



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

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

CITY COUNCIL READING #1

CITY COUNCIL READING #2

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.

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 1202 GIDEON WAY ROCKWALL, TX 75087

SUBDIVISION GIDEON GROVE - PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Russ + Kim Dignam

APPLICANT Russ + Kim Dignam

CONTACT PERSON Kim Dignam

CONTACT PERSON Kim Dignam

ADDRESS 1202 GIDEON WAY

ADDRESS 1202 GIDEON WAY

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-523-7020

PHONE 972-523-7020

E-MAIL Kdignam@windsorhomesTX.com

E-MAIL Kdignam@windsorhomesTX.com

NOTARY VERIFICATION [REQUIRED]

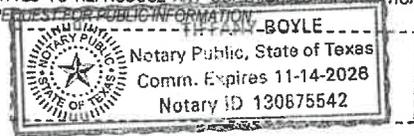
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Dignam [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11TH DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2024

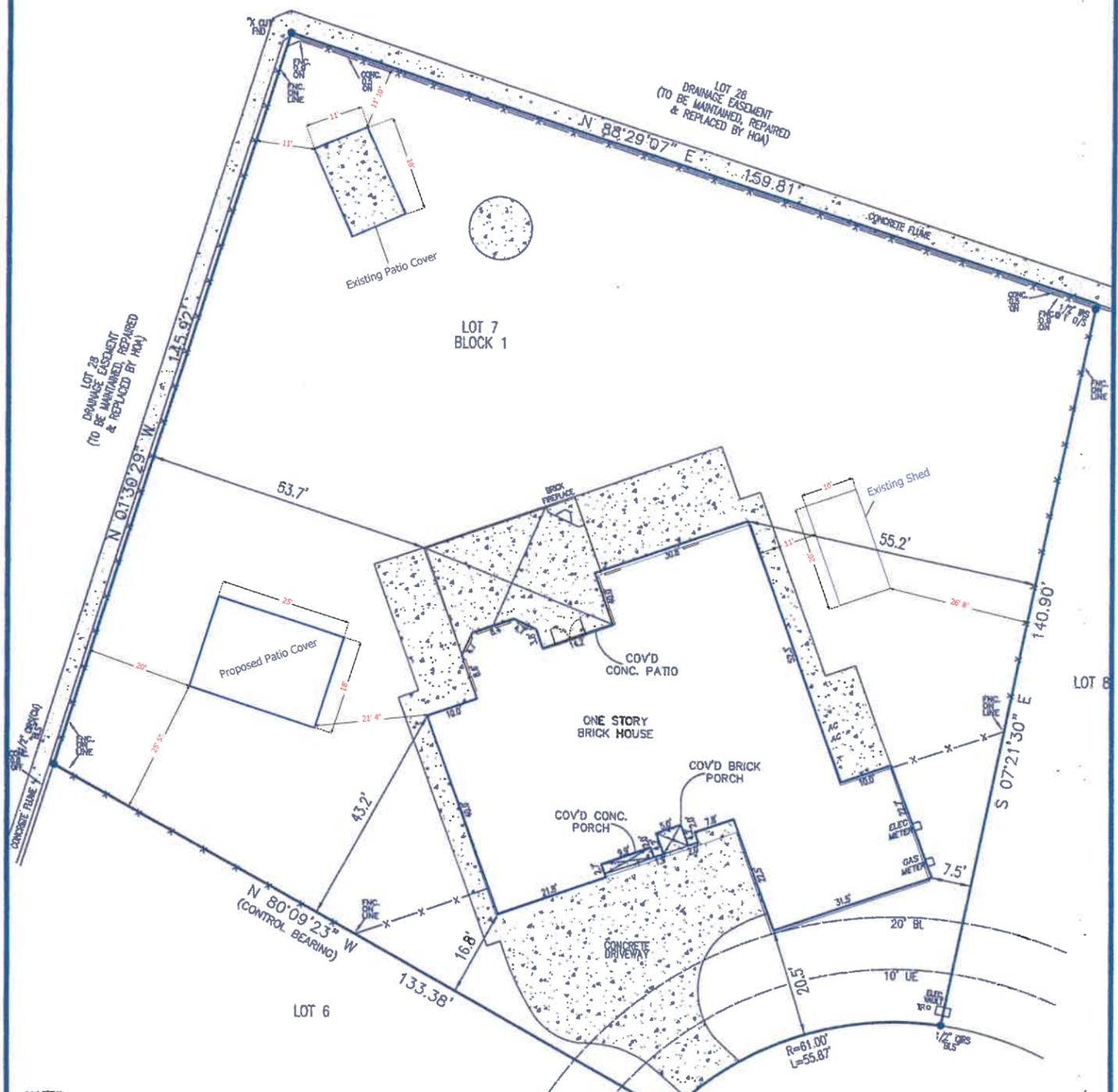
OWNER'S SIGNATURE Kim Dignam

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle



MY COMMISSION EXPIRES 11-14-2028

PLAT SHOWING
 Lot 7, Block 1 of GIDEON GROVE - NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 2020000008939, Official Public Records, Rockwall County, Texas.
1202 GIDEON WAY



NOTES:

- To the best of my knowledge and belief:
 I certify to Alliant National Title Insurance Company and Benchmark Title:
- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
 - 2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 2020000008939, O.P.R.R.C.T.(plat), Instr. No. 2019000008883 (plat), and the aforementioned Title Commitment.
 - 3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easements for under pipelines.
 - 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
 - 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 2020000008939, O.P.R.R.C.T. (PLAT)



"The Plat herein is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distances from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 11/25/2020

LEGEND
 BL = BUILDING LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 CM = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 IR = IRON ROD
 X = FENCE
 - - - = DIRECTION OF FLOW

SCALE: 1" = 20'
DRAWN BY: SAR
JOB # W-070-01-07
BLS JOB # 2000215-05

WINDSOR

BARROW LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
 FORT WORTH, TEXAS 76137
 PHONE (817) 961-0082
 FAX (817) 961-0086
 FIRM REGISTRATION NO. 10183700

FLOOD CERTIFICATION
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C030 L. Map Revised: September 26, 2008.

Zone X (unshaded)
 Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

© 2017 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Clusteen

© 2018 Pool Studio

 Pool Studio



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Craft Water Pools | Kurt Chasteen









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Planning and Zoning Department
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PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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<input checked="" type="checkbox"/> OWNER <u>Russ + Kim Dignam</u>	<input checked="" type="checkbox"/> APPLICANT <u>Russ + Kim Dignam</u>
CONTACT PERSON <u>Kim Dignam</u>	CONTACT PERSON <u>Kim Dignam</u>
ADDRESS <u>1202 GIDEON WAY</u>	ADDRESS <u>1202 GIDEON WAY</u>
CITY, STATE & ZIP <u>Rockwall, TX 75087</u>	CITY, STATE & ZIP <u>Rockwall, TX 75087</u>
PHONE <u>972-523-7020</u>	PHONE <u>972-523-7020</u>
E-MAIL <u>Kdignam@windsorhomesTX.com</u>	E-MAIL <u>Kdignam@windsorhomesTX.com</u>

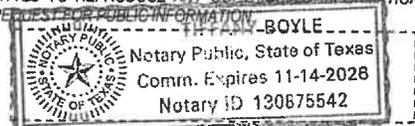
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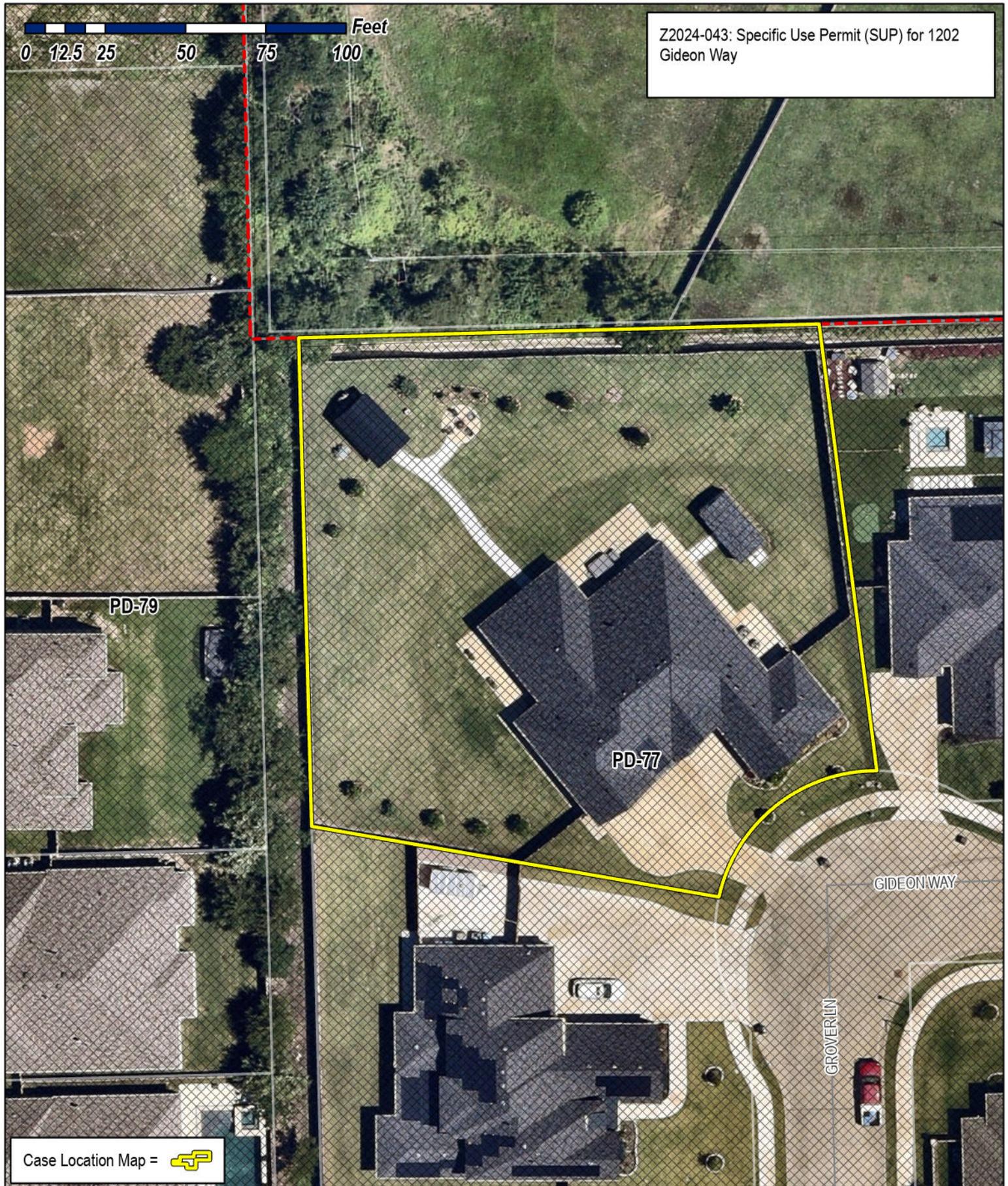
OWNER'S SIGNATURE Kim Dignam
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle



MY COMMISSION EXPIRES 11-14-2028



Z2024-043: Specific Use Permit (SUP) for 1202 Gideon Way



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.

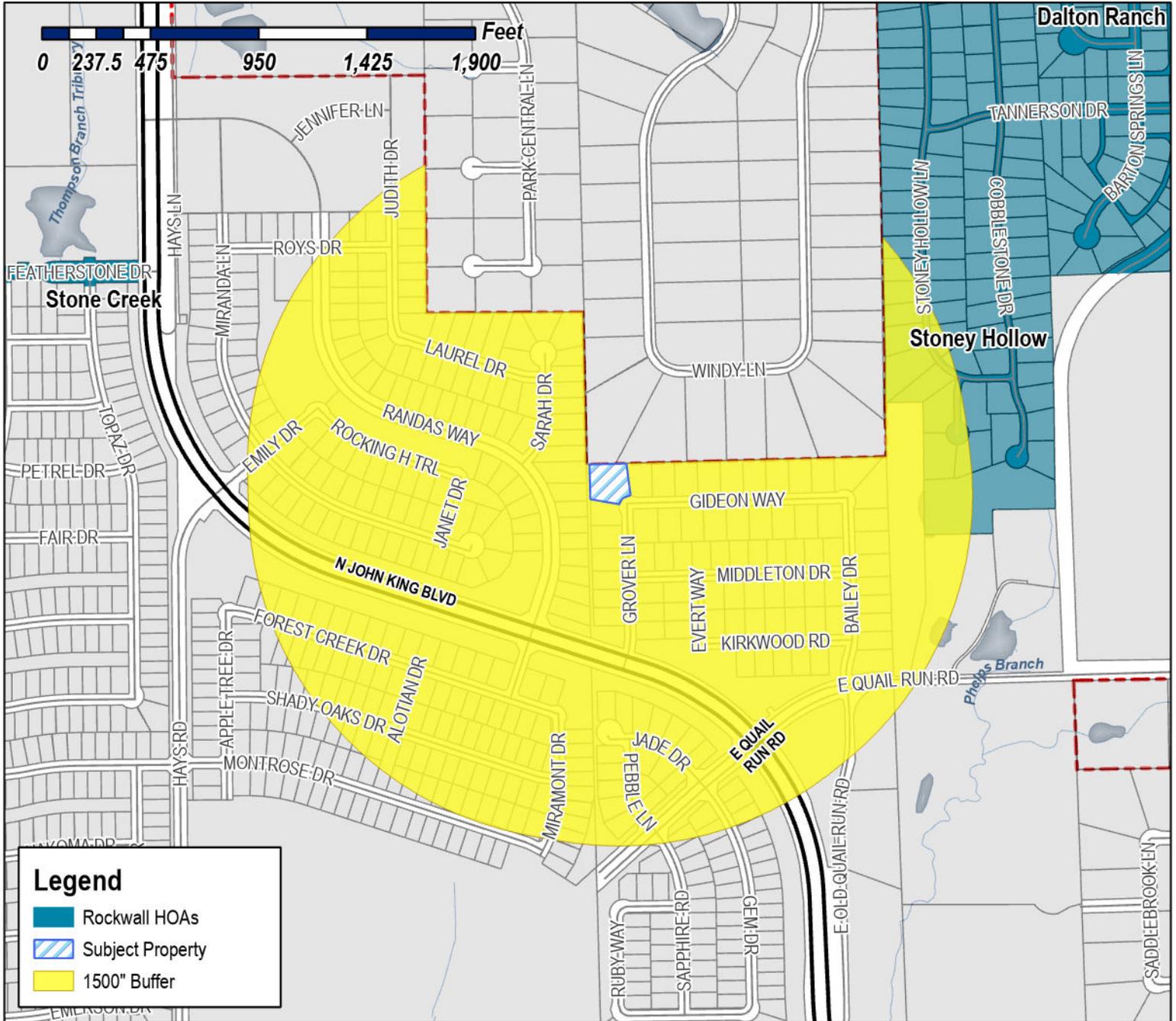




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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call (972) 771-7745

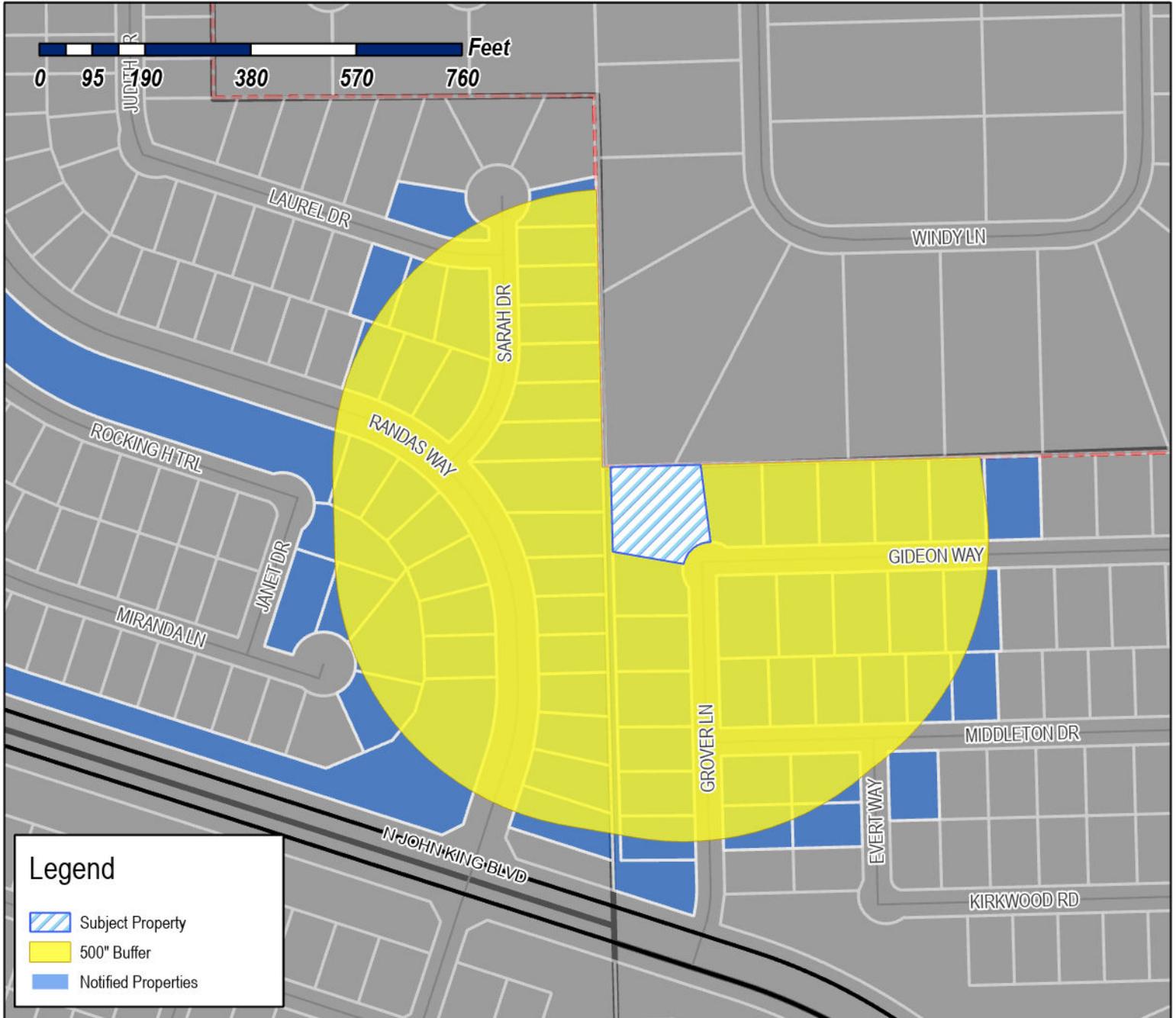




City of Rockwall

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Date Saved: 9/13/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY
1202 GIDEON WAY
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

