY, TEXAS.

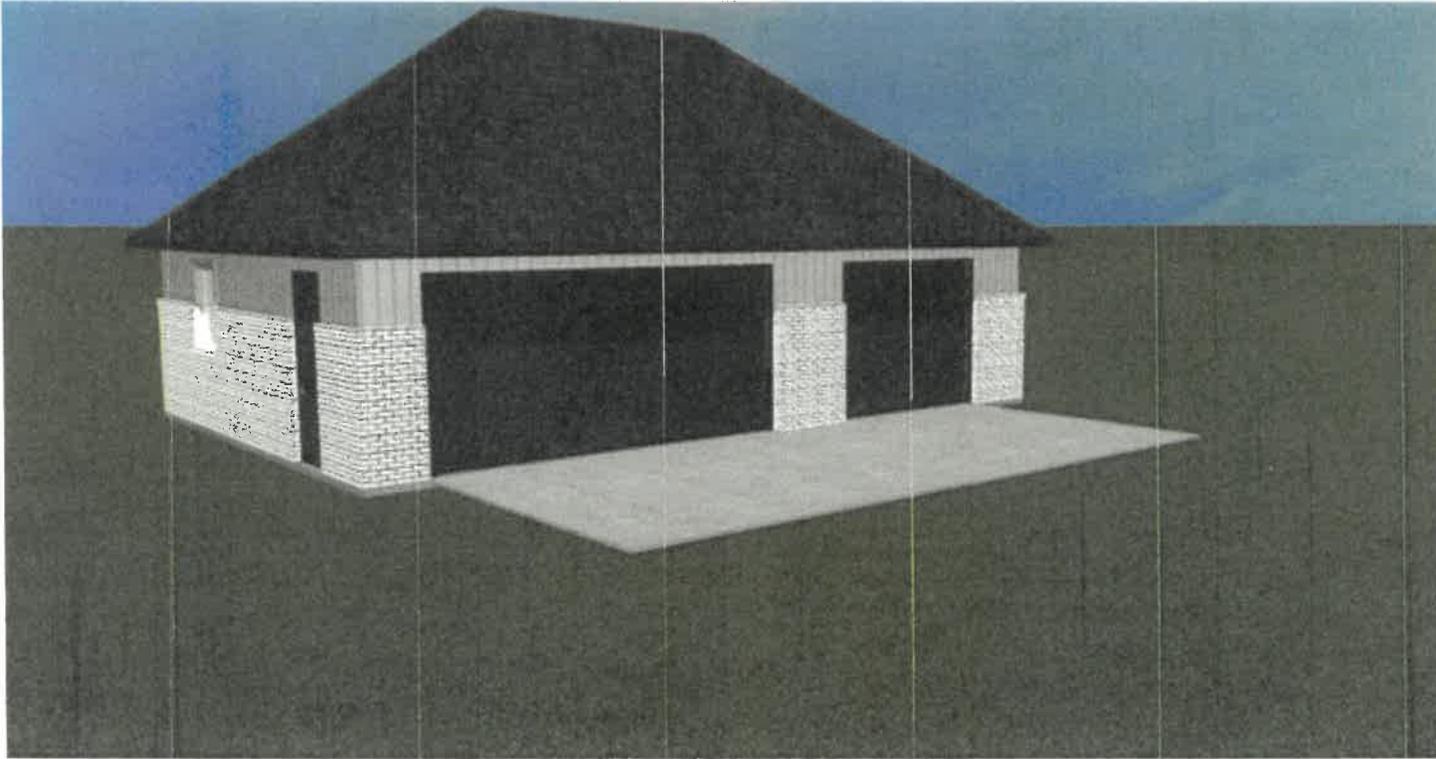
1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
 The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY DDS GROUP.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
 Scale: 1" = 40' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 Date: 01/12/2023
 G. F. No.: - THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DDS GROUP
 Job no.: 111766
 Drawn by: CF

LEGEND	
WOOD FENCE	--- ---
CHAIN LINE	-o-o-
IRON FENCE	---x---
WIRE FENCE	---x---
MRD - MICHIGAN RECORD DENSITY	---
1" IRON PIPE FOUND	○
1/2" YELLOW-CAPPED IRON ROD FOUND	○
1" IRON PIPE FOUND	○
POINT FOR CORNER	•
C - CHAIN	---
S - CHAIN GUY	---
G - GAS METER	⊗
P - FIRE HYDRANT	⊗
L - LIGHT POLE	⊗
M - MANHOLE	⊗
W - WATER METER	⊗
WV - WATER VALVE	⊗
UNLESS OTHERWISE NOTED	



Rendering of proposed 'Special Use' building.

