



PLANNING AND ZONING CASE CHECKLIST

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

2018-070

P&Z CASE # _____ P&Z DATE _____ CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING AND 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:

[Signature]

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3075 Golden Trail, Rockwall Texas 75032

Subdivision Sterling Farms

Lot 22 Block A

General Location Rear of property

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Single Family

Current Use Single Family

Proposed Zoning Single Family

Proposed Use Single Family

Acreage 1.51

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Chris Tarrant

Applicant

Contact Person Same

Contact Person

Address 3075 Golden Trail

Address

City, State & Zip Rockwall, TX 75032

City, State & Zip

Phone 2144972290

Phone

E-Mail ctarrant71@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Chris Tarrant [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 222.65, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of April, 2018. 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."

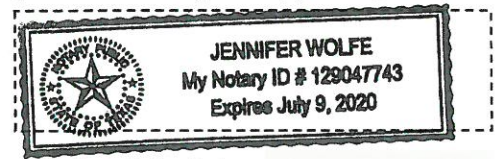
Given under my hand and seal of office on this the 13th day of April, 2018.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires



RECEIPT

Project Number: Z2018-020
Job Address: 3075 GOLDEN TR
ROCKWALL, TX 75032

Receipt Number: B78690
Printed: 4/16/2018 12:53 pm

Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 4.45
ZONING	01-4280	\$ 222.65

Total Fees Paid: \$ 227.10
Date Paid: 4/16/2018 12:00:00AM
Paid By: Chris Tarrant
Pay Method: MC
Received By: KB



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

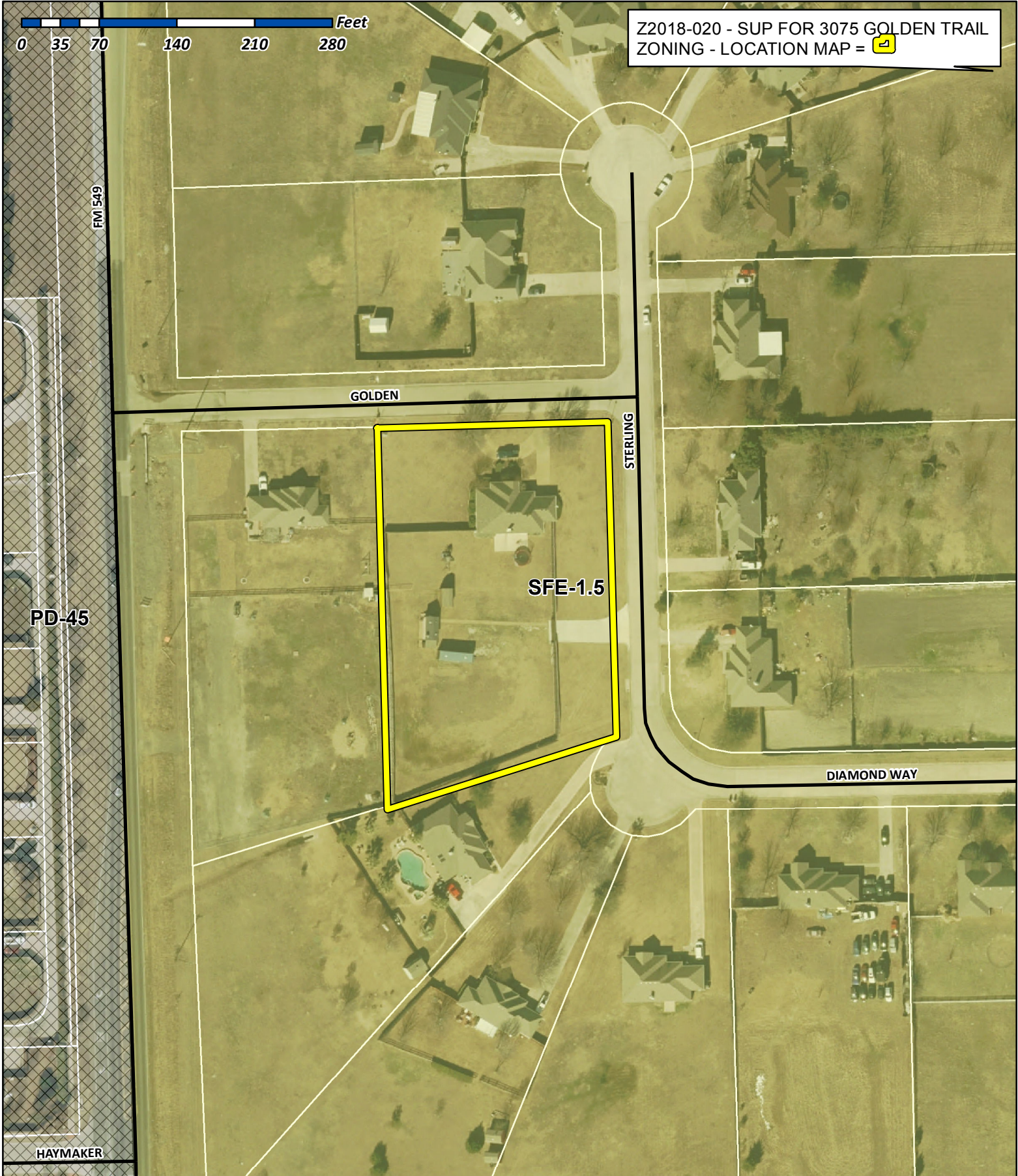
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 04/20/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/24/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-020
Project Name: 3075 Golden Trail
Project Type: ZONING
Applicant Name: Chris Tarrant
Owner Name: Chris Tarrant
Project Description:



Z2018-020 - SUP FOR 3075 GOLDEN TRAIL
 ZONING - LOCATION MAP = [icon]

0 35 70 140 210 280 Feet

FM 1549

GOLDEN

STERLING

SFE-1.5

PD-45

DIAMOND WAY

HAYMAKER



City of Rockwall

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

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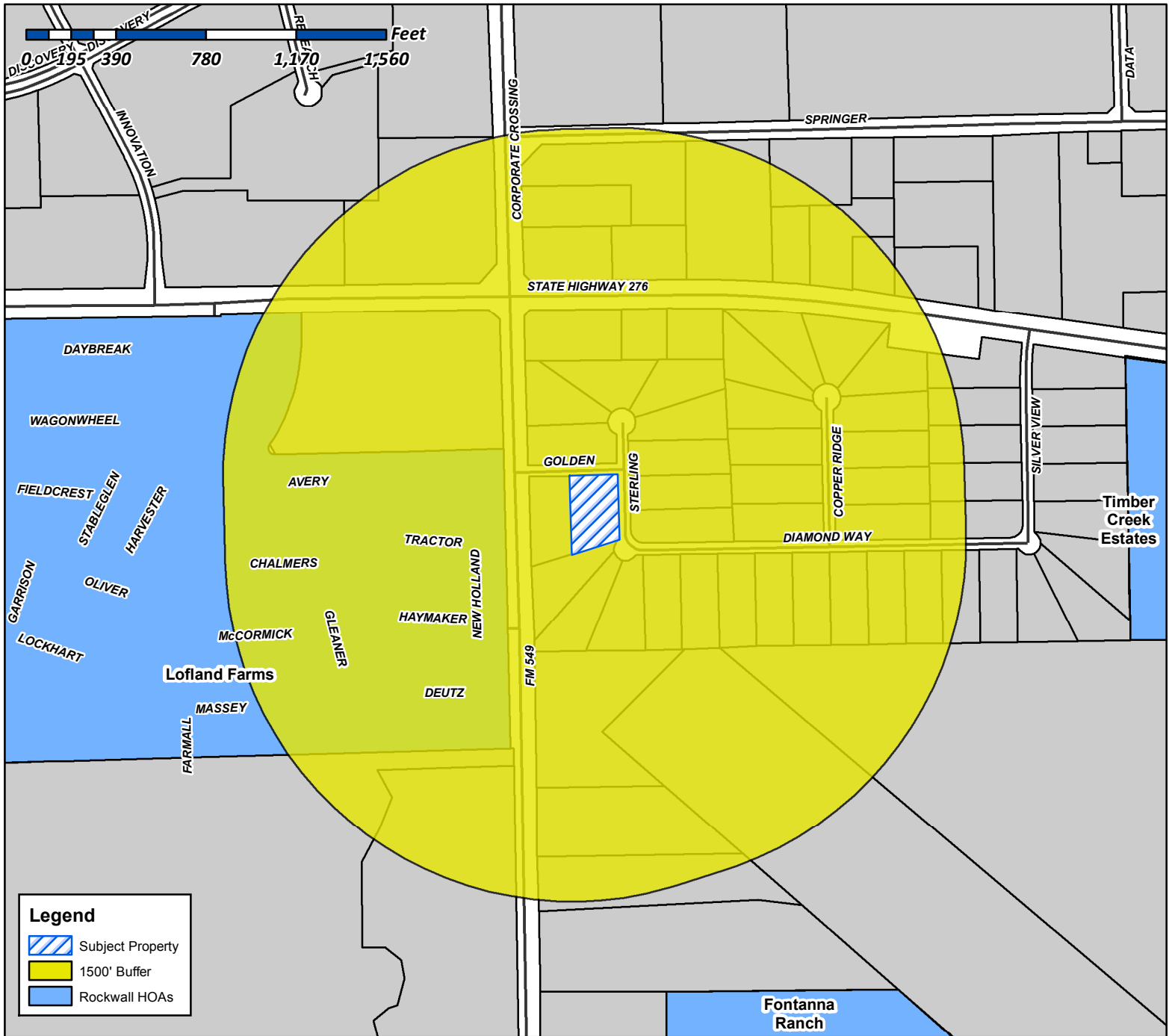