RESIDENT
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE
2106 JANET DR
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN
AND
2109 GROVER LN
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M
2113 GROVER LN
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN
2120 RANDAS WAY
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND
2121 RANDAS WAY
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F
2125 RANDAS WAY
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY
LYNN
2131 RANDAS WAY
ROCKWALL, TX 75087

SIMON BICKY AND RUBY
2135 RANDAS WAY
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND
CHRISTOPHER R SUAREZ
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION
2200 ROSS AVENUE SUITE 4200W
DALLAS, TX 75201

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B
2201 MIRANDA LANE
ROCKWALL, TX 75087

CAMPION ANGELA
2201 RANDAS WAY
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE
2202 MIRABDA LANE
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

BROWN KYLE AND KELLI
2204 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2204 MIRANDA LN
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
2206 RANDAS WAY
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND
2207 RANDAS WAY
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA
ELOHIM
2208 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

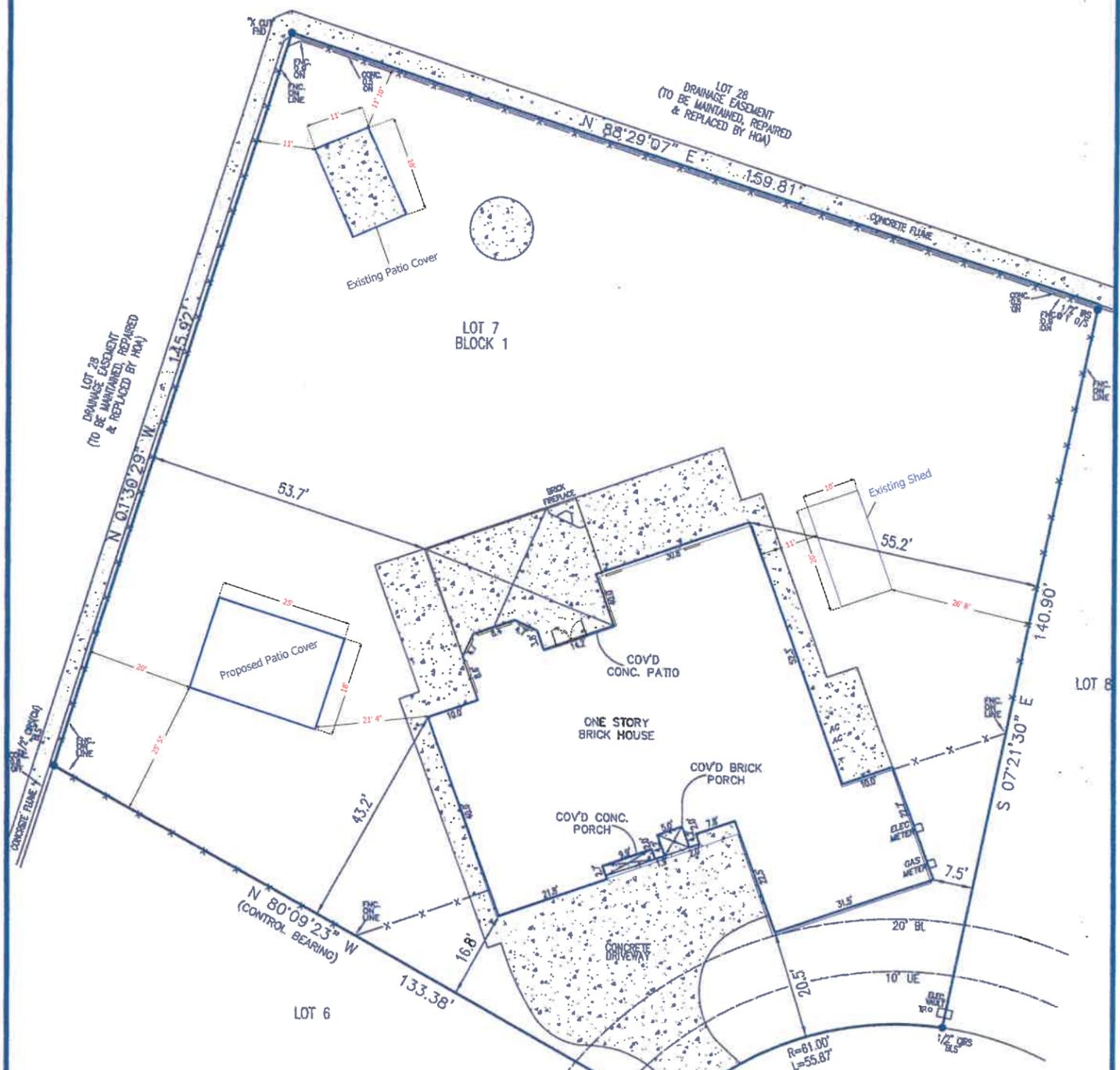
RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 COMMERCE ST SUITE 1600
DALLAS, TX 75226

PLAT SHOWING
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1202 GIDEON WAY



NOTES:
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PROJECT COMMENTS



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

DATE: 9/19/2024

PROJECT NUMBER: Z2024-043
PROJECT NAME: SUP for 1202 Gideon Way
SITE ADDRESS/LOCATIONS: 1202 GIDEON WAY

CASE CAPTION: Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	09/19/2024	Approved w/ Comments

09/19/2024: Z2024-043; Specific Use Permit (SUP) for an Accessory Structure at 1202 Gideon Way
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 more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way.

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

M.3 For reference, include the case number (Z2024-043) 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), the allowable number of accessory structures for a single-family home within the Single-Family 10 District is two (2) accessory structures. In this case, the applicant is proposing three (3) accessory structures for the subject property and requires a Specific Use Permit (SUP) for approval.

I.5 The proposed Covered Porch will be 25' by 18' and a total square footage of 450 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 3,355 SF. The property also has two (2) accessory structures existing on the property. One is a 198 SF shed which exceeds the allowable size for an accessory structure and is unpermitted. The second is a 200 SF unpermitted Covered Porch. Staff has added a condition of approval that both the existing structures are permitted after issuance of the Specific Use Permit (SUP). Based on the site plan, the addition of the proposed structure exceeds the allowable number of accessory structures permitted on a lot.

M.6 Provide the height of the proposed Covered Porch.

I.7 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 Residential Plot Plan as depicted in Exhibit 'B' of this Specific Use Permit (SUP) ordinance.

(2) The construction of a Covered Porch -- depicted as Structure '1' in Exhibit 'B' -- on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this Specific Use Permit (SUP) ordinance.

(3) The construction of the Accessory Building -- depicted as Structure '2' in Exhibit 'B' -- on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'D' of this Specific Use Permit (SUP) ordinance.

(4) The Covered Porch depicted in Exhibit 'B' as Structure '1' shall not exceed a maximum size of 450 SF.

(5) The Accessory Building depicted in Exhibit 'B' as Structure '2' shall not exceed a maximum size of 200 SF.

(6) The subject property shall be limited to a maximum of three (3) accessory structures.

(7) The maximum height of the Covered Porch depicted in Exhibit 'B' as Structure '1' shall not exceed a total height of 12-feet as measured to mid-point of the pitched roof.

(8) The maximum height of the Accessory Building depicted in Exhibit 'B' as Structure '2' shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.

(9) A building permit shall be obtained for the existing three (3) accessory structures (i.e. the two [2] Covered Porches and Accessory Building).

M.8 According to Subsection 07.04: Accessory Structure Development Standards of Article 05, District Development Standards, of the UDC, covered porches have a maximum height of 12-feet.

M.9 Please review the attached Draft Ordinance prior to the September 24, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 1, 2024. In reviewing the Draft Ordinance, please pay close attention to staff's conditions of approval.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 15, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 24, 2024.

I.11 The projected City Council meeting dates for this case will be October 21, 2024 (1st Reading) and November 4, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/18/2024	Approved

09/18/2024: BUILDING PERMIT WILL BE REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	09/13/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/16/2024	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

- PLATTING APPLICATION FEES:**
- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 1202 GIDEON WAY ROCKWALL, TX 75087
 SUBDIVISION GIDEON GROVE - PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL CURRENT USE RESIDENTIAL

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input checked="" type="checkbox"/> OWNER <u>Russ + Kim Dignam</u>	<input checked="" type="checkbox"/> APPLICANT <u>Russ + Kim Dignam</u>
CONTACT PERSON <u>Kim Dignam</u>	CONTACT PERSON <u>Kim Dignam</u>
ADDRESS <u>1202 GIDEON WAY</u>	ADDRESS <u>1202 GIDEON WAY</u>
CITY, STATE & ZIP <u>Rockwall, TX 75087</u>	CITY, STATE & ZIP <u>Rockwall, TX 75087</u>
PHONE <u>972-523-7020</u>	PHONE <u>972-523-7020</u>
E-MAIL <u>Kdignam@windsorhomesTX.com</u>	E-MAIL <u>Kdignam@windsorhomesTX.com</u>

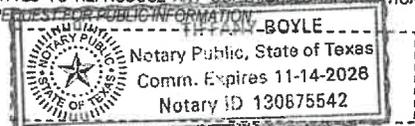
NOTARY VERIFICATION [REQUIRED]

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

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2024

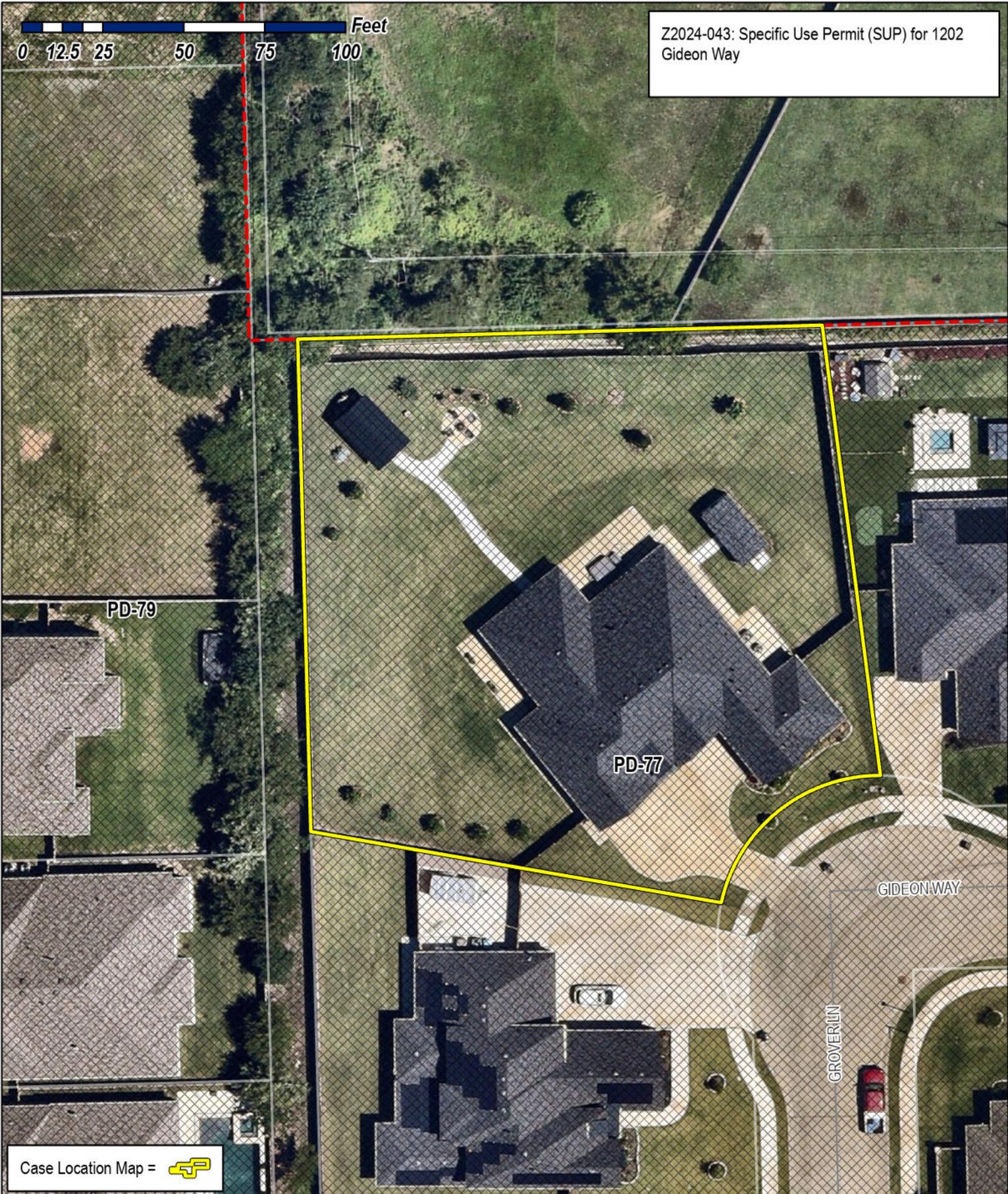
OWNER'S SIGNATURE Kim Dignam
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle



MY COMMISSION EXPIRES 11-14-2028



Z2024-043: Specific Use Permit (SUP) for 1202 Gideon Way



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.

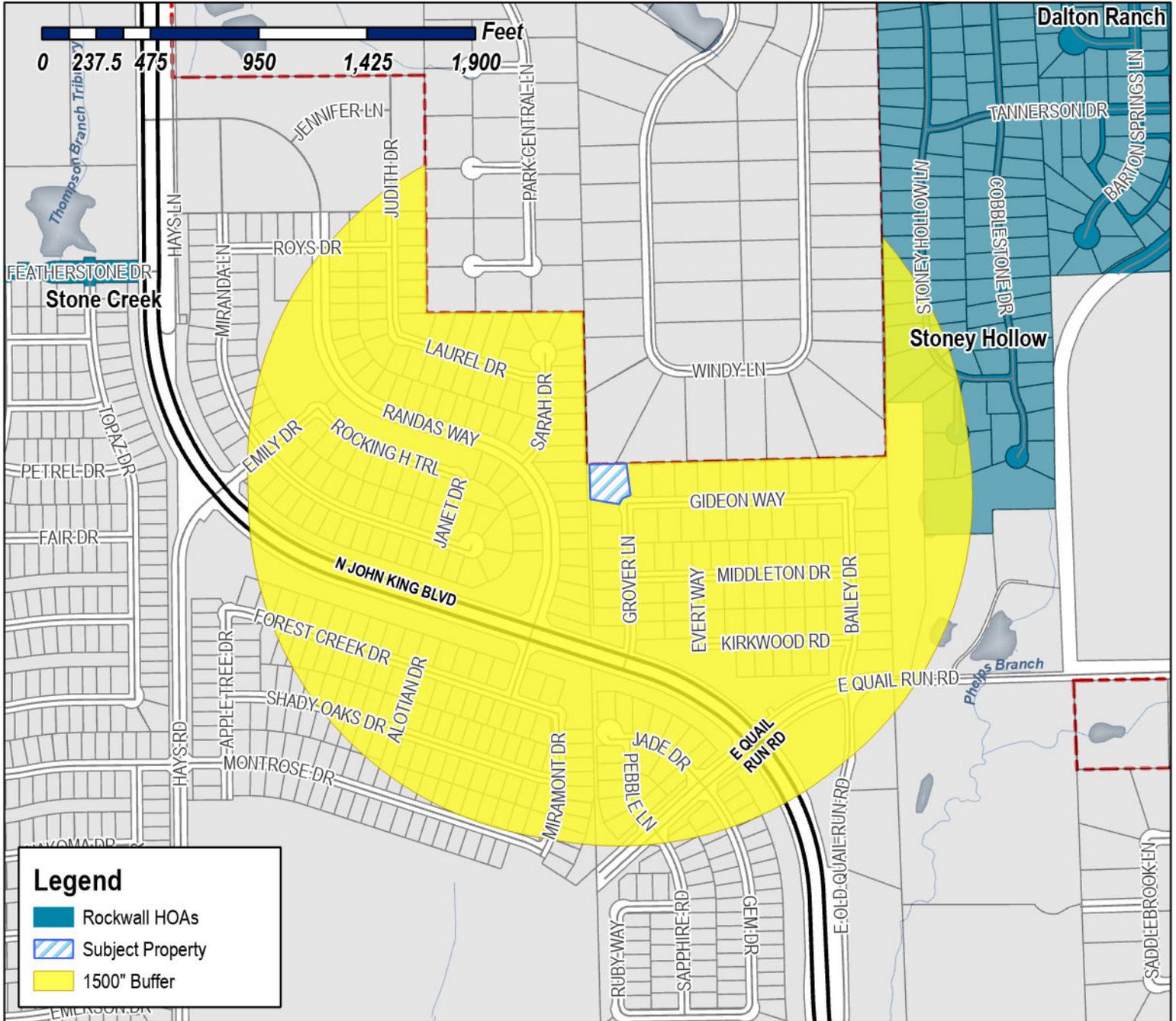




City of Rockwall

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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:45 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-043]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 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>.