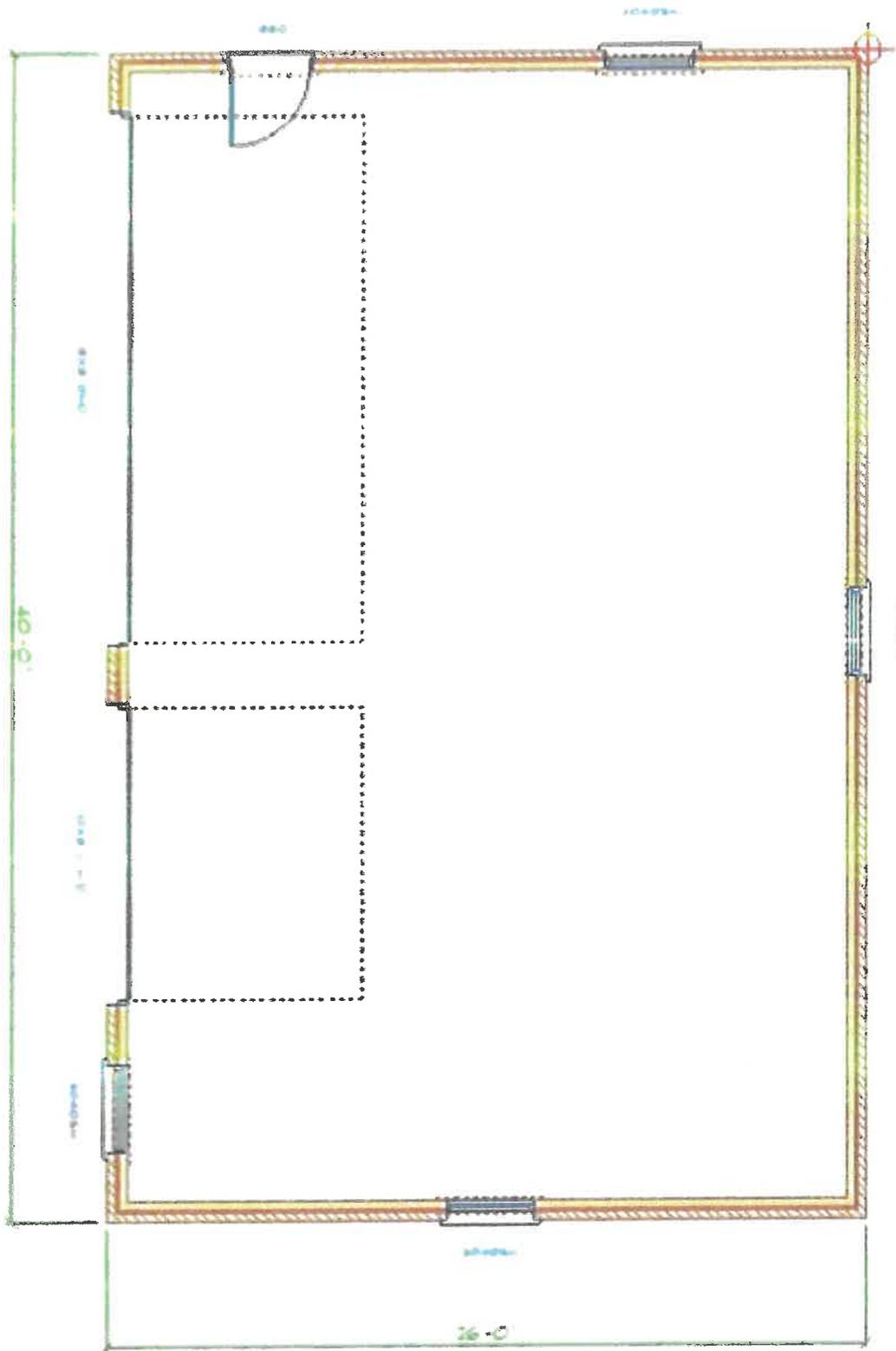
Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



Existing Residence Elevations:

Depicting brick, vertical siding, roof line, composite shingle, windows, garage doors and paint colors.
Like and matching materials will be used on the 'Special Use' building.





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
- (4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No additional accessory structures shall be permitted 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 the *Subject Property* to comply with the following:

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 2333 Saddlebrook Lane

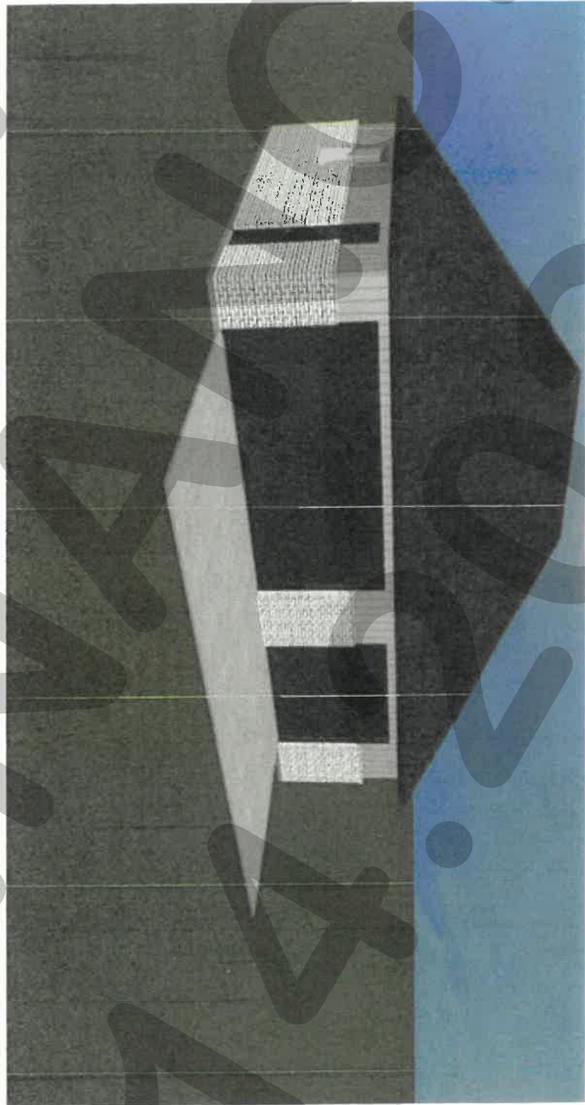
Legal Description: Lot 9, Block A, Saddlebrook Estates Addition



Exhibit 'C':
Building Elevations

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,

Rendering of proposed 'Special Use' building.



Existing Residence Elevations:
Like and matching materials will be used on the 'Special Use' building.





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: March 20, 2023
APPLICANT: Timothy and Susan Mack
CASE NUMBER: Z2023-012; *Specific Use Permit for a Detached Garage at 2333 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,614 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 96 SF storage building constructed in 2003, and a 90 SF pergola constructed in 2020.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a 1,040 SF detached garage on the subject property. The proposed detached garage exceeds the maximum allowable square footage for a detached garage.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 2333 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 10 & 11, Block B, Saddlebrook Estates #2 Addition*) developed with single-family homes zoned Single-Family 16 (SF-16) District. Following this is Saddlebrook Lane which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the corporate city limits for the City of Rockwall. Beyond this is property located within Rockwall County that is developed with single-family homes at a low-density residential scale.