City of Rockwall

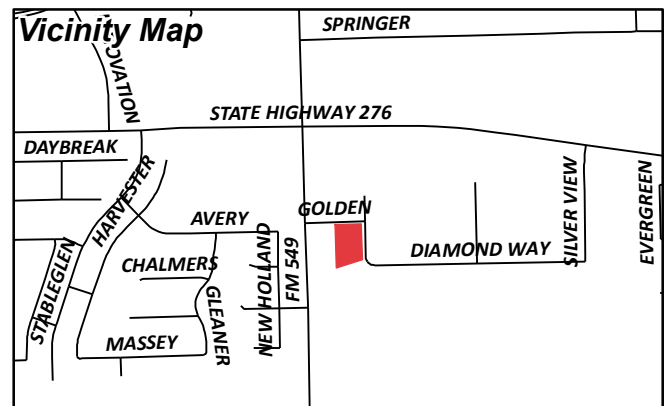
Planning & Zoning Department
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Case Number: Z2018-020
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SUP
Case Address: 3075 Golden Trail

Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

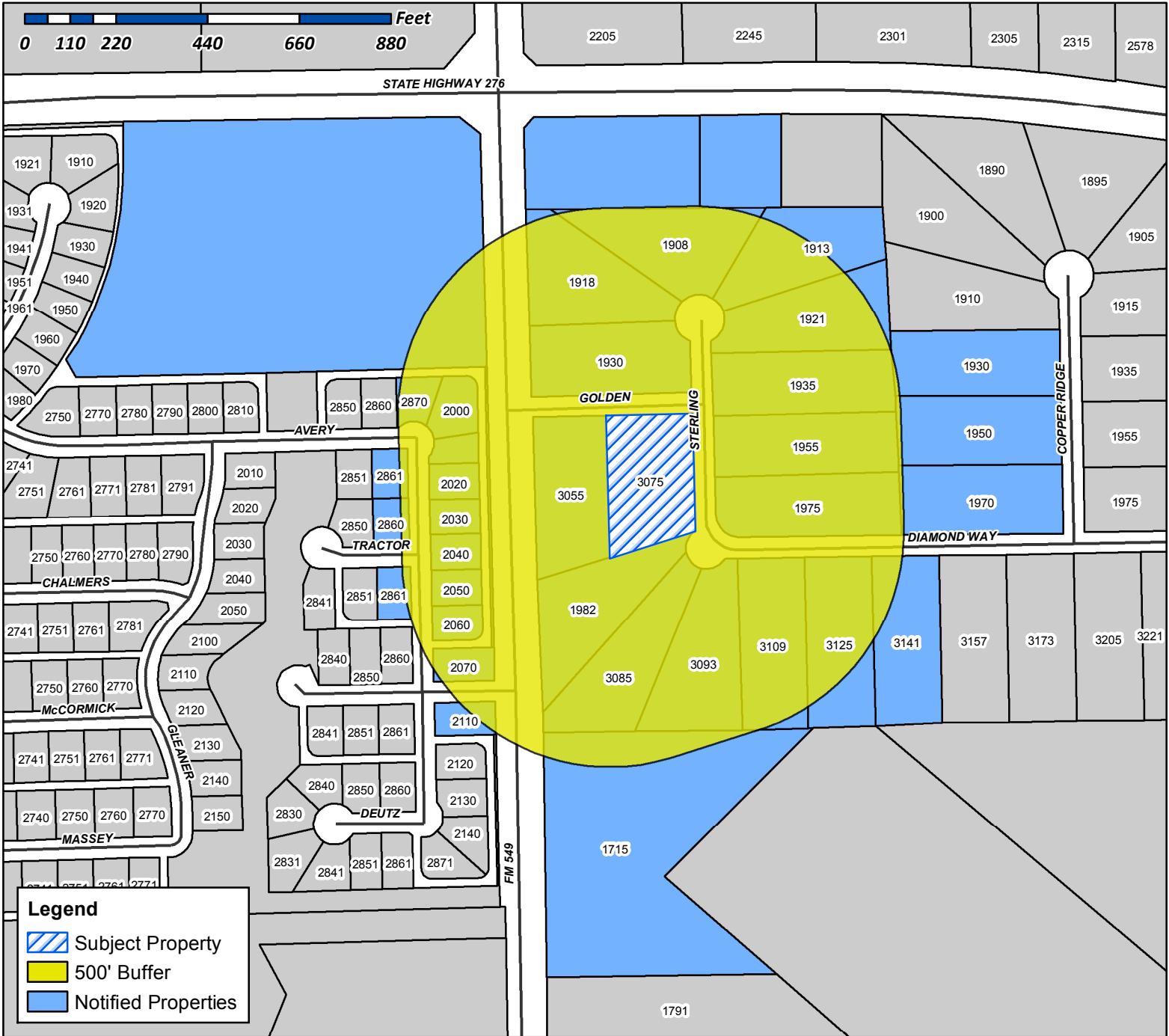




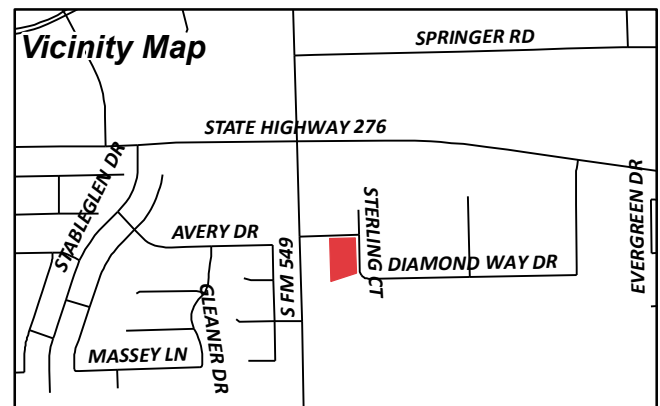
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Case Address: 3075 Golden Trail



Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1913 STERLING CT
ROCKWALL, TX 75032

WYGAL DOUGLAS E & LAMPHONE
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

ROCHELLE MICHAEL
2000 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75032

SUMMERSON MICHAEL W & LORI S
2040 NEW HOLLAND DR
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75032

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

TUTTLE CYNTHIA RENEE
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

JOHNSON TROY D & JENNA
2861 AVERY
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

CORLEY LUKE ANDREW & SHANNON NICOLE
2870 AVERY
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE
3301 NORTHSTAR RD 635
RICHARDSON, TX 75082

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SMITH PHILLIP EDWIN