Z2024-043: SUP to allow more than one (1) accessory structure

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

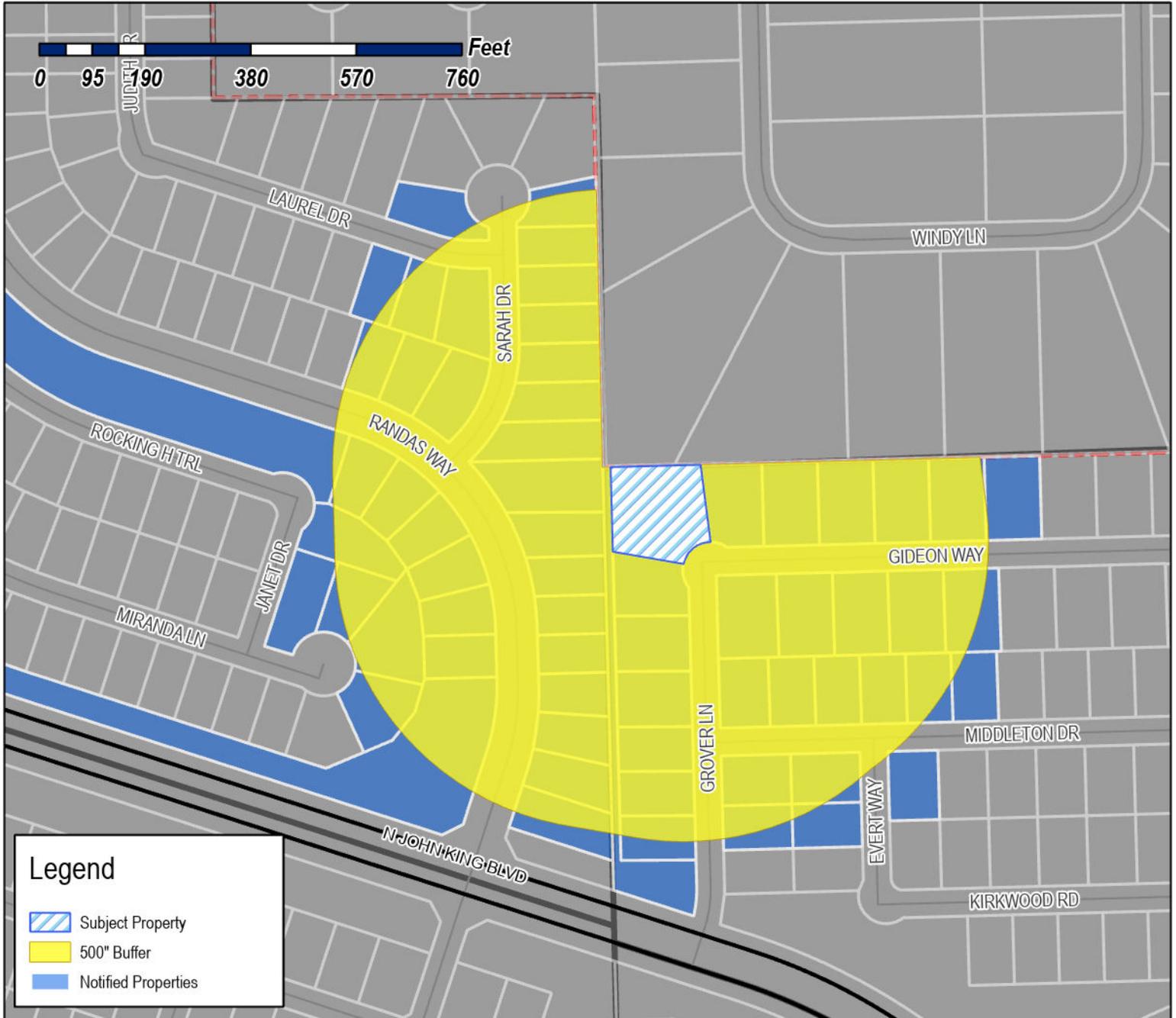
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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
-  500' Buffer
-  Notified Properties

Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call: (972) 771-7745



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY
1202 GIDEON WAY
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

RESIDENT
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE
2106 JANET DR
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN
AND
2109 GROVER LN
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M
2113 GROVER LN
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN
2120 RANDAS WAY
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND
2121 RANDAS WAY
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F
2125 RANDAS WAY
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY
LYNN
2131 RANDAS WAY
ROCKWALL, TX 75087

SIMON BICKY AND RUBY
2135 RANDAS WAY
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND
CHRISTOPHER R SUAREZ
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION
2200 ROSS AVENUE SUITE 4200W
DALLAS, TX 75201

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B
2201 MIRANDA LANE
ROCKWALL, TX 75087

CAMPION ANGELA
2201 RANDAS WAY
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE
2202 MIRABDA LANE
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

BROWN KYLE AND KELLI
2204 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2204 MIRANDA LN
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
2206 RANDAS WAY
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND
2207 RANDAS WAY
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA
ELOHIM
2208 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 COMMERCE ST SUITE 1600
DALLAS, TX 75226

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:

Z2024-043: SUP to allow more than the permitted number of accessory structures

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 21, 2024 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. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

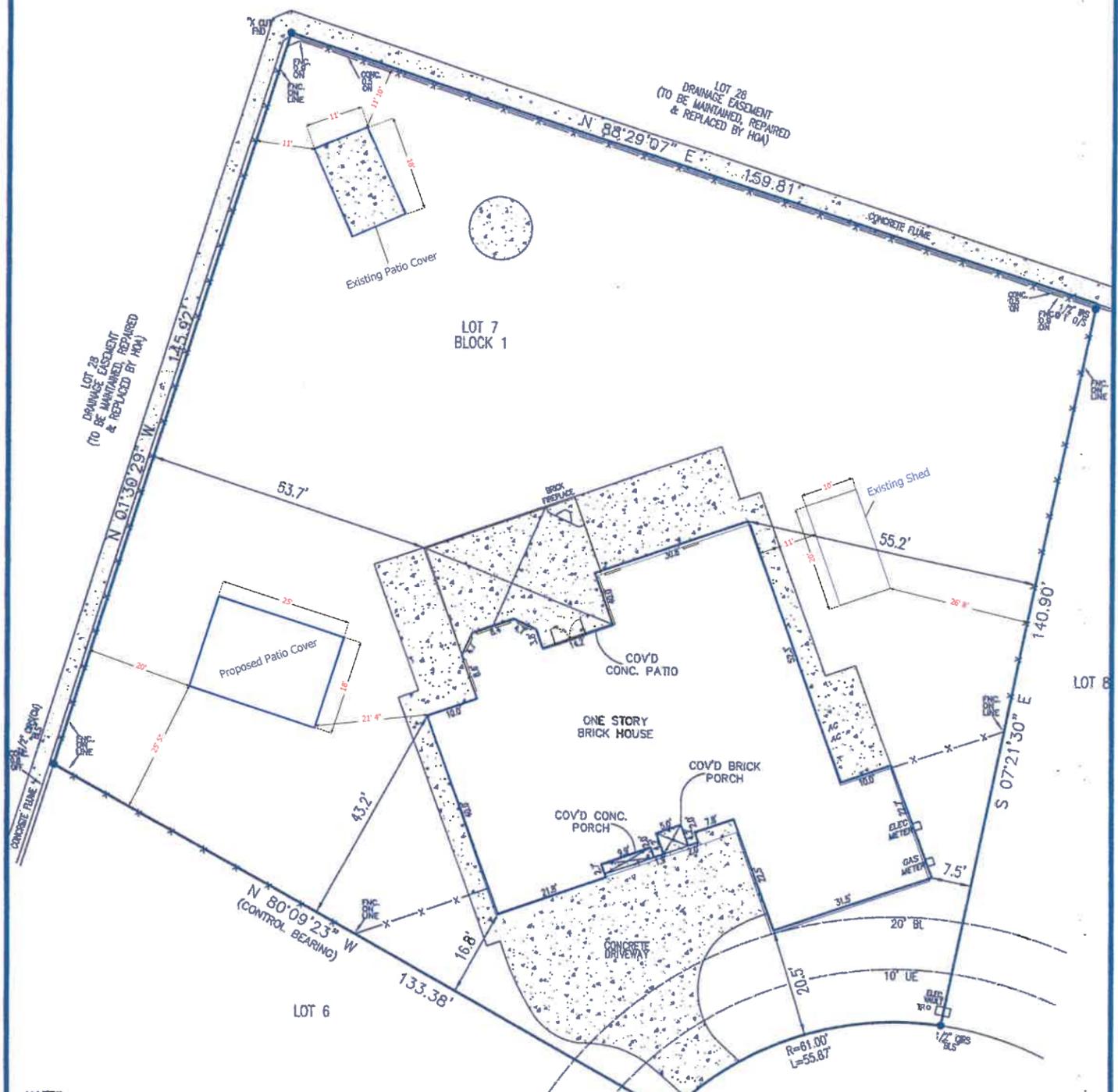
Name:

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

PLAT SHOWING
 Lot 7, Block 1 of GIDEON GROVE - NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 2020000008939, Official Public Records, Rockwall County, Texas.
1202 GIDEON WAY



- NOTES:**
 To the best of my knowledge and belief:
 I certify to Alliant National Title Insurance Company and Benchmark Title:
- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
 - 2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 2020000008939, O.P.R.R.C.T.(plat), Instr. No. 2019000008883 (plat), and the aforementioned Title Commitment.
 - 3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easements for under pipelines.
 - 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
 - 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 2020000008939, O.P.R.R.C.T. (PLAT)



"The Plat herein is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distances from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent encroachments, except as shown."

SURVEY DATE: 11/25/2020

LEGEND

- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- CM = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IR = IRON ROD
- X = FENCE
- = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: SAR

JOB # W-070-01-07

BLS JOB # 2000215-05

WINDSOR

BARROW LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
 FORT WORTH, TEXAS 76137
 PHONE (817) 961-0082
 FAX (817) 961-0086
 FIRM REGISTRATION NO. 10183700

FLOOD CERTIFICATION
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C030 L. Map Revised: September 26, 2008

Zone X (unshaded)
 Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

© 2017 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Clusteen

© 2018 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Chasteen

10' wide x20' long x9.5' tall



11' wide x 18' deep x 12.6' tall









CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH 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 Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow for an accessory building that exceeds the maximum square footage and for more accessory structures than permitted on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, 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 more than the permitted number of accessory structures 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 Planned Development District 77 (PD-77) and Subsection 03.01, *General Residential District*

Standards, and Subsection 03.07, *Single-Family 10 (SF-10) 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 *Pergola* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
- (3) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
- (4) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
- (5) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
- (6) The subject property shall be limited to a maximum of three (3) accessory structures.
- (7) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
- (8) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
- (9) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require 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 4TH DAY OF NOVEMBER, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

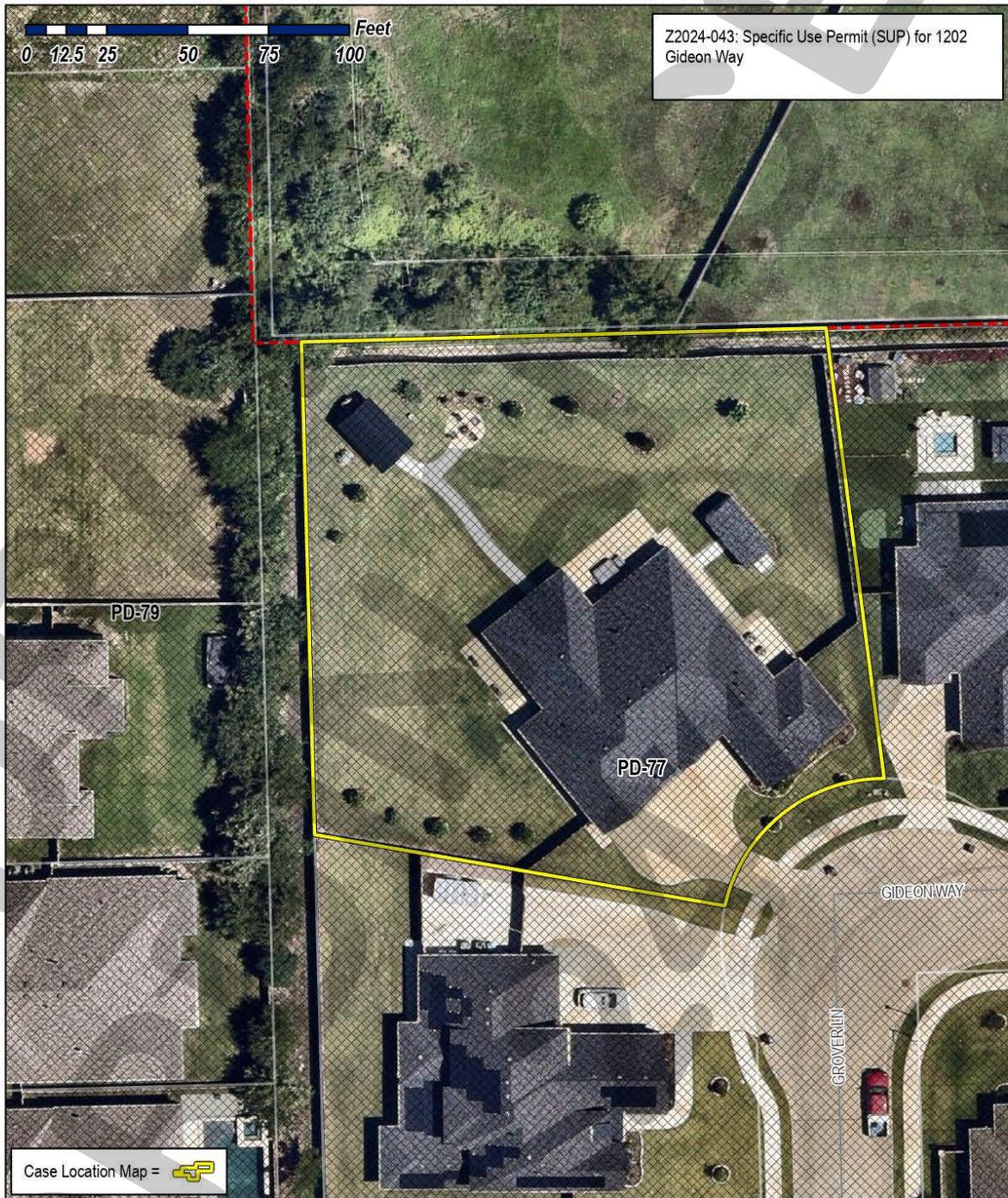
1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A'
Survey and Legal Description

Address: 1202 Gideon Way

Legal Description: Lot 1, Block 7, Gideon Grove North Addition



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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Exhibit 'B': Residential Plot Plan