East: Directly east of the subject property are several parcels of land developed with single-family homes, located within the Saddlebrook Estates #2 residential subdivision. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.00-acre parcel of land (i.e. Lot 10, Block A, Saddlebrook Estates #2 Addition) developed with a single-family home, zoned Single-Family 16 (SF-16) District. Beyond this is a 11.96-acre parcel of land (i.e. Lot 2, Block A, Cox Acres Addition) developed with a single-family home zoned Agricultural (AG) District. Following this is a 4.83-acre parcel of land (i.e. Lot 1, D. R. Taylor Addition) developed with a single-family home zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, floor plan, and building elevations proposing to construct a 26-foot by 40-foot (or 1,040 SF) Detached Garage on the subject property. The proposed structure is located behind the single-family home and meets all of the setback requirements for a property in a Single-Family 16 (SF-16) District. The building elevations submit by the applicant indicate that the structure will utilize a pitched roof, brick, and siding to match the existing single-family home. According to the applicant the structure will primarily be used as a detached garage and storage.

CONFORMANCE WITH THE CITY’S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Detached Garage* exceeding 625 SF requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District. In addition to these requirements, a *Detached Garage* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*. A summary of these standards compared to the applicant’s proposed *Detached Garage* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 16 (SF-16) District.	1 Proposed, 1 Existing; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 625 SF	1,040 SF; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>
MINIMUM REAR YARD SETBACK	10-Feet	X > 10-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	X > 6-Feet; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	X > 10-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT	Accessory structures are permitted a maximum of 15-Feet;	X < 15-Feet; <i>IN CONFORMANCE</i>

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a garage and storage area. Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Detached Garage* with the exception of the maximum square footage; however, the proposed *Detached Garage* matches the aesthetics of the primary structure with regard to building materials and roof pitch. This creates a cohesive appearance between the proposed detached garage and the primary structure. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

Staff has completed an analysis of accessory buildings in the Saddlebrook Estates Subdivision for the purpose of comparing the proposed *Detached Garage* to other *Detached Garages* within the Saddlebrook Estates Subdivision. Staff identified six (6) *Detached Garages* constructed in the subdivision. Two (2) of the structures are larger than what the applicant is proposing (i.e. an 1,156 SF detached garage at 2312 Saddlebrook Lane, and a 1,200 SF detached garage at 2364 Saddlebrook Lane), with the largest *Detached Garage* being 1,200 SF or 160 SF more than what is being proposed by the applicant. Staff should point out that both of these accessory structures were constructed with the same building materials as the primary structure, which was a requirement for detached garages under the previous zoning ordinance. With this being said, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2023, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner’s Association (HOA), which is the only Homeowner’s Associations (HOAs) or

Neighborhood Organizations within 1,500 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 received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve 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 development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - (c) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
 - (d) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
 - (e) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (f) No additional accessory structures shall be permitted 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 March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Welch absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22083-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2333 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT 9 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Timothy S. Mack & Susan M. Mack APPLICANT SAME

CONTACT PERSON Tim Mack CONTACT PERSON [Signature]

ADDRESS 2333 Saddlebrook Lane ADDRESS [Signature]

CITY, STATE & ZIP Rockwall Tx 75087

CITY, STATE & ZIP

PHONE 720-390-6737

PHONE

E-MAIL timothy.mack1968@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

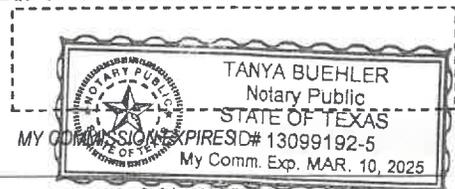
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Susan M. Mack [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF February, 2023

OWNER'S SIGNATURE Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buehler



0 30 60 120 180 240 Feet

Case Number: Z2023-012 SUP for a Detached Garage at 2333 Saddlebrook



Case Location Map = 



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.