7990 PASEO MEMBRILLO
CARLSBAD, CA 92009

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

To: City of Rockwall Planning and Zoning
385 S. Goliad
Rockwall, Texas 75087
972-771-7745

From: Chris Tarrant
3075 Golden Trail
Rockwall, Texas 75032
214-497-2290

Re: SUP Permit

To whom it may concern,

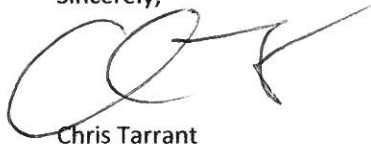
I was told that I needed to apply for an SUP Permit in order to build a detached garage on my property. I am proposing to build a 30'x50' garage behind my home, within the current fenced in area. This building will serve several purposes including but not limited to:

1. My youngest son races go karts and 2 go karts, our tools and equipment essentially take up my whole garage at this time. I need more space for this.
2. I currently have a shop that I rent that I keep my hot rods in as well as quite a few tools that I would like to have more supervision over as well as drop that monthly expense.
3. Overall, we need more storage room. The garages on these houses in my area are not large enough for a full size truck to fit into, I cannot pull my dually into the garage to change the oil, it's too tall. I'd like to have somewhere to service my own vehicles.
4. In the future, I'd like to convert my existing garage into a game/media room for my kids.