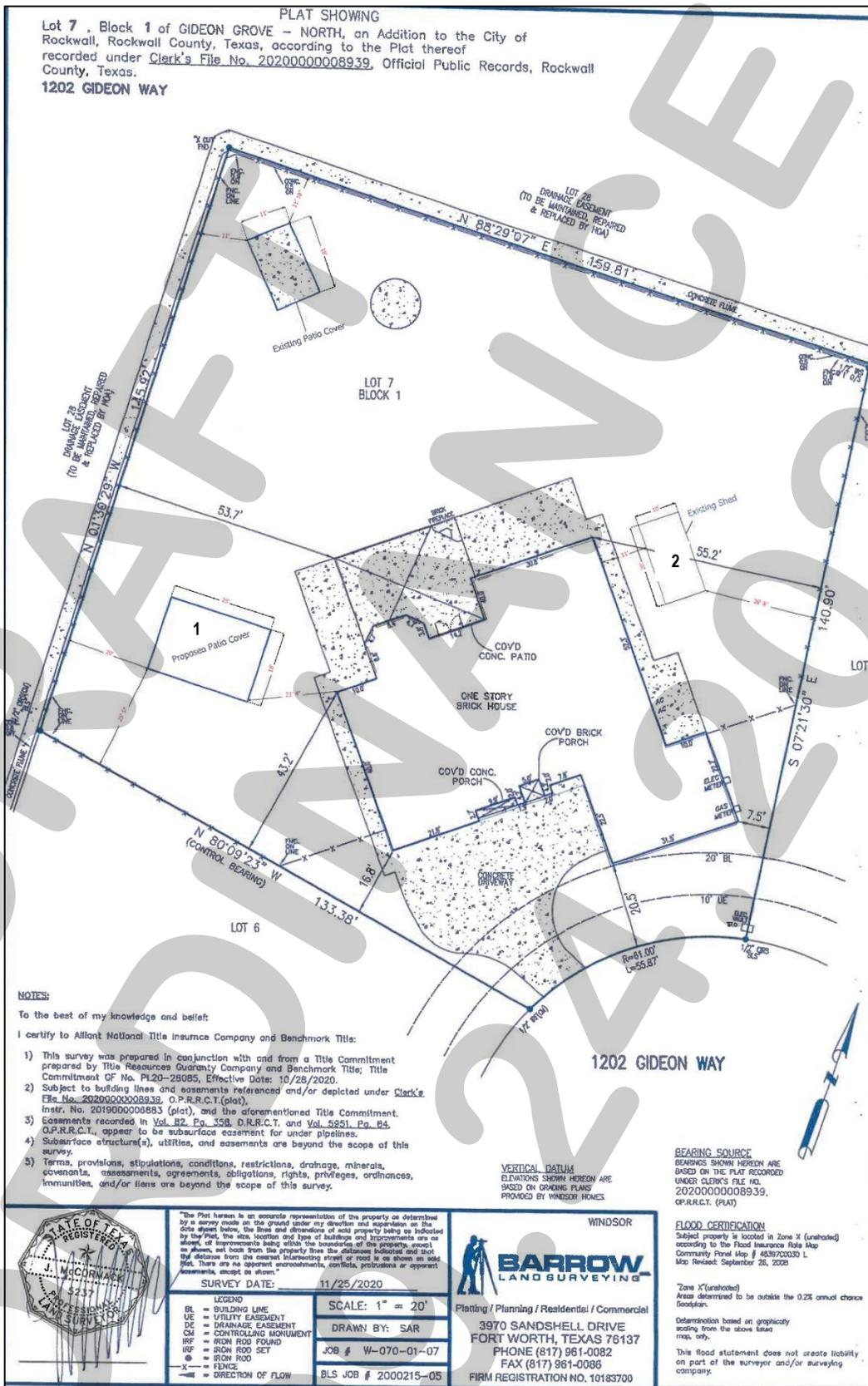


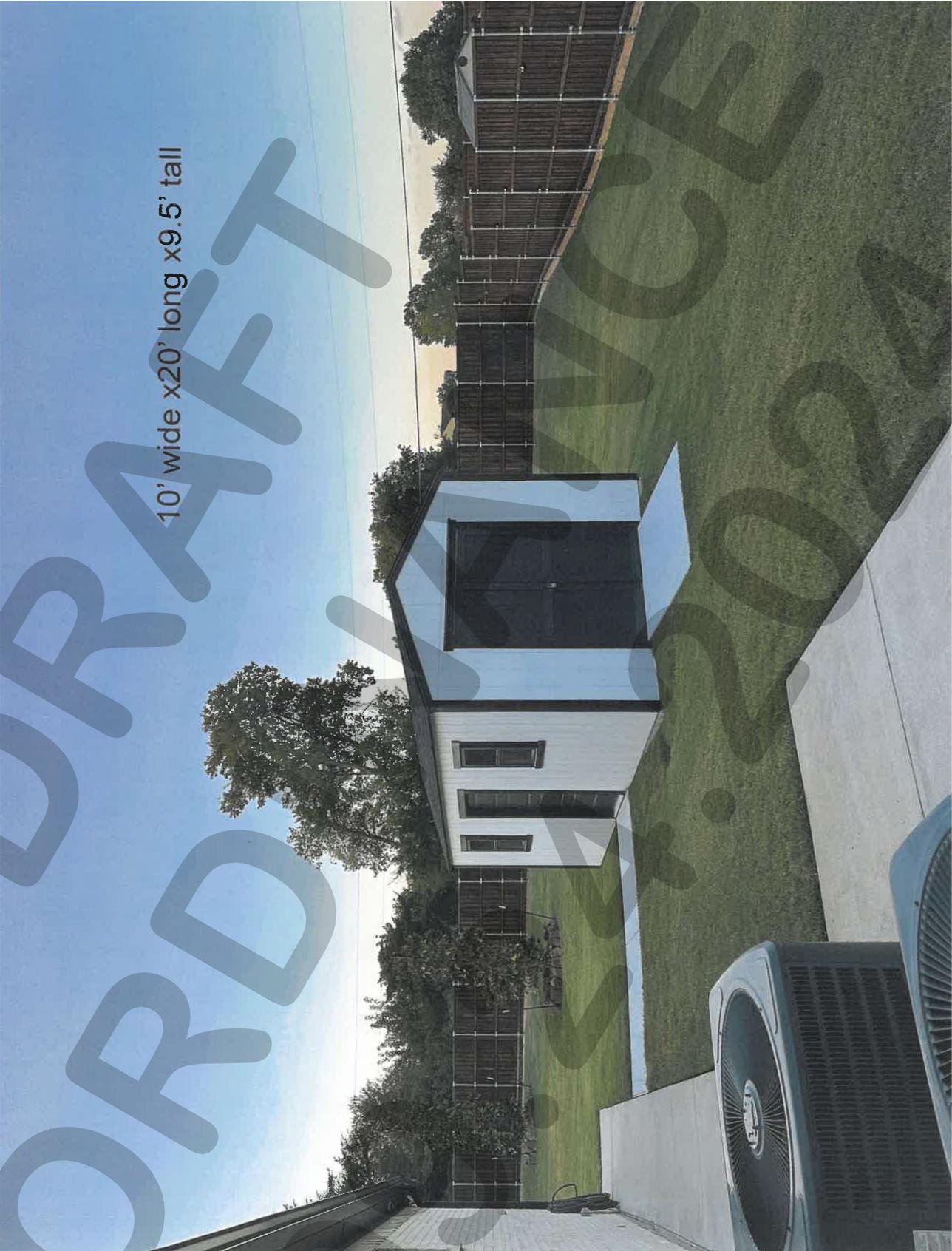
Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'D':
Building Elevations (Accessory Building)





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: October 15, 2024

APPLICANT: Russ and Kim Dignam

CASE NUMBER: Z2024-043; *Specific Use Permit (SUP) to Allow an Accessory Structure Larger than the Permitted Square Footage and More than the Permitted Number of Accessory Structures*

SUMMARY

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow an accessory structure larger than the permitted square footage and more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43 [Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] for the subject property for the purpose of constructing a single-phase residential subdivision (*i.e. Gideon Grove North*). On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error. According to the Rockwall Central Appraisal District (RCAD), there is a 3,355 SF single-family home situated on the subject property. The subject property also has two (2) unpermitted accessory structures on the subject property which consist of a 200 SF accessory building and a 198 SF covered patio.

PURPOSE

The applicant – *Russ and Kim Dignam* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of an accessory structure that exceeds the maximum allowable size and the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1202 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 2113, 2109, 2105, 2015, 2011, & 2007 Grove Way*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are 11 parcels of land (i.e. 1206, 1210, 1214, 1304, 1308, 1312, 1316, 1320, 1324, 1328 Gideon Way, 2116 Bailey Drive) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (i.e. Lots 1 & 2, Block A, Rockwall ISD Addition) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF Secondary Public School.

West: Directly west of the subject property is Phase 1 of the Saddle Star Estates Subdivision which is zoned Planned Development District 79 (PD-79), was established in 2019, consists of 26.41 acres, and 66 residential lots. Beyond this is John King Boulevard which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow an accessory building that exceeds the maximum allowable size and to construct an accessory structure that exceeds the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The applicant's photos indicate that the existing accessory building has a building footprint of 200 SF (10' X 20') and the existing patio cover has a building footprint of 198 SF (11' X 18'). The applicant's building elevations indicate the proposed patio cover will be 450 SF (18' X 25').

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows maximum of two (2) accessory structures with a maximum square footage of 144 SF. The Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached covered porch with a maximum square footage of 500 SF. The proposed detached covered porch is 450 SF and currently there are two (2) existing unpermitted accessory structures, with one being an accessory building with a building footprint of 200 SF and the second being a patio cover that is 450 SF. Since the existing accessory building was not permitted and is 56 SF over the maximum allowed square footage for an accessory building in a Single-Family 10 (SF-10) District, the accessory building is included with this Specific Use Permit (SUP) request. Staff should note that the applicant did pay the non-compliant structure fee of \$1000.00 and staff has added the condition of approval that the applicant shall obtain a building permit for all three (3) accessory structures upon approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure compared to those of the primary structure. The proposed *Accessory Structures* submitted by the applicant do not appear to create a negative impact on any of the adjacent properties; however, it could set a precedence with regard to the size of the existing structure and number of accessory structures per lot in this neighborhood, given that the majority of the accessory structures and additions (i.e. sports courts, artificial turf, etc.) in this particular subdivision are unpermitted. For example, staff examined other accessory buildings located on properties within Gideon Grove North, and found seven (7) properties with accessory structures within the rear yard of the property (i.e. 1206, 1304, & 1324 Gideon Way, 1208, & 1326 Middleton Drive, 1309 & 1328 Kirkwood Road), all of these structures appear to be similar in size and primarily used for either storage or as a shade structure. However, only two (2) of the accessory structures found by aeriels were permitted. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 18, 2024, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received five (5) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP), 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
 - b) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
 - c) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
 - d) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
 - e) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
 - f) The subject property shall be limited to a maximum of three (3) accessory structures.
 - g) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
 - h) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
 - i) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

- (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.

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 1202 GIDEON WAY ROCKWALL, TX 75087

SUBDIVISION GIDEON GROVE - PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL CURRENT USE RESIDENTIAL

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

OWNER Russ + Kim Dignam APPLICANT Russ + Kim Dignam

CONTACT PERSON Kim Dignam CONTACT PERSON Kim Dignam

ADDRESS 1202 GIDEON WAY ADDRESS 1202 GIDEON WAY

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-523-7020 PHONE 972-523-7020

E-MAIL Kdignam@windsorhomesTX.com E-MAIL Kdignam@windsorhomesTX.com

NOTARY VERIFICATION [REQUIRED]

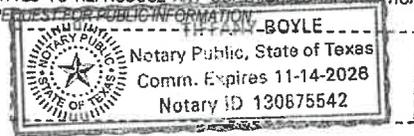
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Dignam [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2024

OWNER'S SIGNATURE Kim Dignam

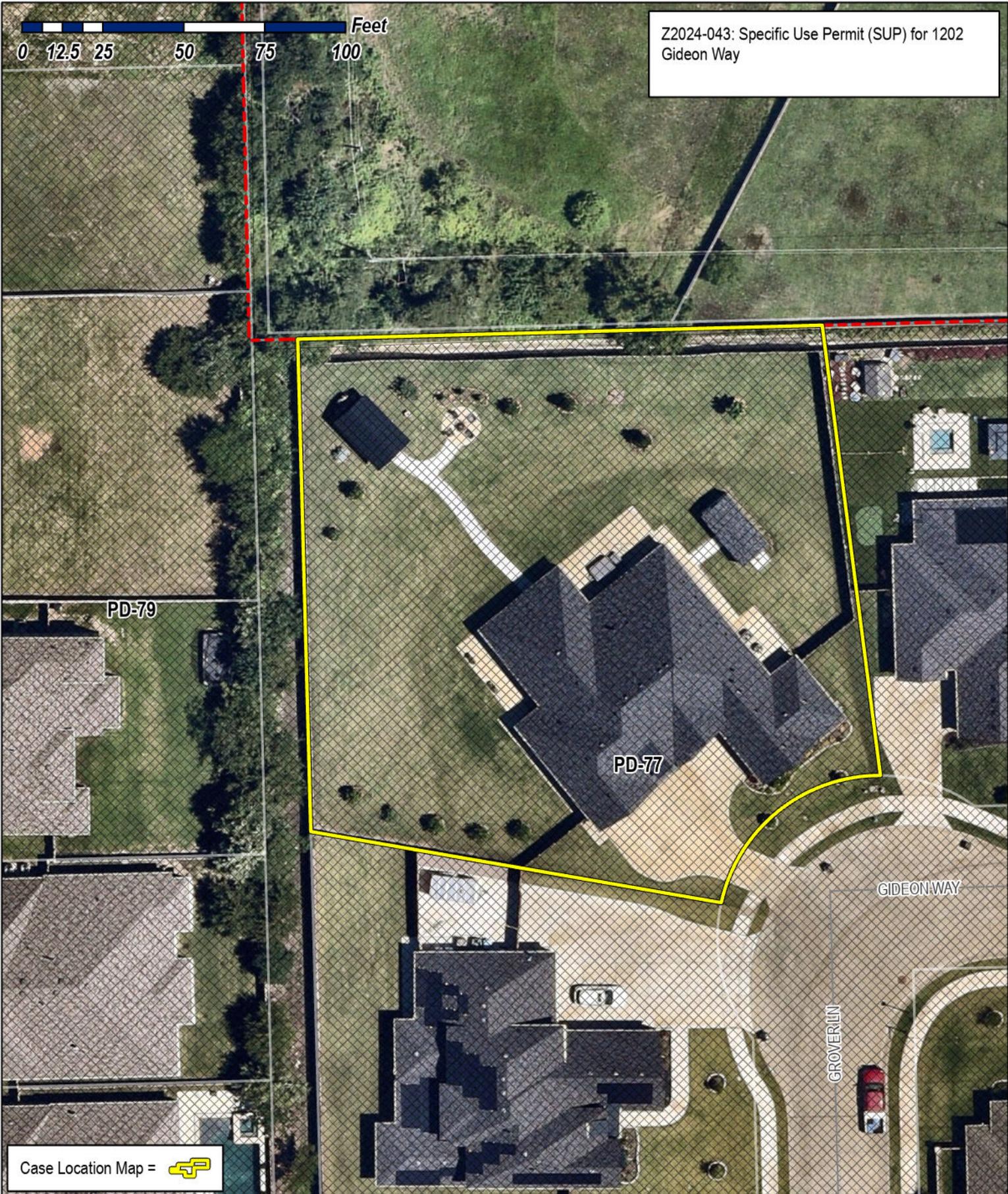
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle



MY COMMISSION EXPIRES 11-14-2028



Z2024-043: Specific Use Permit (SUP) for 1202 Gideon Way



Case Location Map =



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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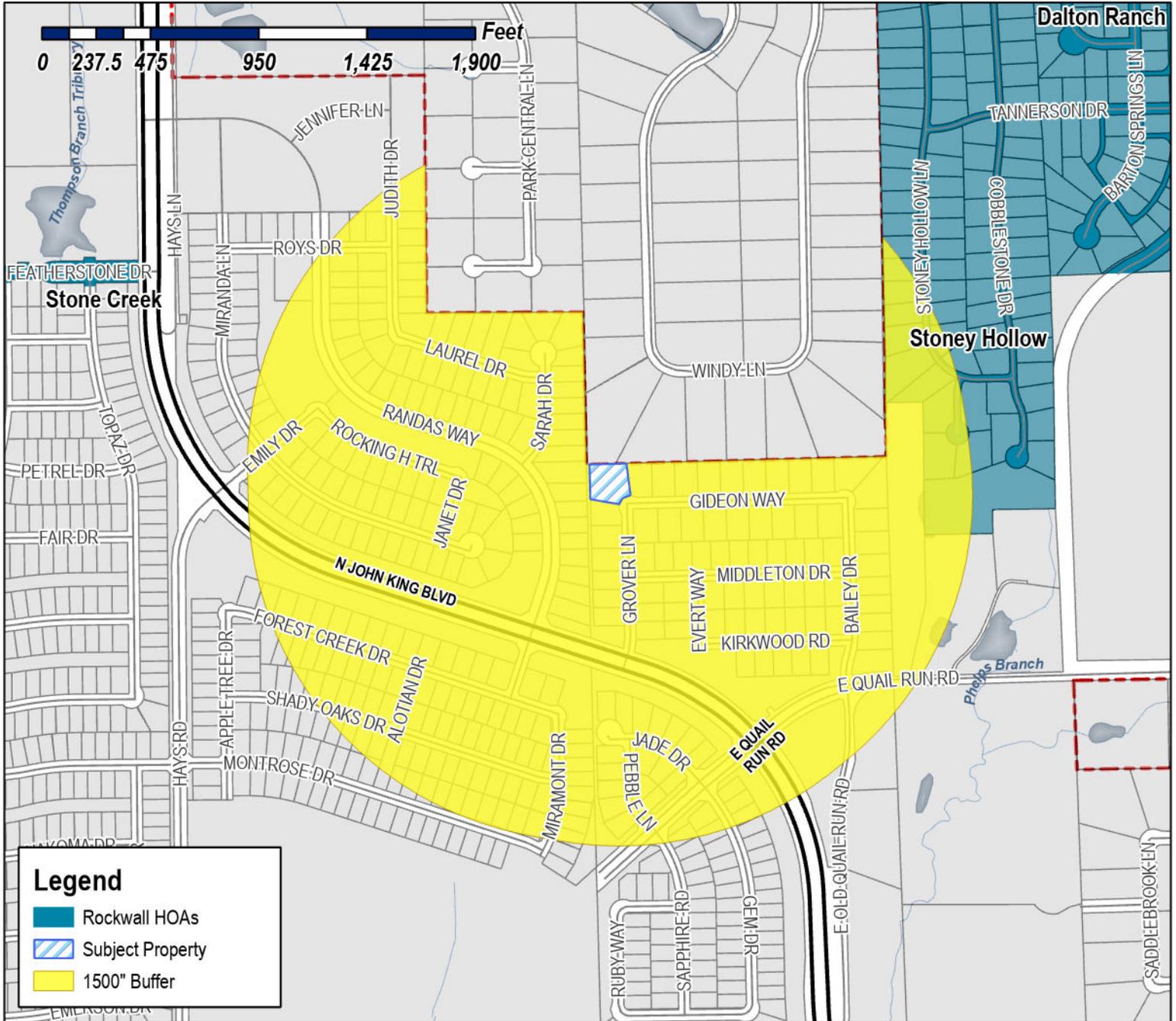




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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:45 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-043]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 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>.