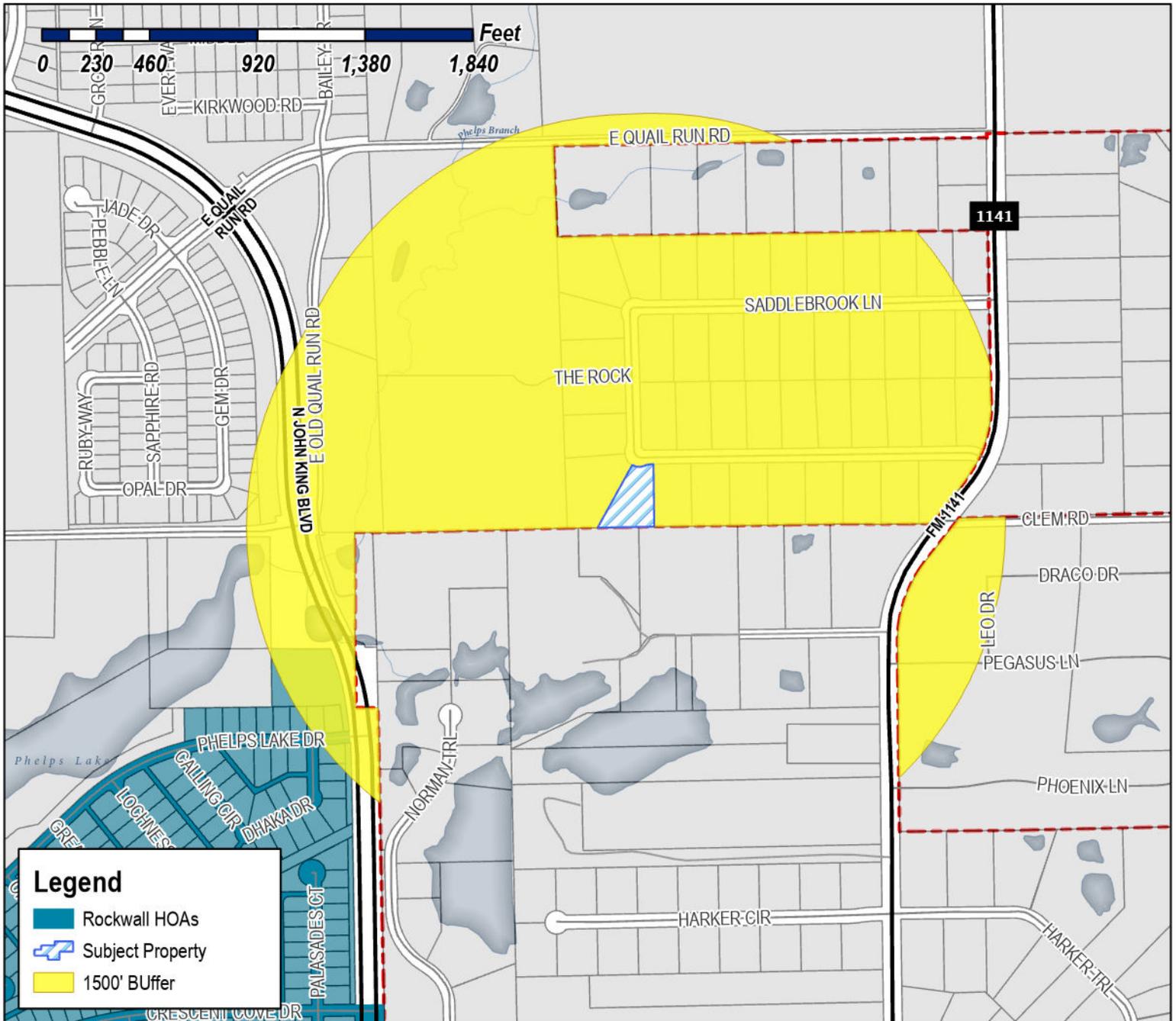




City of Rockwall

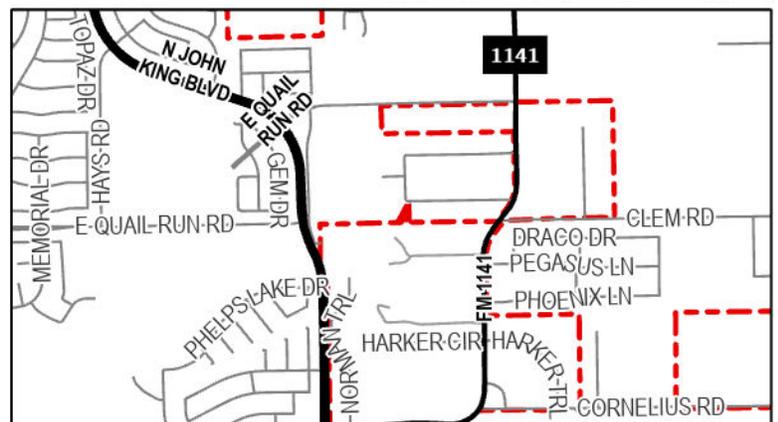
Planning & Zoning Department
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Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-012]
Date: Friday, February 17, 2023 4:37:17 PM
Attachments: [HOA Map \(02.17.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-012: SUP for a Detached Garage at 2333 Saddlebrook

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

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

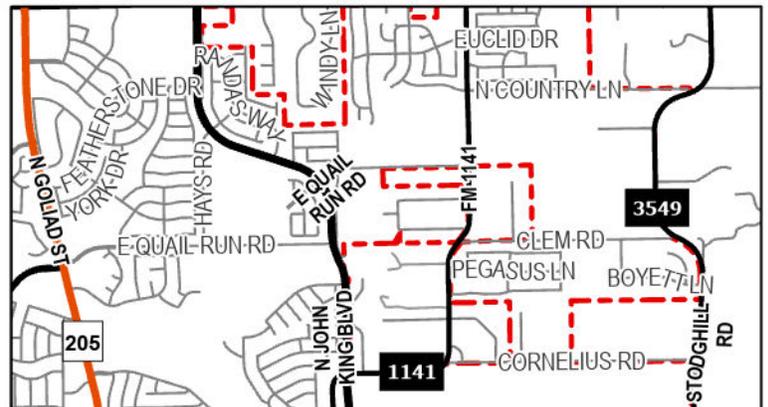
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Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

For Questions on this Case Call: (972) 771-7746



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

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

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

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

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

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

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

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

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

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

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

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

OCCUPANT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

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

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

PUBLIC NOTICE



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

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

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

Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 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:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 20, 2023 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. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

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. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

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 am IN FAVOR, man has the right to build what he likes!

Name:

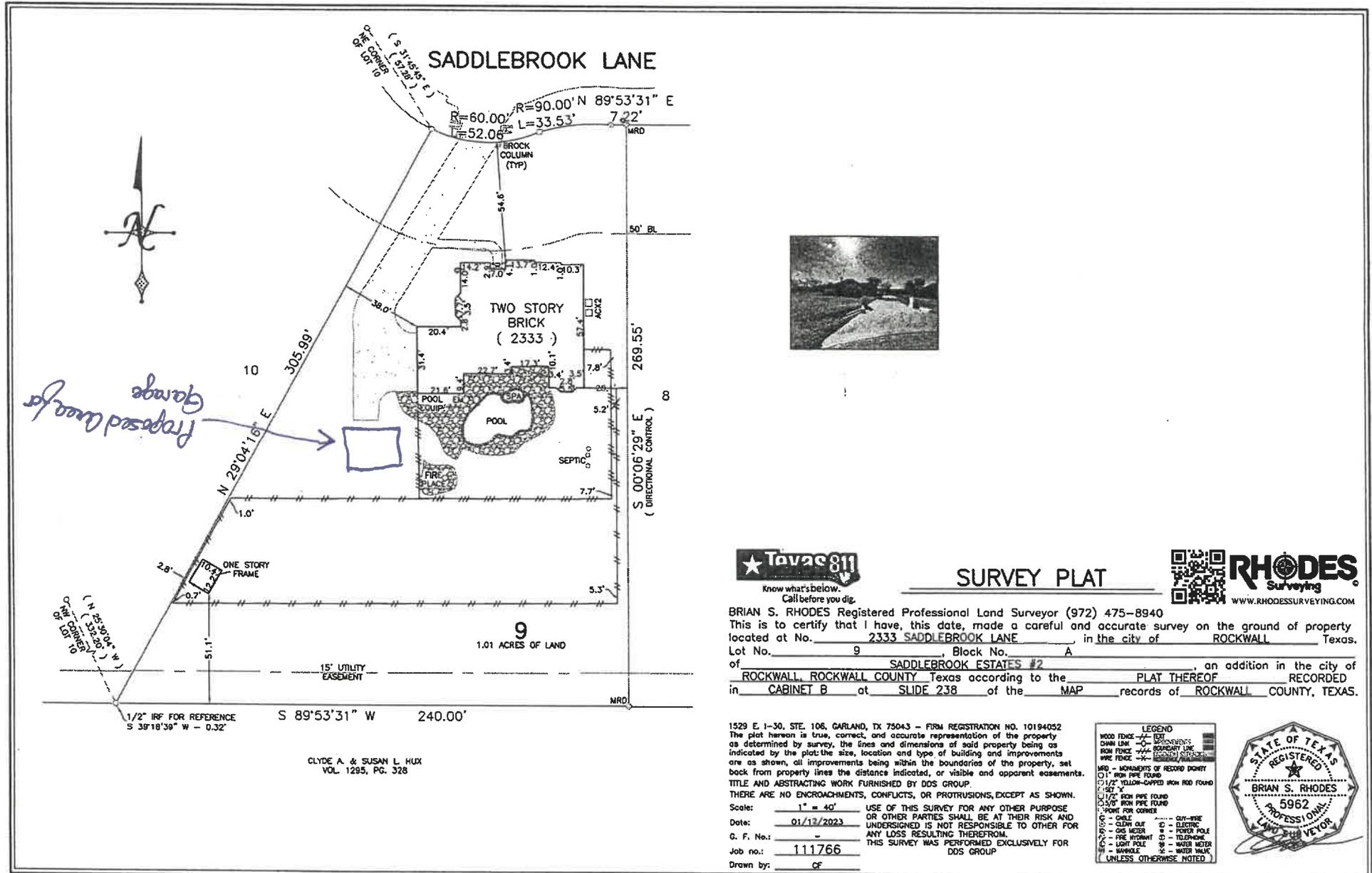
Marty Wright

Address:

2340 Saddlebrook Ln 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



SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2333 SADDLEBROOK LANE, in the city of ROCKWALL Texas.
 Lot No. 9, Block No. A
 of SADDLEBROOK ESTATES #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET B at SLIDE 238 of the MAP records of ROCKWALL COUNTY, TEXAS.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
 The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY DDS GROUP.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
 Scale: 1" = 40'
 Date: 01/12/2023
 G. F. No.: -
 Job no.: 111766
 Drawn by: CF