I understand that I live in a residential neighborhood and that usually a building of this size is frowned upon but I would like for you to understand that my neighborhood is not your normal neighborhood. We are on what I essentially call double lots – ALL the lots are 1.5 acres and up. Most people around here agree with me when I say we all bought these homes to have space and to be able to do what we want. I have a guy at the end of my street that has an old rusted metal building that he repairs cars in, I have several people with gravel driveways going to the rear of their property, people ride 4 wheelers up and down the streets around here, one neighbor has a baseball field in his backyard, there are others with buildings/shops in their backyards. This is not your normal high class Rockwall neighborhood, this is more along the lines of your middle class neighborhood and people around here are less concerned with what each other has going on than your normal Rockwall neighborhood.

I have poured a concrete drive from the side street to the back lot where this building would be located as well as built a sliding gate covered with wood pickets to match my fence. This ensures that everything is completely concealed and hides as much of it as possible. I strive real hard to keep my property clean, neat, and organized anyway but I like to keep things as much out of sight as possible too.

Sincerely,

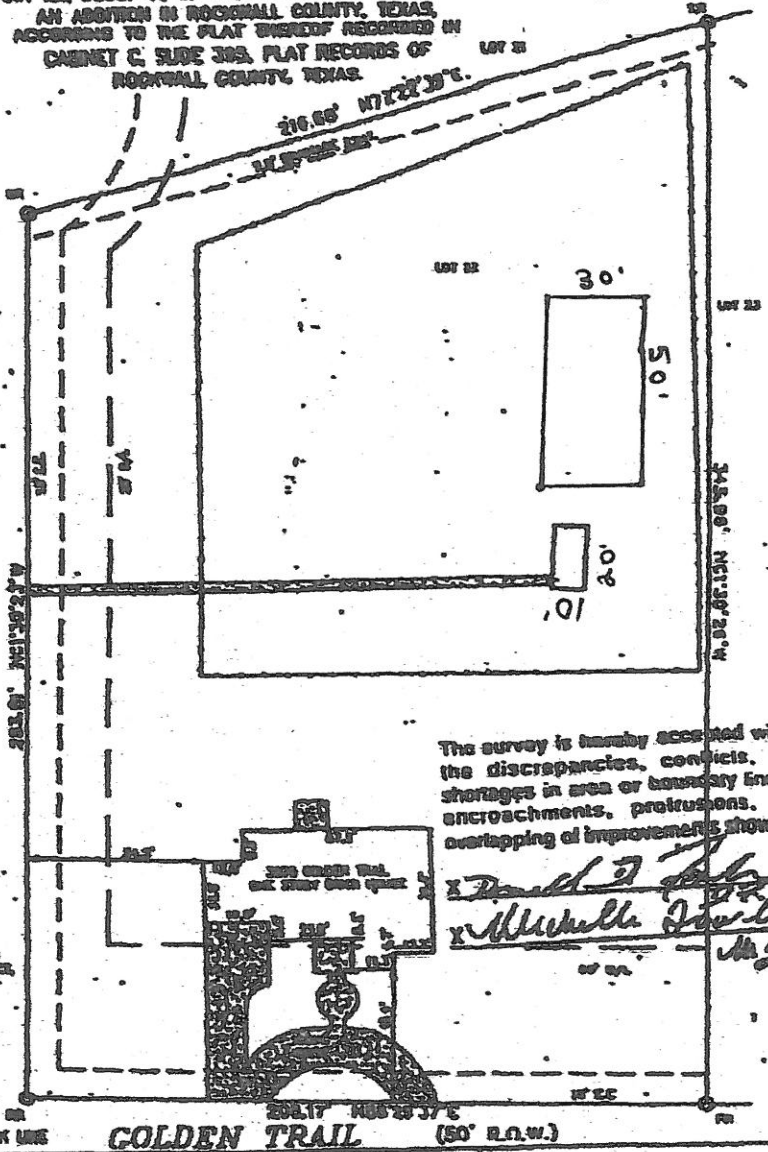


Chris Tarrant

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
 ON THE GROUNDS OF PROPERTY LOCATED AT 3078 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
 TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
 AN ADDITION IN ROCKWALL COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET C, SLIDE 309, PLAT RECORDS OF
 ROCKWALL COUNTY, TEXAS.