Z2024-043: SUP to allow more than one (1) accessory structure

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

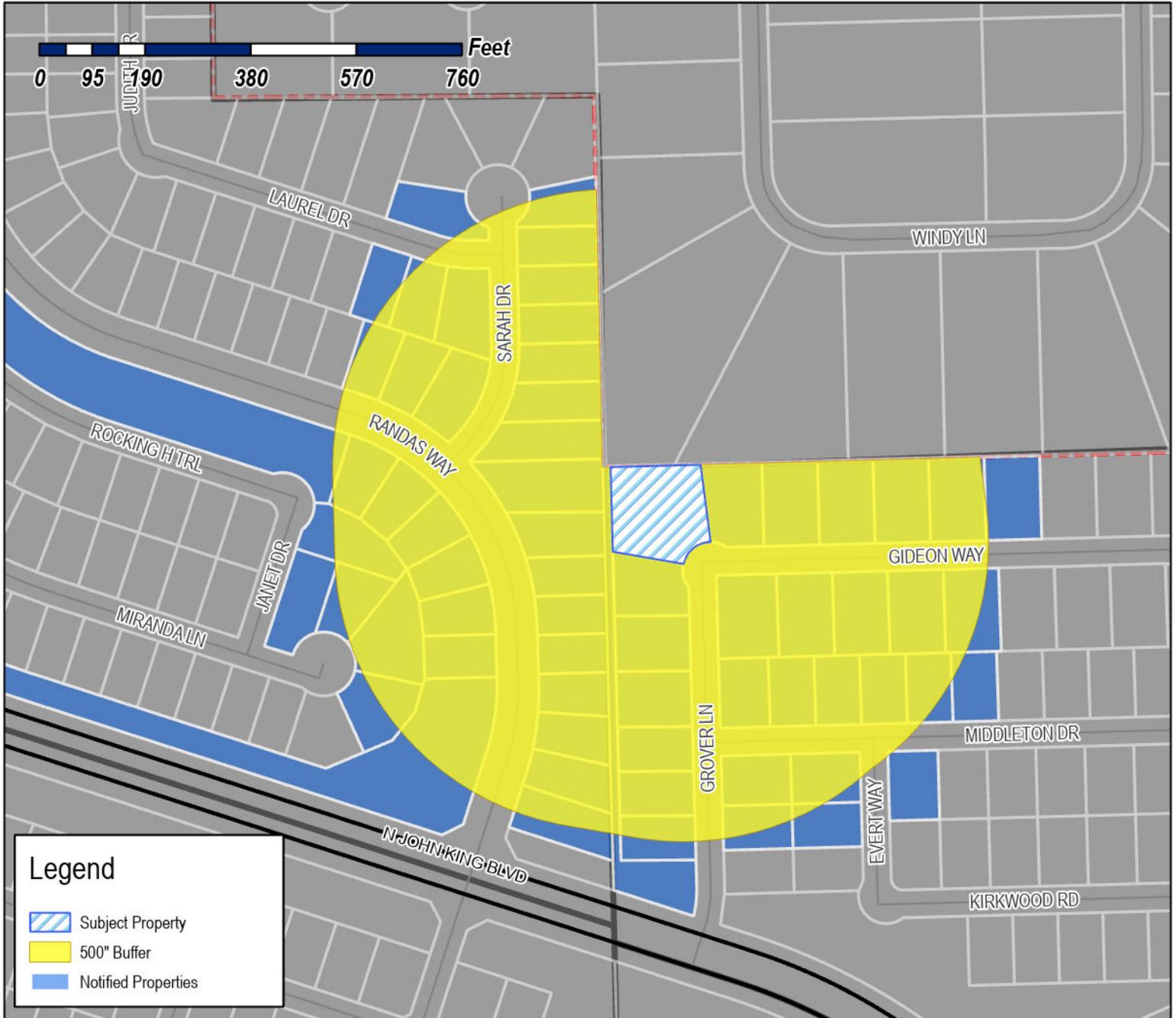
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY
1202 GIDEON WAY
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

RESIDENT
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE
2106 JANET DR
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN
AND
2109 GROVER LN
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M
2113 GROVER LN
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN
2120 RANDAS WAY
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND
2121 RANDAS WAY
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F
2125 RANDAS WAY
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY
LYNN
2131 RANDAS WAY
ROCKWALL, TX 75087

SIMON BICKY AND RUBY
2135 RANDAS WAY
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND
CHRISTOPHER R SUAREZ
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION
2200 ROSS AVENUE SUITE 4200W
DALLAS, TX 75201

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B
2201 MIRANDA LANE
ROCKWALL, TX 75087

CAMPION ANGELA
2201 RANDAS WAY
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE
2202 MIRABDA LANE
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

BROWN KYLE AND KELLI
2204 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2204 MIRANDA LN
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
2206 RANDAS WAY
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND
2207 RANDAS WAY
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA
ELOHIM
2208 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 COMMERCE ST SUITE 1600
DALLAS, TX 75226

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:

Z2024-043: SUP to allow more than the permitted number of accessory structures

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 21, 2024 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. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

THEY HAVE A LARGE LOT WITH PLENTY OF ROOM.

Name: MICHAEL & CHERIE ALLUM
Address: 2113 GROVER LANE 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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-043

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This request is in the rear yard invisible to public view. Unless it creates drainage problems for others or a fire hazard... it should be fine.

Respondent Information

Please provide your information.

First Name *

Carl & Prudence

Last Name *

Bobbitt

Address *

1206 Gideon Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms

Ross, Bethany

From: Dennett Conway <deconwa@yahoo.com>
Sent: Wednesday, October 2, 2024 1:40 PM
To: Planning
Subject: Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

Hi Bethany,
This is Denny and Mary Conway at 1214 Gideon Way, Rockwall TX.

I talked to Russ and he mentioned that they are looking to add a pool with an awning in addition to their Gazebo and Shed in their back yard.

We approve this request.

Sincerely,
Denny and Mary Conway

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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PUBLIC NOTICE



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

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

[Redacted area]

Name:

BRIAN & PENNY GOMM

Address:

1304 GIDEON WAY ROCKWALL, TX 75087

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

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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

Should not affect any home in the neighborhood or appearance from the front

Name:

John Safar

Address:

1305 Gideon Way, Rockwall, TX 75087

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

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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: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call: (972) 771-7745



PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
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Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

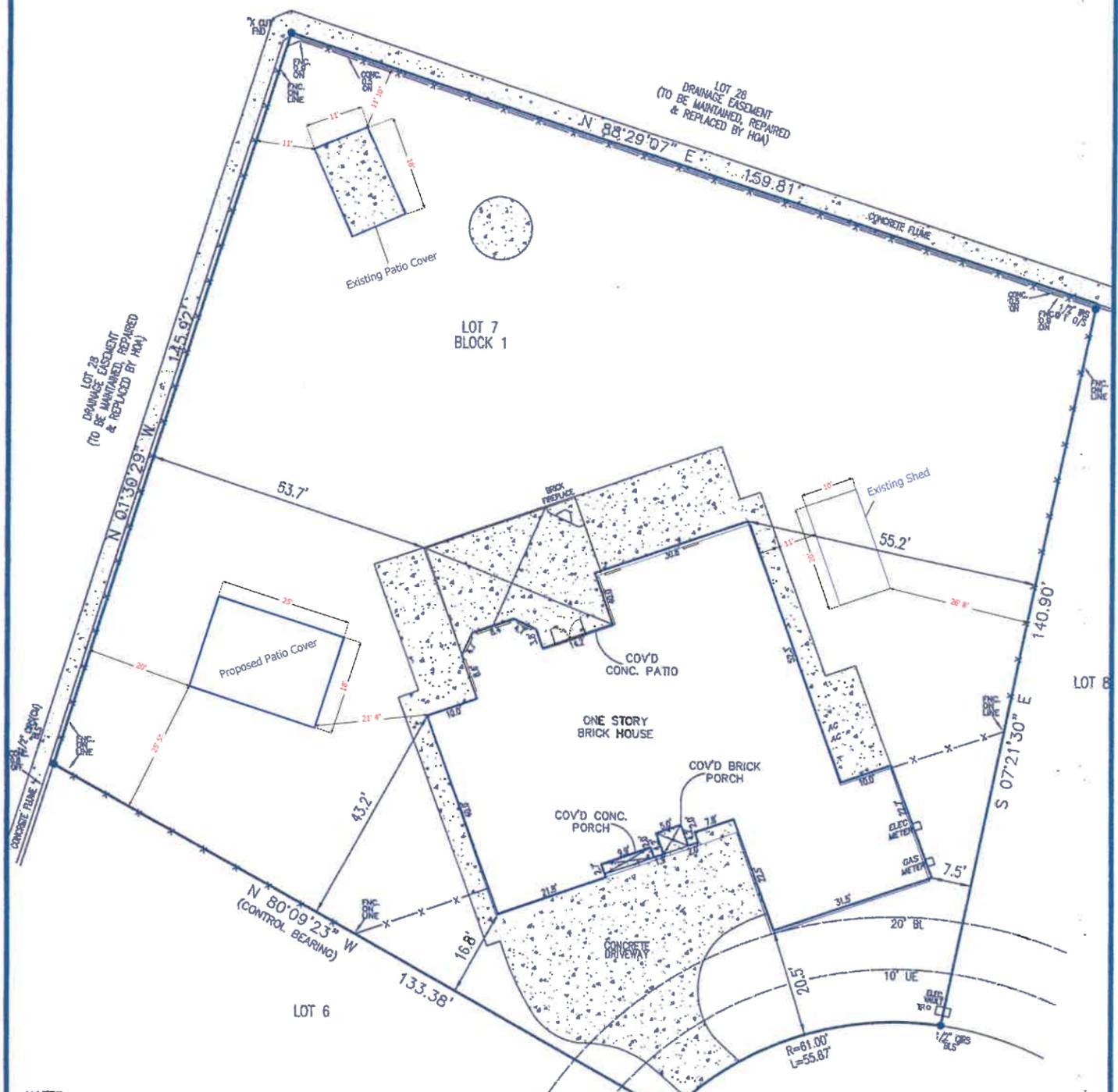
Name:

Address:

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

PLAT SHOWING
 Lot 7, Block 1 of GIDEON GROVE - NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 2020000008939, Official Public Records, Rockwall County, Texas.
1202 GIDEON WAY



NOTES:

- To the best of my knowledge and belief:
 I certify to Alliant National Title Insurance Company and Benchmark Title:
- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
 - 2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 2020000008939, O.P.R.R.C.T.(plat), Instr. No. 2019000008883 (plat), and the aforementioned Title Commitment.
 - 3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easement for under pipelines.
 - 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
 - 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 2020000008939, O.P.R.R.C.T. (PLAT)



"The Plat herein is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distances from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent encroachments, except as shown."

SURVEY DATE: 11/25/2020

LEGEND
 BL = BUILDING LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 CM = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 IR = IRON ROD
 X = FENCE
 - - = DIRECTION OF FLOW

SCALE: 1" = 20'
DRAWN BY: SAR
JOB # W-070-01-07
BLS JOB # 2000215-05

WINDSOR

BARROW LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
 FORT WORTH, TEXAS 76137
 PHONE (817) 961-0082
 FAX (817) 961-0086
 FIRM REGISTRATION NO. 10183700

FLOOD CERTIFICATION
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C030 L. Map Revised: September 26, 2008

Zone X (unshaded)
 Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

© 2017 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Clusteen

© 2018 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Chasteen

10' wide x20' long x9.5' tall



11' wide x 18' deep x 12.6' tall









CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH 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 Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow for an accessory building that exceeds the maximum square footage and for more accessory structures than permitted on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, 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 more than the permitted number of accessory structures 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 Planned Development District 77 (PD-77) and Subsection 03.01, *General Residential District*

Standards, and Subsection 03.07, *Single-Family 10 (SF-10) 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 *Pergola* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
- (3) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
- (4) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
- (5) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
- (6) The subject property shall be limited to a maximum of three (3) accessory structures.
- (7) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
- (8) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
- (9) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require 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 4TH DAY OF NOVEMBER, 2024.

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

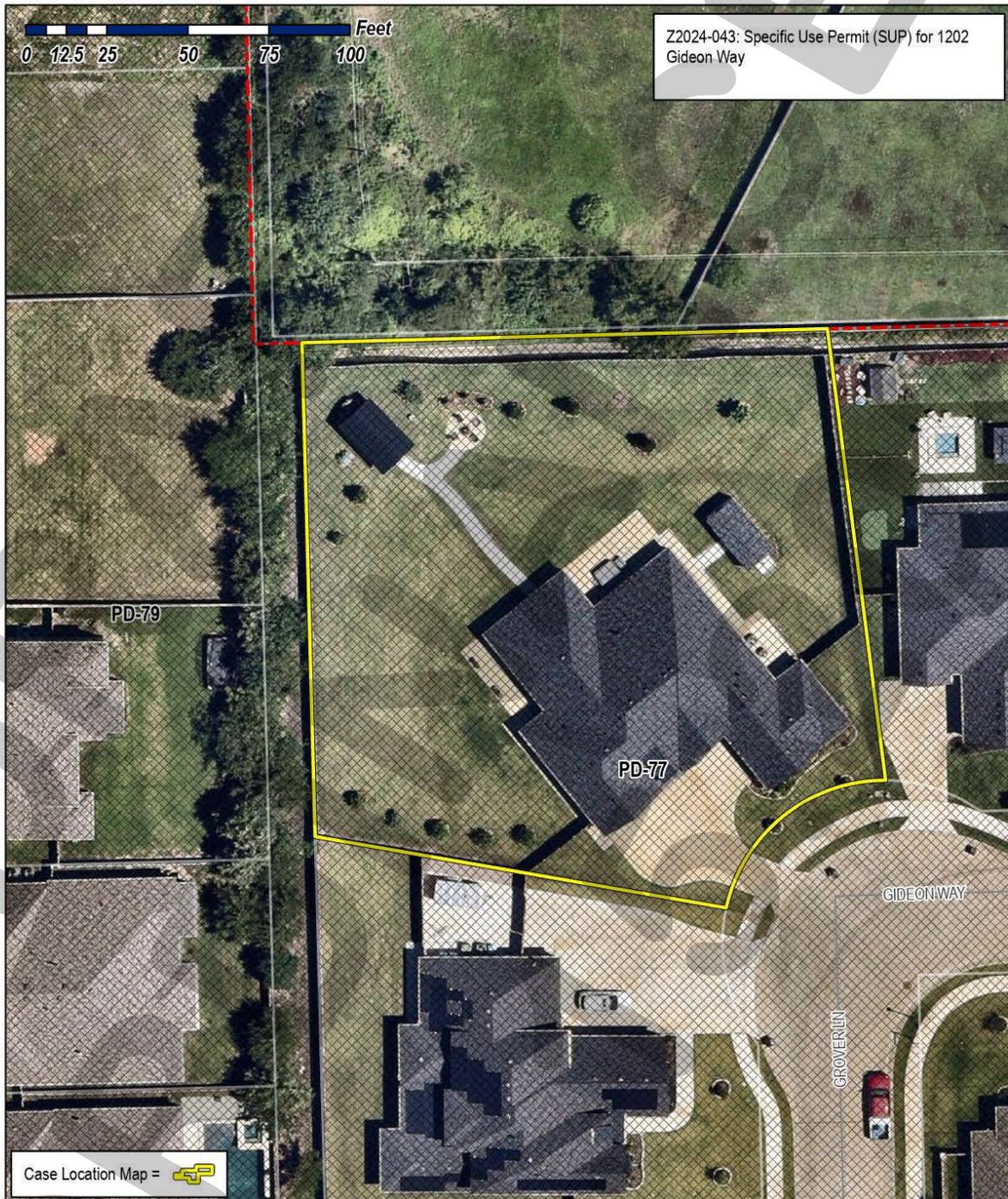
1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A'
Survey and Legal Description