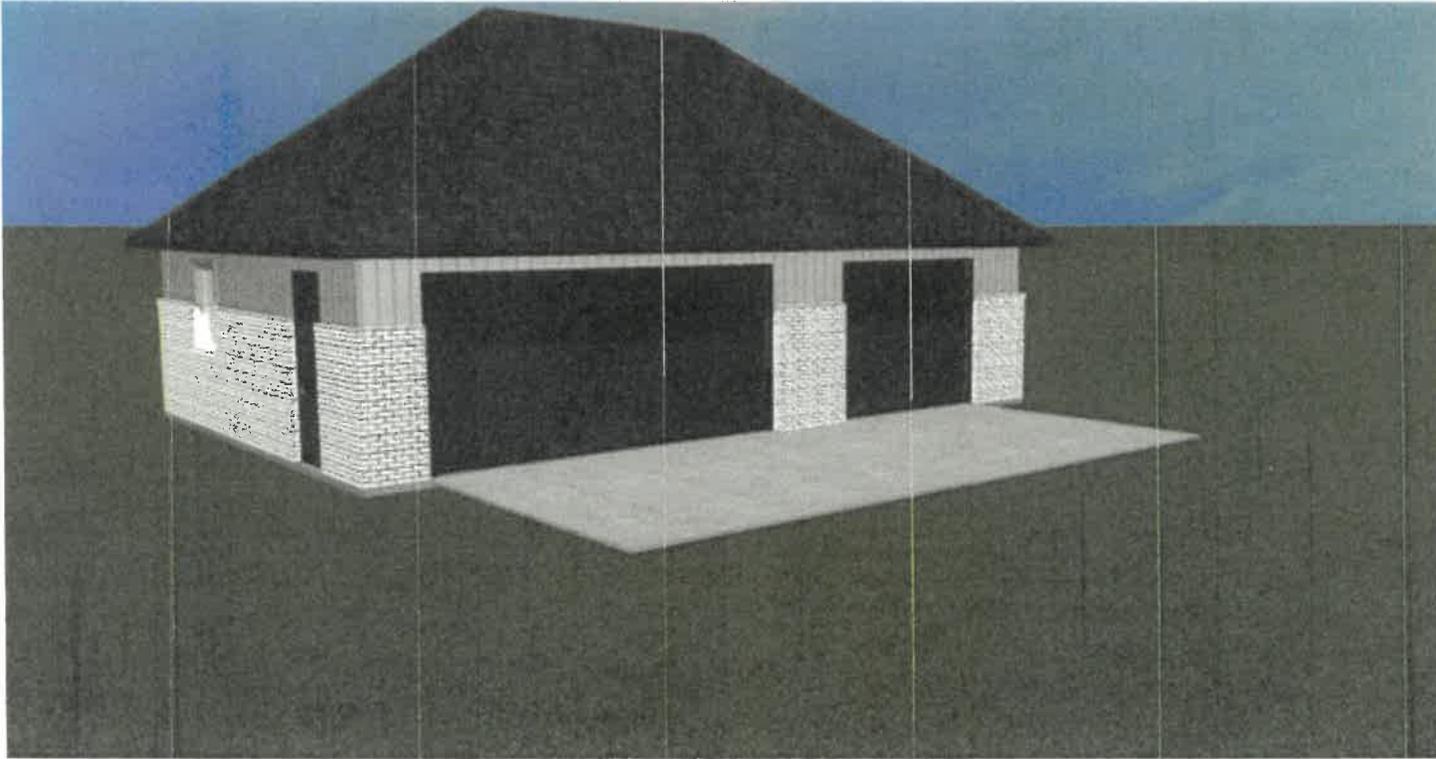
LEGEND

- WOOD FENCE - [Symbol]
- CHAIN LINE - [Symbol]
- IRON PIPE FOUND - [Symbol]
- WIRE FENCE - [Symbol]
- MRD - MARGINS OF RECORD DENSITY
- 1" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- POINT FOR CORNER
- C - CHAIN
- S - SINK
- G - GAS METER
- M - MANTLE
- W - WIRE
- U - UTILITY
- W - WATER METER
- W - WATER VALVE
- UNLESS OTHERWISE NOTED



Rendering of proposed 'Special Use' building.

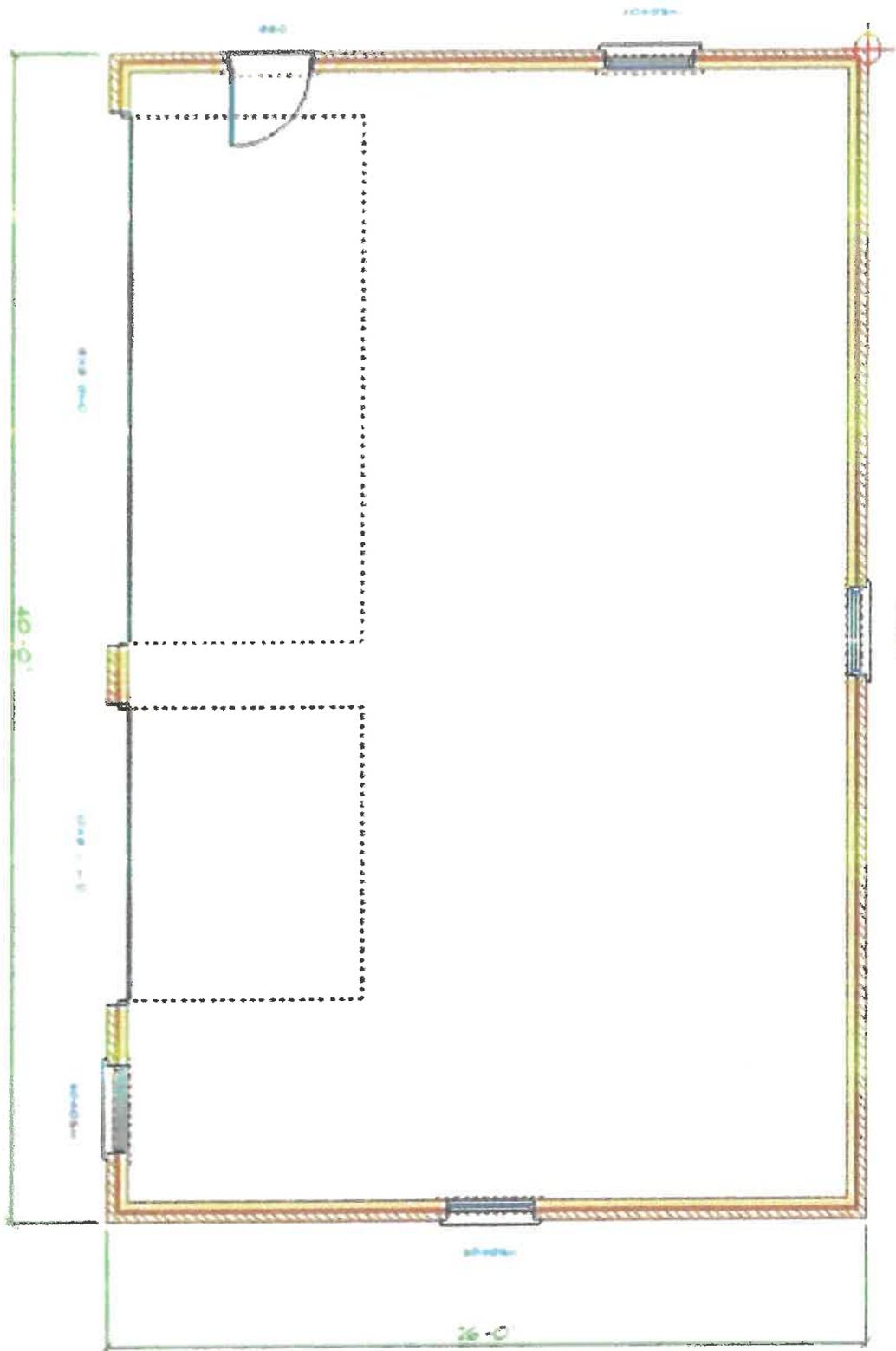
Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



Existing Residence Elevations:

Depicting brick, vertical siding, roof line, composite shingle, windows, garage doors and paint colors.
Like and matching materials will be used on the 'Special Use' building.