Address: 1202 Gideon Way

Legal Description: Lot 1, Block 7, Gideon Grove North Addition



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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Exhibit 'B': Residential Plot Plan

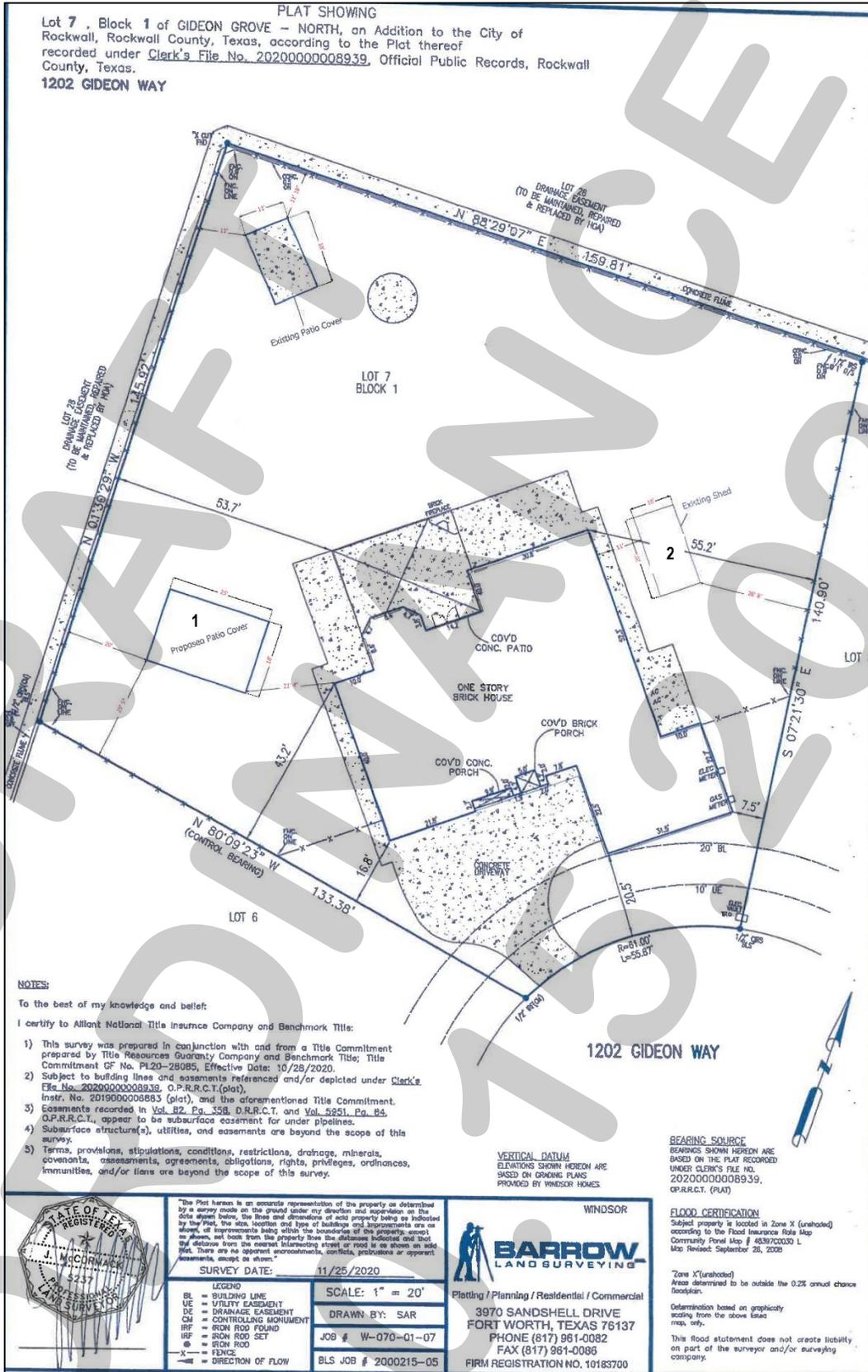


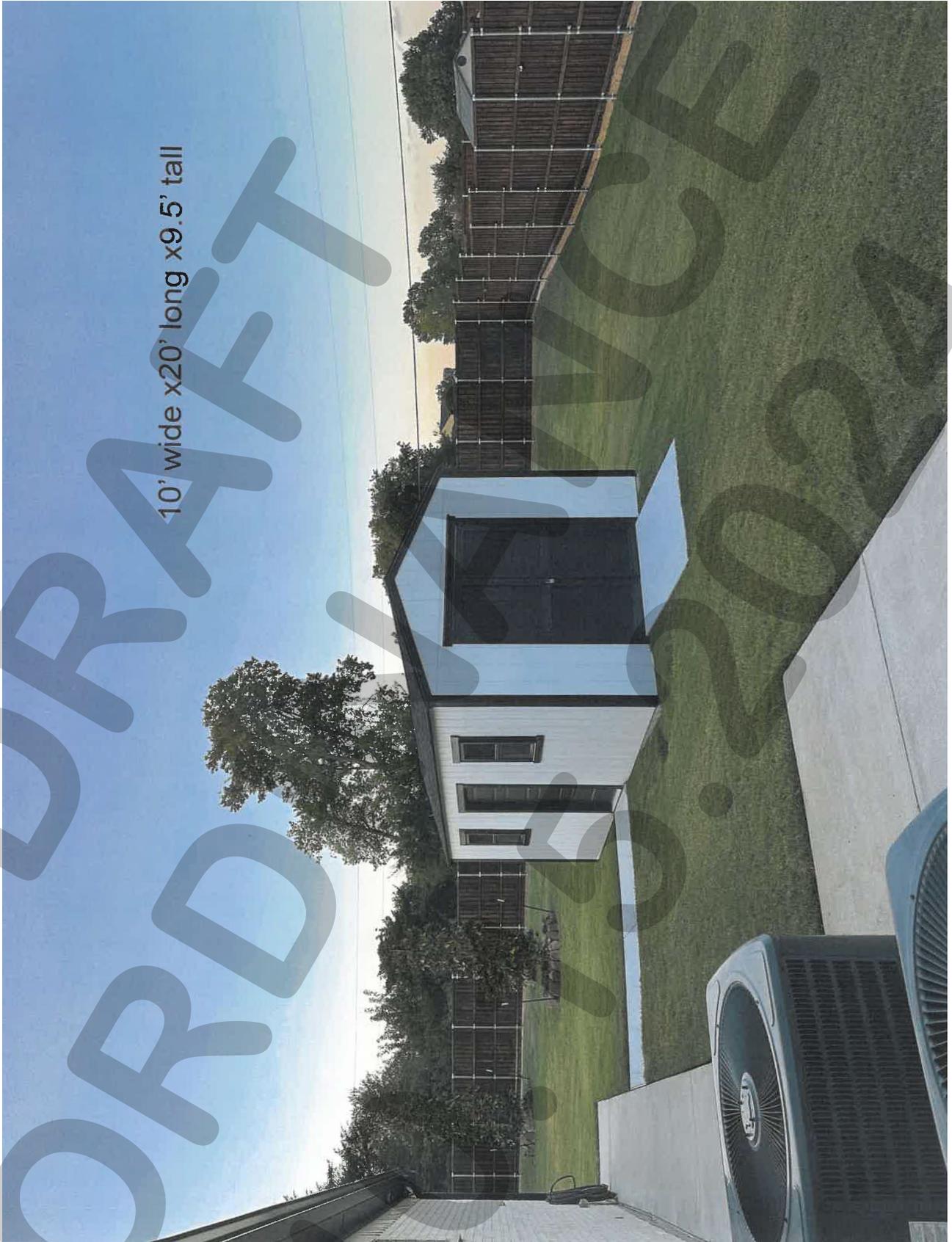
Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'D':
Building Elevations (Accessory 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: October 21, 2024
APPLICANT: Russ and Kim Dignam
CASE NUMBER: Z2024-043; *Specific Use Permit (SUP) to Allow an Accessory Structure Larger than the Permitted Square Footage and More than the Permitted Number of Accessory Structures*

SUMMARY

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow an accessory structure larger than the permitted square footage and more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43 [Case No. A1973-005]*. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] for the subject property for the purpose of constructing a single-phase residential subdivision (*i.e. Gideon Grove North*). On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error. According to the Rockwall Central Appraisal District (RCAD), there is a 3,355 SF single-family home situated on the subject property. The subject property also has two (2) unpermitted accessory structures on the subject property which consist of a 200 SF accessory building and a 198 SF covered patio.

PURPOSE

The applicant – *Russ and Kim Dignam* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of an accessory structure that exceeds the maximum allowable size and the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1202 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 2113, 2109, 2105, 2015, 2011, & 2007 Grove Way*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are 11 parcels of land (i.e. 1206, 1210, 1214, 1304, 1308, 1312, 1316, 1320, 1324, 1328 Gideon Way, 2116 Bailey Drive) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (i.e. Lots 1 & 2, Block A, Rockwall ISD Addition) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF Secondary Public School.

West: Directly west of the subject property is Phase 1 of the Saddle Star Estates Subdivision which is zoned Planned Development District 79 (PD-79), was established in 2019, consists of 26.41 acres, and 66 residential lots. Beyond this is John King Boulevard which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow an accessory building that exceeds the maximum allowable size and to construct an accessory structure that exceeds the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The applicant's photos indicate that the existing accessory building has a building footprint of 200 SF (10' X 20') and the existing patio cover has a building footprint of 198 SF (11' X 18'). The applicant's building elevations indicate the proposed patio cover will be 450 SF (18' X 25').

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows maximum of two (2) accessory structures with a maximum square footage of 144 SF. The Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached covered porch with a maximum square footage of 500 SF. The proposed detached covered porch is 450 SF and currently there are two (2) existing unpermitted accessory structures, with one being an accessory building with a building footprint of 200 SF and the second being a patio cover that is 450 SF. Since the existing accessory building was not permitted and is 56 SF over the maximum allowed square footage for an accessory building in a Single-Family 10 (SF-10) District, the accessory building is included with this Specific Use Permit (SUP) request. Staff should note that the applicant did pay the non-compliant structure fee of \$1000.00 and staff has added the condition of approval that the applicant shall obtain a building permit for all three (3) accessory structures upon approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure compared to those of the primary structure. The proposed *Accessory Structures* submitted by the applicant do not appear to create a negative impact on any of the adjacent properties; however, it could set a precedence with regard to the size of the existing structure and number of accessory structures per lot in this neighborhood, given that the majority of the accessory structures and additions (i.e. sports courts, artificial turf, etc.) in this particular subdivision are unpermitted. For example, staff examined other accessory buildings located on properties within Gideon Grove North, and found seven (7) properties with accessory structures within the rear yard of the property (i.e. 1206, 1304, & 1324 Gideon Way, 1208, & 1326 Middleton Drive, 1309 & 1328 Kirkwood Road), all of these structures appear to be similar in size and primarily used for either storage or as a shade structure. However, only two (2) of the accessory structures found by aerials were permitted. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 18, 2024, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received six (6) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP), 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
 - b) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
 - c) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
 - d) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
 - e) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
 - f) The subject property shall be limited to a maximum of three (3) accessory structures.
 - g) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
 - h) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
 - i) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

- PLATTING APPLICATION FEES:**
- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 1202 GIDEON WAY ROCKWALL, TX 75087

SUBDIVISION GIDEON GROVE - PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL CURRENT USE RESIDENTIAL

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

OWNER Russ + Kim Dignam APPLICANT Russ + Kim Dignam

CONTACT PERSON Kim Dignam CONTACT PERSON Kim Dignam
ADDRESS 1202 GIDEON WAY ADDRESS 1202 GIDEON WAY

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-523-7020 PHONE 972-523-7020

E-MAIL Kdignam@windsorhomesTX.com E-MAIL Kdignam@windsorhomesTX.com

NOTARY VERIFICATION [REQUIRED]

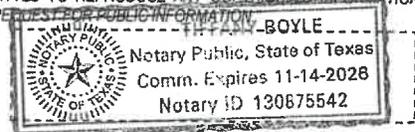
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Dignam [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF SEPTEMBER, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2024

OWNER'S SIGNATURE Kim Dignam

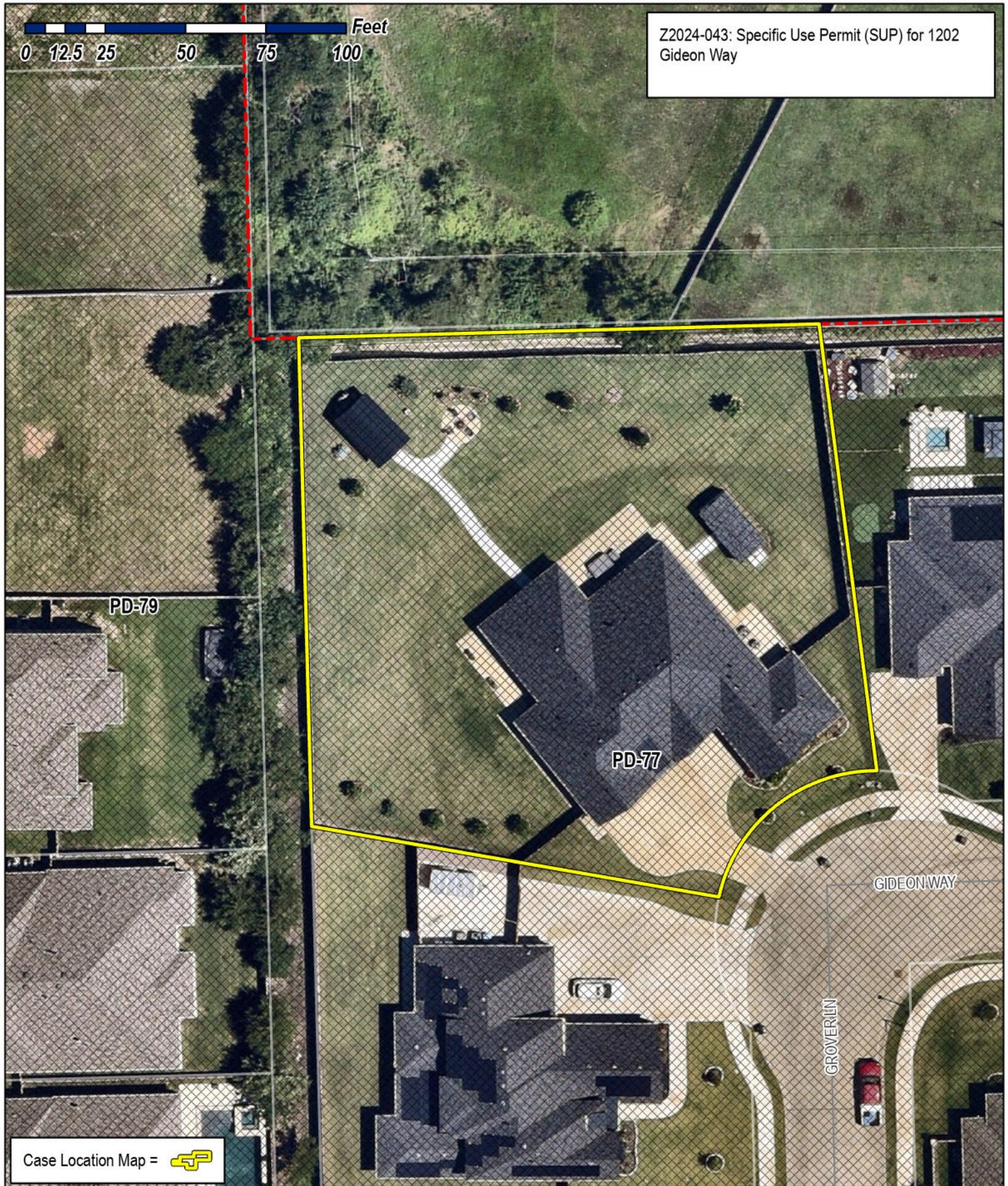
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle



MY COMMISSION EXPIRES 11-14-2028



Z2024-043: Specific Use Permit (SUP) for 1202 Gideon Way



PD-79

PD-77

GIDEON WAY

GROVER LIN

Case Location Map =



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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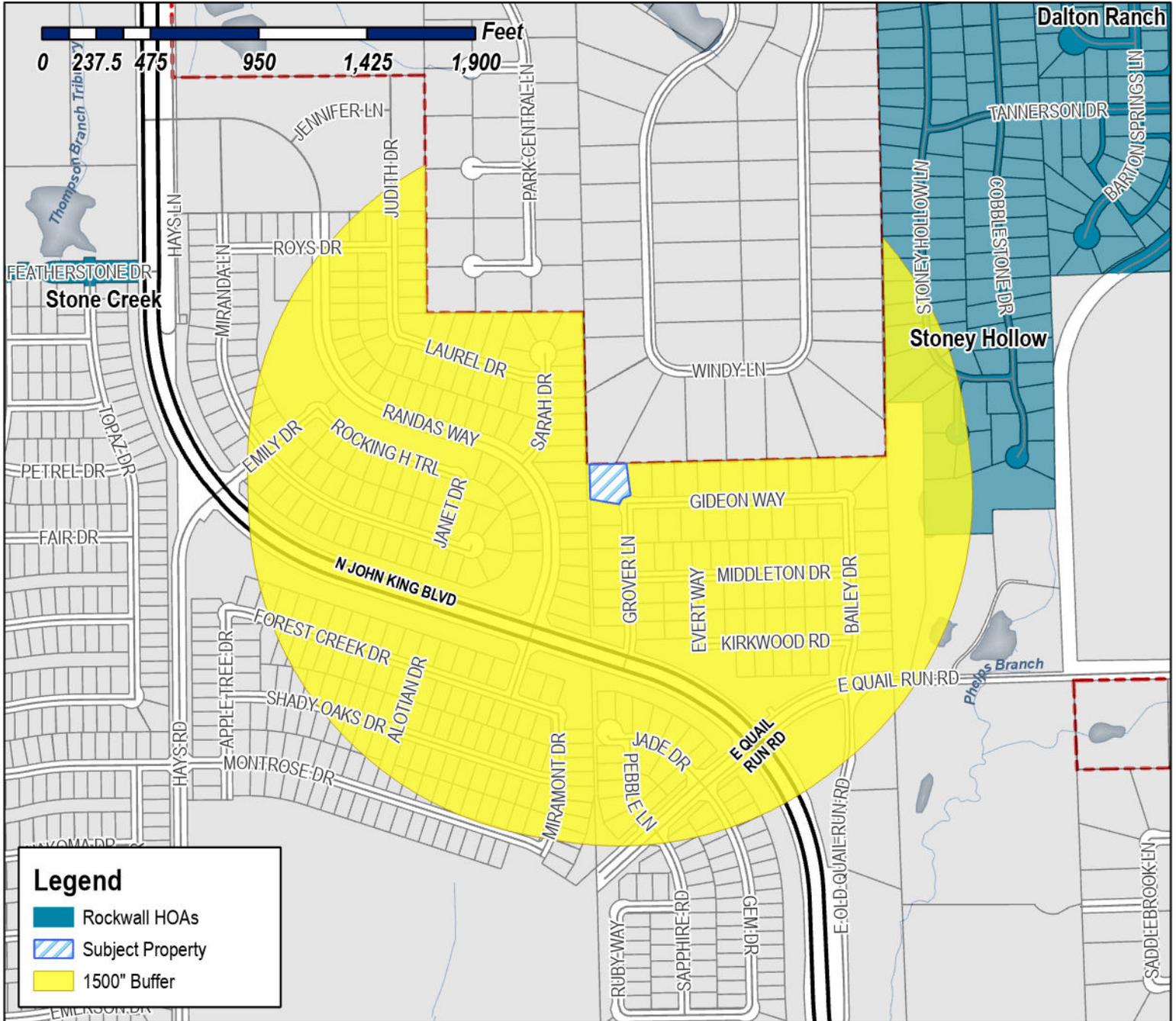




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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:45 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-043]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 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>.

Z2024-043: SUP to allow more than one (1) accessory structure

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

Thank you,

Melanie Zavala

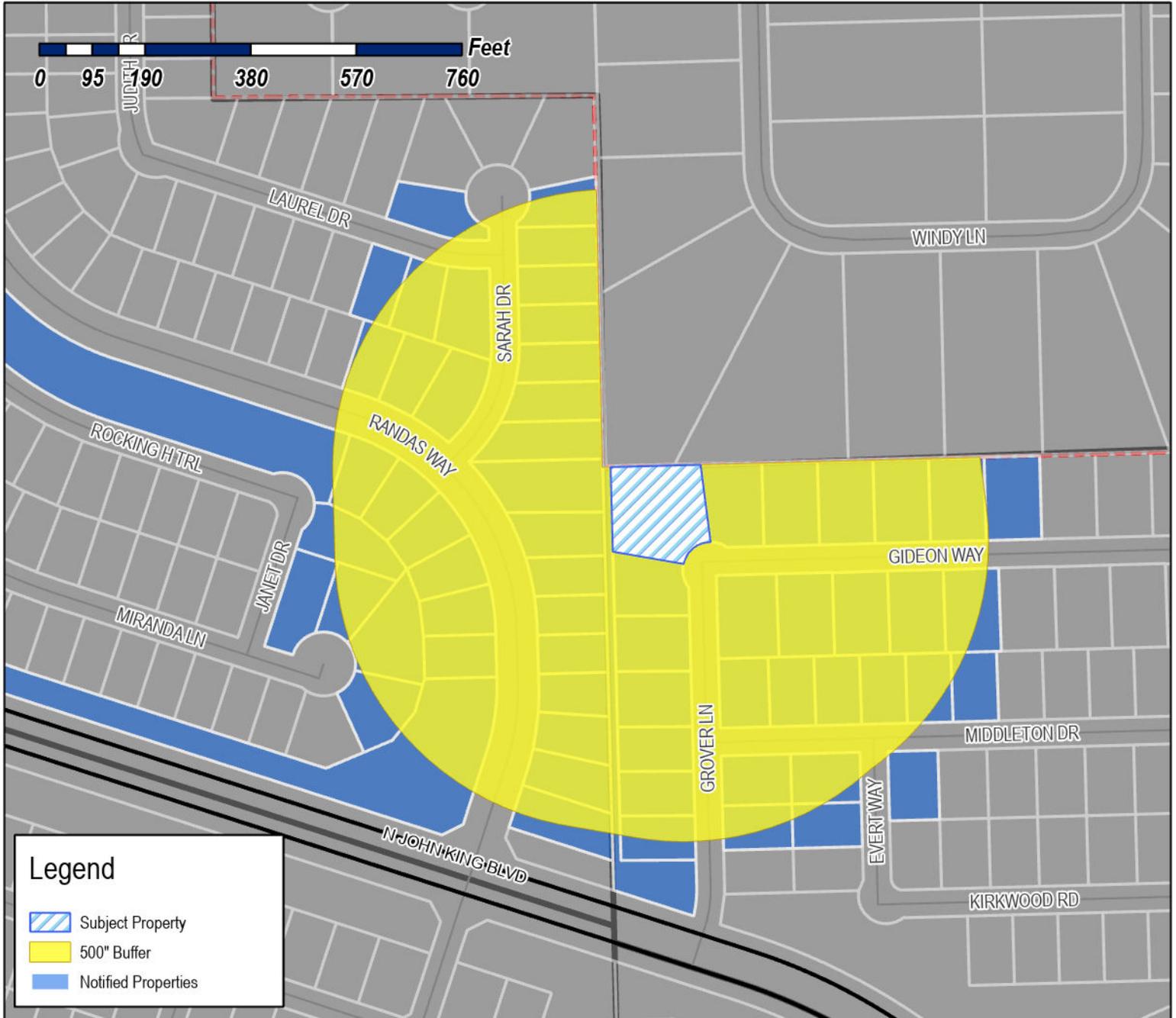
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024

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



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY
1202 GIDEON WAY
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY
EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

RESIDENT
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE
2106 JANET DR
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN
AND
2109 GROVER LN
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M
2113 GROVER LN
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN
2120 RANDAS WAY
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND
2121 RANDAS WAY
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F
2125 RANDAS WAY
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY
LYNN
2131 RANDAS WAY
ROCKWALL, TX 75087

SIMON BICKY AND RUBY
2135 RANDAS WAY
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND
CHRISTOPHER R SUAREZ
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION
2200 ROSS AVENUE SUITE 4200W
DALLAS, TX 75201

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B
2201 MIRANDA LANE
ROCKWALL, TX 75087

CAMPION ANGELA
2201 RANDAS WAY
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE
2202 MIRABDA LANE
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

BROWN KYLE AND KELLI
2204 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2204 MIRANDA LN
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
2206 RANDAS WAY
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND
2207 RANDAS WAY
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA
ELOHIM
2208 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 COMMERCE ST SUITE 1600
DALLAS, TX 75226

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:

Z2024-043: SUP to allow more than the permitted number of accessory structures

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 21, 2024 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. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

THEY HAVE A LARGE LOT WITH PLENTY OF ROOM.

Name: MICHAEL & CHERIE ALLUM
Address: 2113 GROVER LANE 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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-043

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This request is in the rear yard invisible to public view. Unless it creates drainage problems for others or a fire hazard... it should be fine.

Respondent Information

Please provide your information.

First Name *

Carl & Prudence

Last Name *

Bobbitt

Address *

1206 Gideon Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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Google Forms

Ross, Bethany

From: Dennett Conway <deconwa@yahoo.com>
Sent: Wednesday, October 2, 2024 1:40 PM
To: Planning
Subject: Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

Hi Bethany,
This is Denny and Mary Conway at 1214 Gideon Way, Rockwall TX.

I talked to Russ and he mentioned that they are looking to add a pool with an awning in addition to their Gazebo and Shed in their back yard.

We approve this request.

Sincerely,
Denny and Mary Conway

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PUBLIC NOTICE



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

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Z2024-043: SUP to allow more than the permitted number of accessory structures

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

[Redacted area]

Name:

BRIAN & PENNY GORMAN

Address:

1304 GIDEON WAY ROCKWALL, TX 75087

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

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

PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

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

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

Should not affect any home in the neighborhood or appearance from the front

Name: John Safar

Address: 1305 Gideon Way, 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

Ross, Bethany

From: Ed Ponce <edponce@outlook.com>
Sent: Monday, October 14, 2024 10:17 PM
To: Planning
Cc: Ross, Bethany
Subject: Re: Case No. Z2024-043

Hi, I am in favor of the request for the following reason,

After reviewing the case documents, I have no concerns with the proposed structure.

Ed Ponce
1308 Gideon Way
Rockwall, TX 75087
214-228-1479

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, September 30, 2024 4:20 PM
To: Ed Ponce <EdPonce@Orthofix.com>
Subject: RE: Case No. Z2024-043

BE AWARE: BE AWARE: This email originated from outside of Orthofix\Seaspine. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. NEVER provide or enter your network logon credentials when asked through an external email or website. If you have any questions, please contact the IT Help Desk.

Hi Ed,

I have attached the pdf from the link. Hope that helps.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ed Ponce <EdPonce@Orthofix.com>
Sent: Monday, September 30, 2024 2:58 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Case No. Z2024-043

Hi Bethany, I received a public notice letter. My house is in the buffer zone.

The following link is not working. I am trying to learn more about the case, can you send me a good link or provide details on what the new accessory structure will be?

<http://www.rockwall.com/pz/Planning/Development%20Cases/2024/Z2024-043.pdf>

Ed
214-228-1479

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PUBLIC NOTICE



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

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

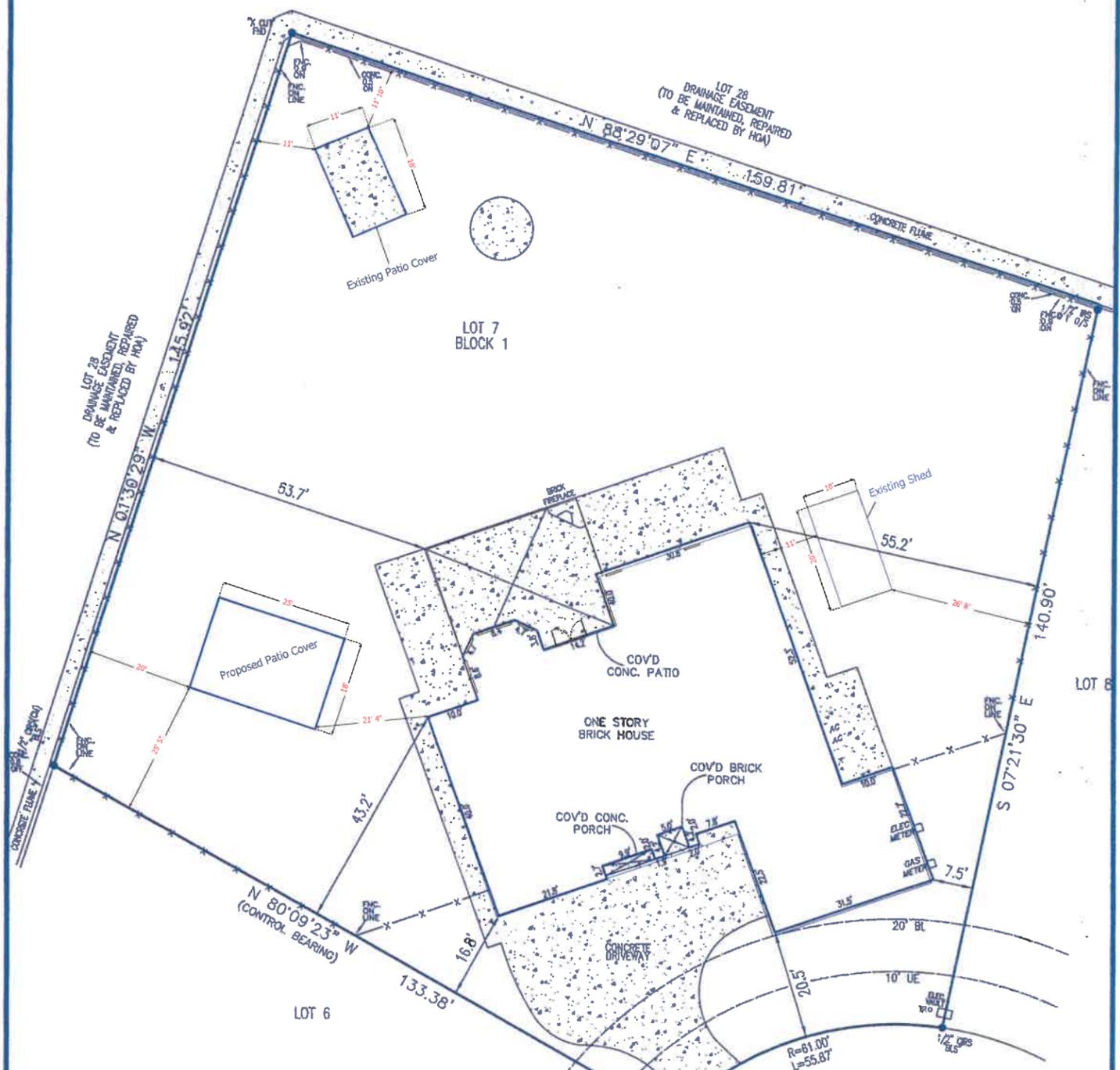
Name:

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

PLAT SHOWING
 Lot 7, Block 1 of GIDEON GROVE - NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 2020000008939, Official Public Records, Rockwall County, Texas.
1202 GIDEON WAY



NOTES:
 To the best of my knowledge and belief:
 I certify to Alliant National Title Insurance Company and Benchmark Title:
 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
 2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 2020000008939, O.P.R.R.C.T.(plat), Instr. No. 2019000008883 (plat), and the aforementioned Title Commitment.
 3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easement for under pipelines.
 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 2020000008939, O.P.R.R.C.T. (PLAT)



"The Plat herein is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distances from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."
 SURVEY DATE: 11/25/2020
LEGEND
 BL = BUILDING LINE
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 CM = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 IR = IRON ROD
 X = FENCE
 - - - = DIRECTION OF FLOW

WINDSOR
BARROW
 LAND SURVEYING
 Platting / Planning / Residential / Commercial
 3970 SANDSHELL DRIVE
 FORT WORTH, TEXAS 76137
 PHONE (817) 961-0082
 FAX (817) 961-0086
 FIRM REGISTRATION NO. 10183700

FLOOD CERTIFICATION
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C030 L. Map Revised: September 26, 2008.
 Zone X (unshaded) Areas determined to be outside the 0.2% annual chance floodplain.
 Determination based on graphically scaling from the above listed map, only.
 This flood statement does not create liability on part of the surveyor and/or surveying company.

© 2017 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Clusteen

© 2018 Pool Studio

 Pool Studio



 Craft Water Pools

Craft Water Pools | Kurt Chasteen

10' wide x20' long x9.5' tall



11' wide x 18' deep x 12.6' tall









CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [ORDINANCE NO. 15-20] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH 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 Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow for an accessory building that exceeds the maximum square footage and for more accessory structures than permitted on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, 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 more than the permitted number of accessory structures 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 Planned Development District 77 (PD-77) and Subsection 03.01, General Residential District

Standards, and Subsection 03.07, *Single-Family 10 (SF-10) 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 *Pergola* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
- (3) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
- (4) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
- (5) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
- (6) The subject property shall be limited to a maximum of three (3) accessory structures.
- (7) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
- (8) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
- (9) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require 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 4TH DAY OF NOVEMBER, 2024.