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
- (4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No additional accessory structures shall be permitted 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 the *Subject Property* to comply with the following:

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 2333 Saddlebrook Lane

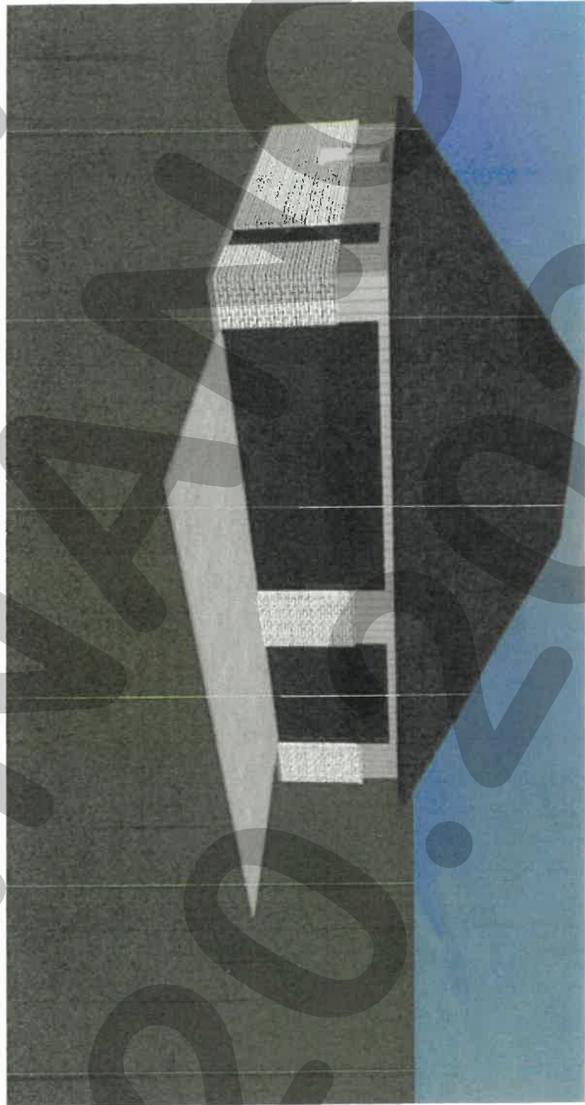
Legal Description: Lot 9, Block A, Saddlebrook Estates Addition



Exhibit 'C':
Building Elevations

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,

Rendering of proposed 'Special Use' building.



Existing Residence Elevations:
Like and matching materials will be used on the 'Special Use' building.





May 31, 2023

TO: Timothy and Susan Mack
2333 Saddlebrook Lane
Rockwall, Texas 75087

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

SUBJECT: Z2023-012; *Specific Use Permit (SUP) for a Detached Garage*

Timothy and Susan Mack:

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 April 3, 2023. 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 development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - (c) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
 - (d) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the midpoint of the pitched roof.
 - (e) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (f) No additional accessory structures shall be permitted 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 March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Welch absent.

City Council

On April 3, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 6-0, with Council Member Johannesen absent.

Included with this letter is a copy of Ordinance No. 23-19, S-300, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", written over a light blue horizontal line.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-19

SPECIFIC USE PERMIT NO. S-300

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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2.1 OPERATIONAL CONDITIONS

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- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
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- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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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 3RD DAY OF APRIL, 2023.**



Kevin Fowler, Mayor

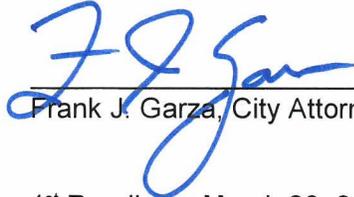
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

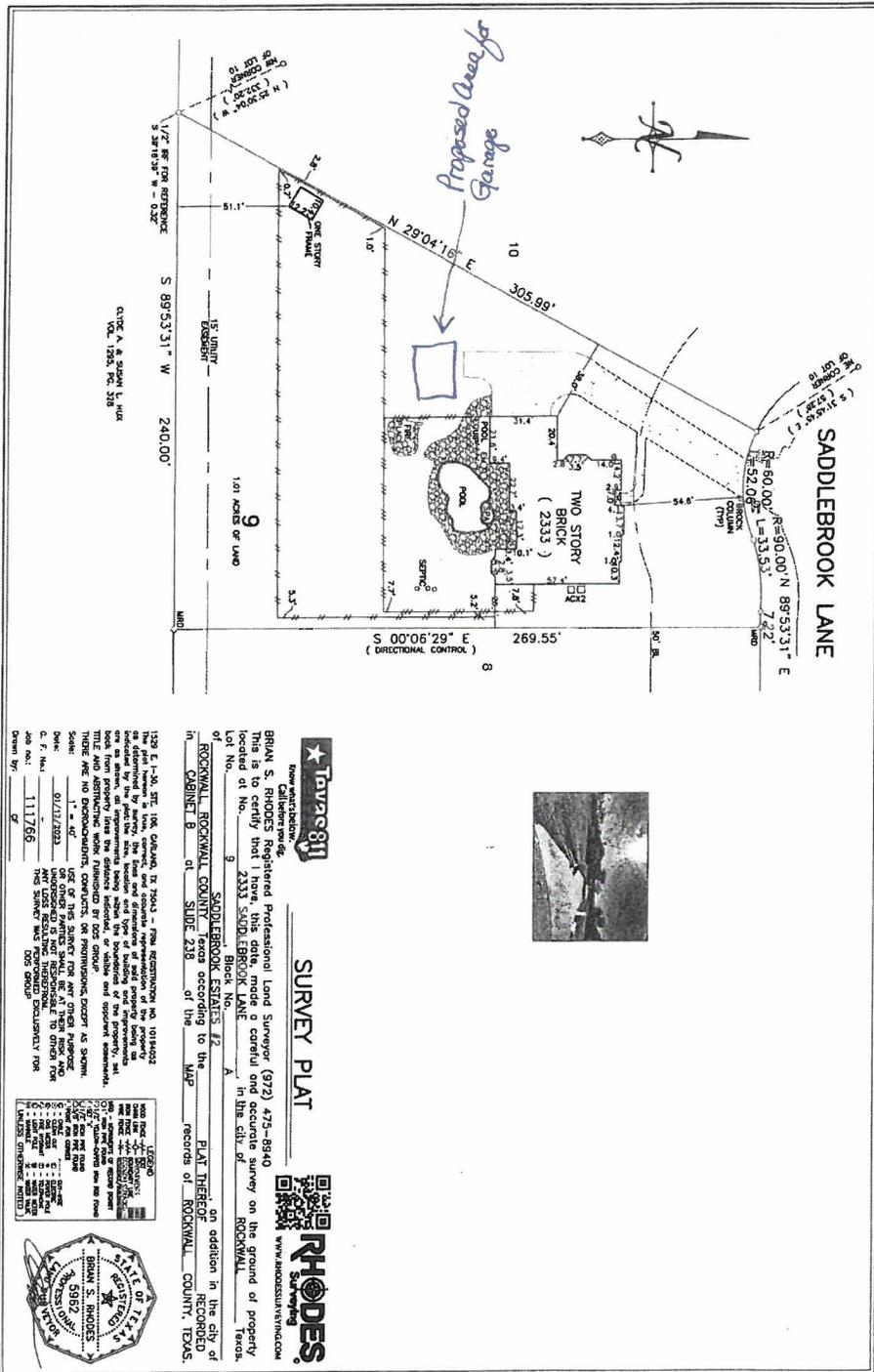
Exhibit 'A'
Location Map and Legal Description

Address: 2333 Saddlebrook Lane

Legal Description: Lot 9, Block A, Saddlebrook Estates Addition



Exhibit 'B':
Site Plan



Townes811
Call before you dig
www.townes811.com

SURVEY PLAT

RHODES
Surveying
www.rhodesurveying.com

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2333 SADDLEBROOK LANE in the city of ROCKWALL, Texas, of No. 9 SADDLEBROOK ESTATES, JZ on the PLAT THEREOF RECORDED in ROCKWALL, ROCKWALL COUNTY, Texas according to the MAP records of ROCKWALL COUNTY, TEXAS. CABINET B of SLIDE 238 of the

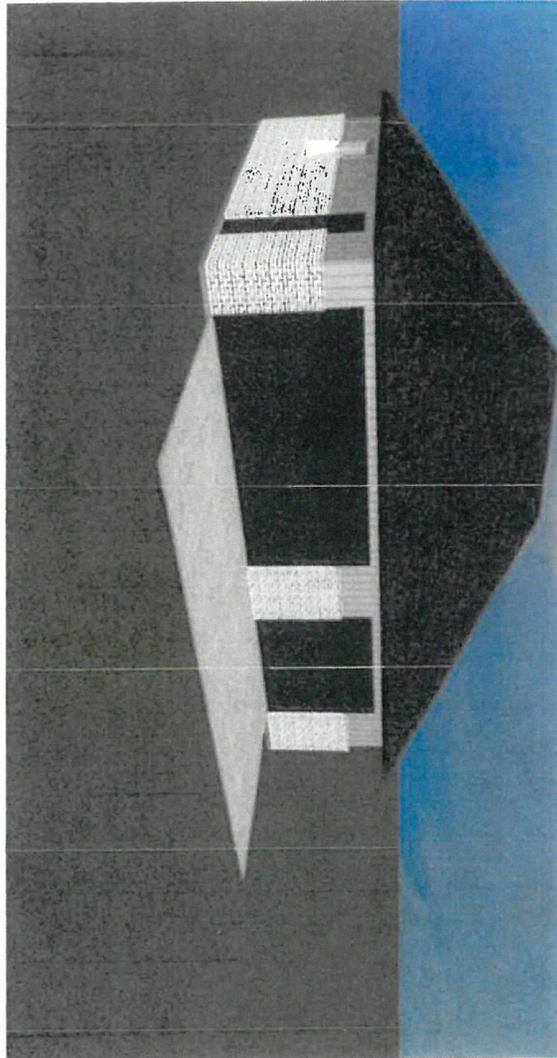
1329 E.-36. ST., 106. COLUMB., TX 75083 - FROM REVISION NO. 01818402
The plat hereon is true, correct, and accurate representation of the property and interests therein as the same exist on the date of the survey, and is indicated by the plat the true location and type of building and improvements thereon, and the true location and type of boundary lines, and the true location and type of easements and other interests therein, and the true location and type of title and abstracting work furnished by the group. THERE ARE NO ENCUMBRANCES, CLAIMS, OR PERMISSIONS, EXCEPT AS SHOWN, OF RECORD AFFECTING THE SURVEY OR OTHER INTERESTS THEREIN. UNLESS OTHERWISE SHOWN, THE SURVEY WAS PERFORMED EXCLUSIVELY FOR THE GROUP.

Scale: 1" = 40'
Date: 07/17/2023
C of No.: 111756
Drawn by: _____ of _____

800 FOOT - 1:62500
400 FOOT - 1:31250
200 FOOT - 1:15625
100 FOOT - 1:7812.5
50 FOOT - 1:3906.25
25 FOOT - 1:1953.125
12.5 FOOT - 1:976.5625
6.25 FOOT - 1:488.28125
3.125 FOOT - 1:244.140625
1.5625 FOOT - 1:122.0703125
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Building Elevations

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,



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