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

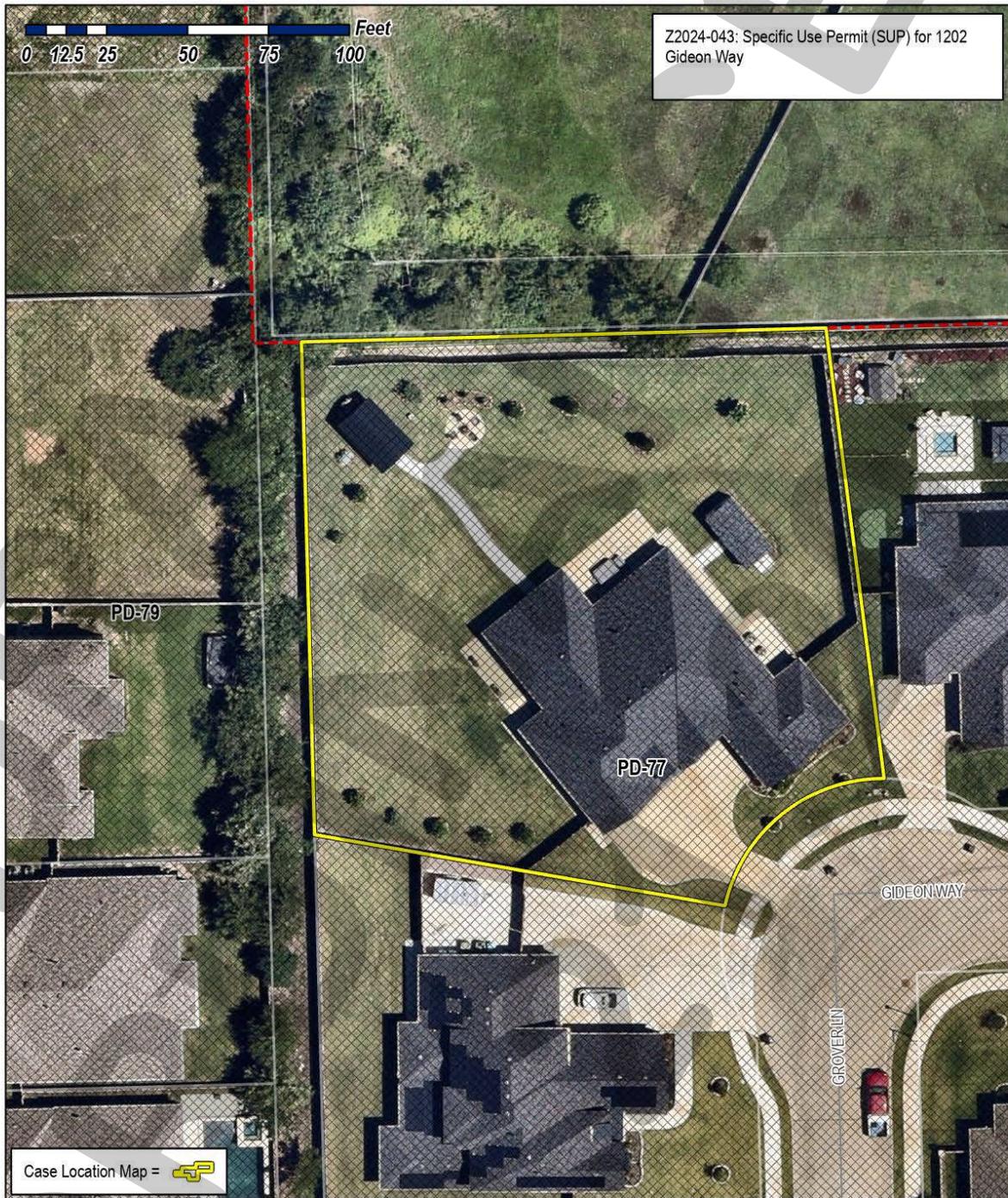
1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A'
Survey and Legal Description

Address: 1202 Gideon Way

Legal Description: Lot 1, Block 7, Gideon Grove North Addition



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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Exhibit 'B': Residential Plot Plan

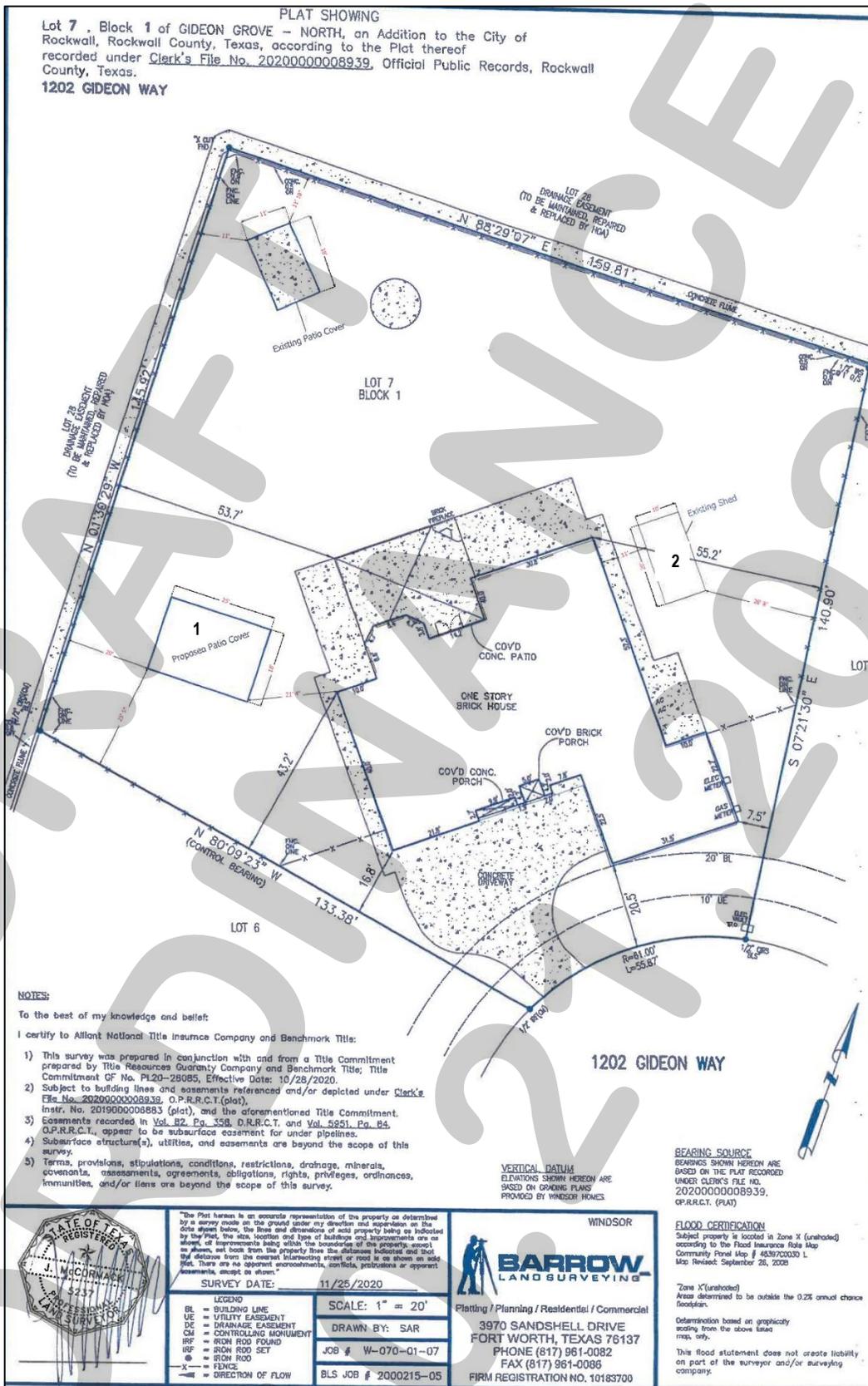


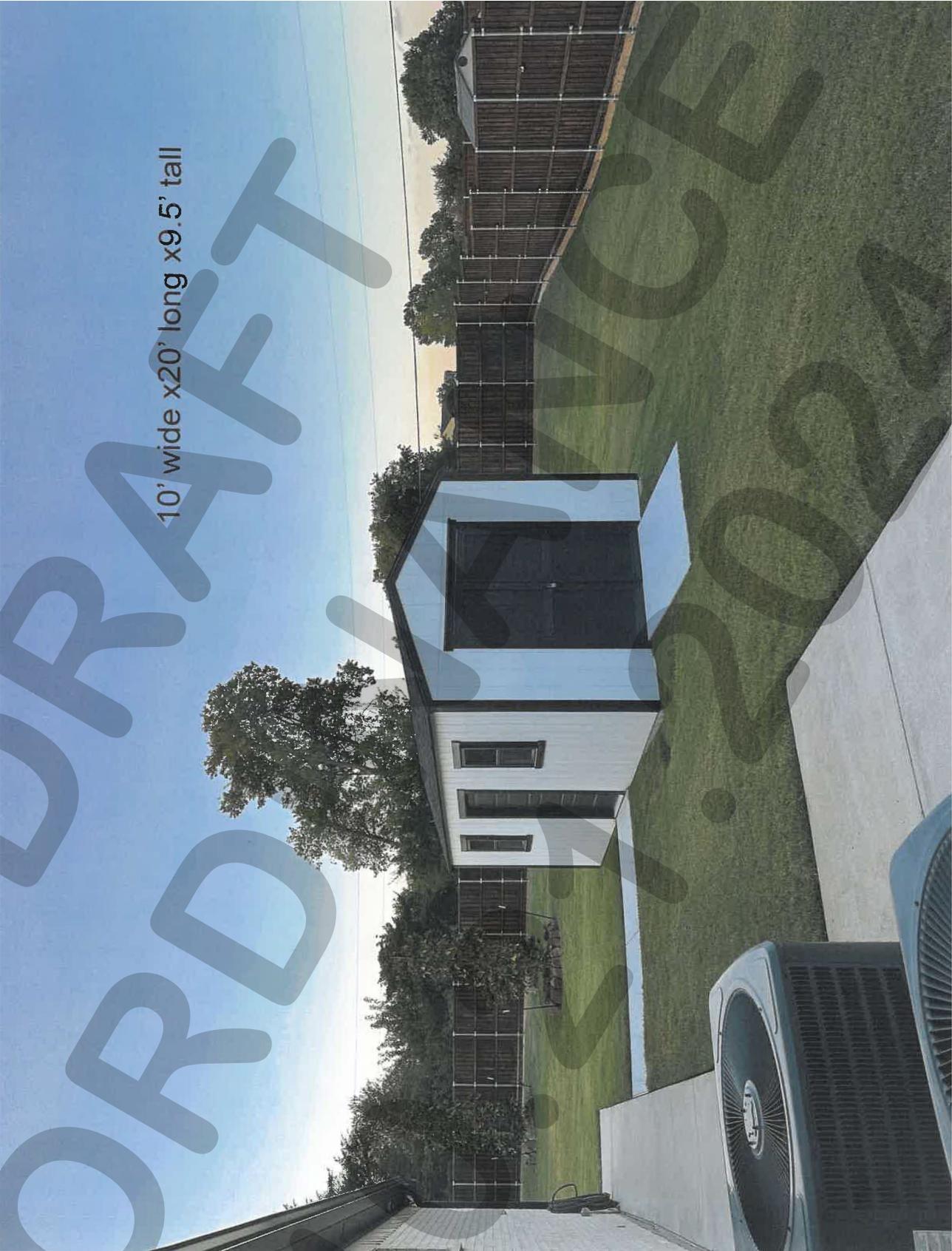
Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'D':
Building Elevations (Accessory Building)



10' wide x20' long x9.5' tall



DATE: November 5, 2024

TO: Russ and Kim Dignam
1202 Gideon Way
Rockwall, Texas 75087

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

SUBJECT: Z2024-043; *Specific Use Permit (SUP) for 1202 Gideon Way*

Russ and Kim:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 4, 2024. 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
 - b) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
 - c) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
 - d) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
 - e) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
 - f) The subject property shall be limited to a maximum of three (3) accessory structures.
 - g) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
 - h) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
 - i) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Odom absent.

City Council

On October 21, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 4-0, with Council Members Johannesen, Jorif, and Moeller absent

On November 4, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 24-36, S-346, 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) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Tuesday, September 17, 2024 4:46 PM
To: Ross, Bethany
Subject: RE: Shade Structure at 1202 Gideon Way

Categories: Red Category

Sounds good
Thank You



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088

Email: kdignam@windsorhomestx.com

Cell: 972-523-7020

Web: www.windsorhomestexas.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, September 17, 2024 4:41 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Photos work for my purposes. The Building Inspections department may need drawings for the permits later on.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Tuesday, September 17, 2024 4:40 PM

To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Hi Bethany, for the 2 additional structures would photos with dimensions suffice or do you need drawings?



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088



Email: kdignam@windsorhomestx.com



Cell: 972-523-7020
Web: www.windsorhomestexas.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, September 17, 2024 4:16 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Hi Kim,

That works great. See you soon. You can submit for all three (3) building permits after the SUP is approved.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Tuesday, September 17, 2024 4:10 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Hi Bethany, Thank You for your email
You can disregard my voice mail.
I will bring you the \$1,000 check and the elevation drawings for the 2 additional structures tomorrow morning.

Please let me know if I need to bring anything else or if there are additional forms I need to fill out while I'm there tomorrow.

Thank You
Kim



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088



Email: kdignam@windsorhomestx.com



Cell: 972-523-7020
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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, September 17, 2024 3:45 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Good afternoon, Kim,

It has come to our attention that the existing accessory structures on your property are currently unpermitted. The concrete pad was permitted but the structures themselves were not. In order to process the Specific Use Permit (SUP) for all three structures, a non-compliance fee is required. The SUP will encompass the proposed shade structure and the shed, as it exceeds the size allowed by-right.

The non-compliance fee is \$1,000 and must be submitted to our office by check or credit card prior to the Planning and Zoning Work Session scheduled for **September 24, 2024**.

Additionally, please provide elevation drawings for the other two accessory structures for our reference. As a condition of approval, permits for all three buildings will need to be obtained.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany
Sent: Wednesday, September 11, 2024 10:26 AM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: RE: Shade Structure at 1202 Gideon Way

Kim,

They start at 6 pm. Someone from our staff will send you all this in an email next Friday with the project comments.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Wednesday, September 11, 2024 10:10 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Shade Structure at 1202 Gideon Way

Hi Bethany, thank You for speaking with me and answering all my questions.

Can you please tell me what time all the meetings start?

Sept 24
Oct 15
Oct 21
Nov 4



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088

Email: kdignam@windsorhomestx.com

Cell: 972-523-7020
Web: www.windsorhomestexas.com

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On Aug 13, 2024, at 10:11 AM, Ross, Bethany <bross@rockwall.com> wrote:

Good morning,

It was nice speaking with you on the phone. Attached is the Development Schedule and Application. For a Specific Use Permit, you will need to provide 1. The Development Application, 2. The fee of \$215, the location of the structure and a building elevation or rendering of some kind. The next submittal date is August 16, 2024 (this Friday). I have highlighted the important dates on the first page attached.

Please let me know if you have any further questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

<Development Application (Complete) 2024.pdf>

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Ross, Bethany

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Wednesday, October 16, 2024 4:55 PM
To: Ross, Bethany
Subject: RE: Z2024-043: Project Comments

Thank You Bethany



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088

Email: kdignam@windsorhomestx.com

Cell: 972-523-7020
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From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, October 16, 2024 4:39 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: Re: Z2024-043: Project Comments

Hi Kim,

It will stay until next Friday. Our streets department picks them up after our next submittal.

Yes, you will know for sure at the Nov. 4th meeting.

Thank you,
Bethany

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From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Wednesday, October 16, 2024 2:39:59 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Z2024-043: Project Comments

Hi Bethany, I hope you are well today !

I have a couple of questions.

How long does the Zoning Change Request Sign stay in our yard?

Is the 2nd Reading (Nov 4th) when we will know for sure if our request is approved?

Thank You

Kim



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088

Email: kdignam@windsorhomestx.com

Cell: 972-523-7020
Web: www.windsorhomestexas.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, September 23, 2024 12:03 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: RE: Z2024-043: Project Comments

Okay great. Thank you.

Usually they are not too long. You only have to stay for the duration of your case. After that, you can leave. Our chairman will typically push any longer cases to the end so hopefully that will be the case tomorrow and yours will be over quick.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Kim Dignam <kdignam@windsorhomestx.com>
Sent: Monday, September 23, 2024 11:59 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Z2024-043: Project Comments

Hi Bethany, Thank You for sending all of this information
For # M.6 on Project Comments & # 7 on Page 2 of Draft Ordinance.
The patio cover will be 12' tall at its highest point, no higher.

Please let me know if there is anything else I need to prepare for these meetings.
Just for my planning purposes, how long do they usually last & am I required to stay for the whole meeting?



Kim Dignam
Community Sales Manager

Rowlett, Sunnyvale
8522 Watersway Drive
Rowlett, TX 75088

Email: kdignam@windsorhomestx.com

Cell: 972-523-7020
Web: www.windsorhomestexas.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, September 20, 2024 4:36 PM
To: Kim Dignam <kdignam@windsorhomestx.com>
Subject: Z2024-043: Project Comments

Hi Kim,

Attached are the project comments and draft ordinance for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Work Session: September 24, 2024
Planning and Zoning Commission: October 15, 2024
City Council (1st Reading): October 21, 2024
City Council (2nd Reading): November 4, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

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