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

[Handwritten signatures]
 X *[Signature]*
 X *[Signature]*
 M 2

- NOTES:
 RP - FOUND IRON PIPE
 FR - FOUND IRON ROD
 CONC - CONCRETE
 S/W - SIDEWALK
 G/L - DRIVE WAY
 D/L - BUILDING SET BACK LINE

TO CORRECT IN LAW WHILE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DESCRIBED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDING, AND IMPROVEMENTS, AND SHOW ALL ENCROACHMENTS WHEN THE BOUNDARIES OF THE PROPERTY RETRACK FROM THE PROPERTY LINES THE DISTANCES HEREON, AS SHOWN ON SAID PLAT.
 THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

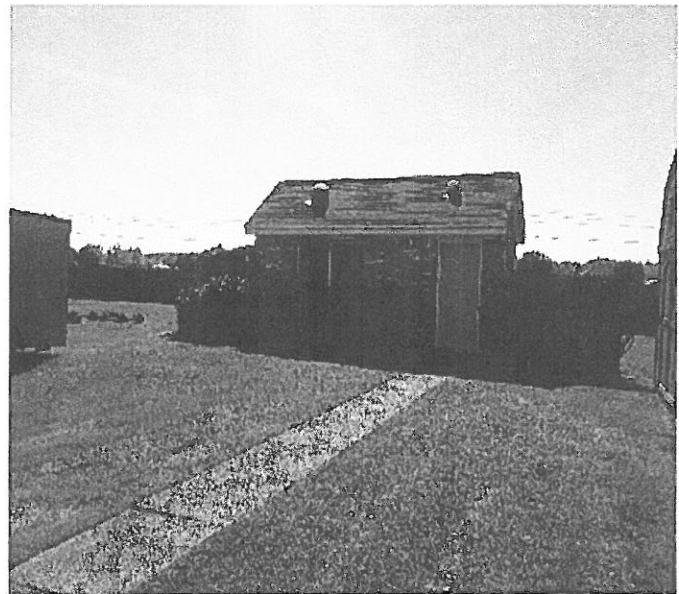
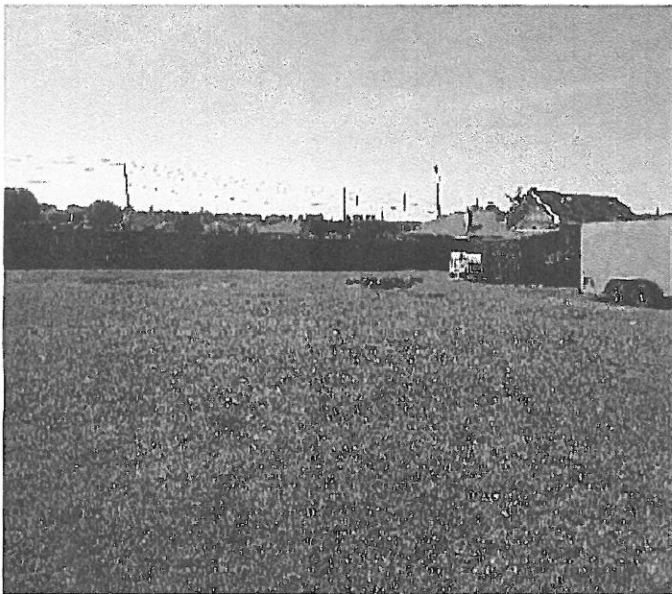
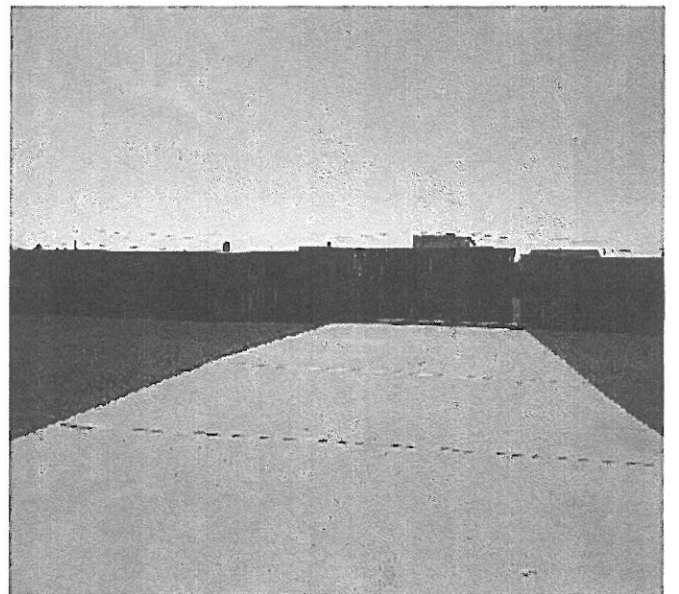
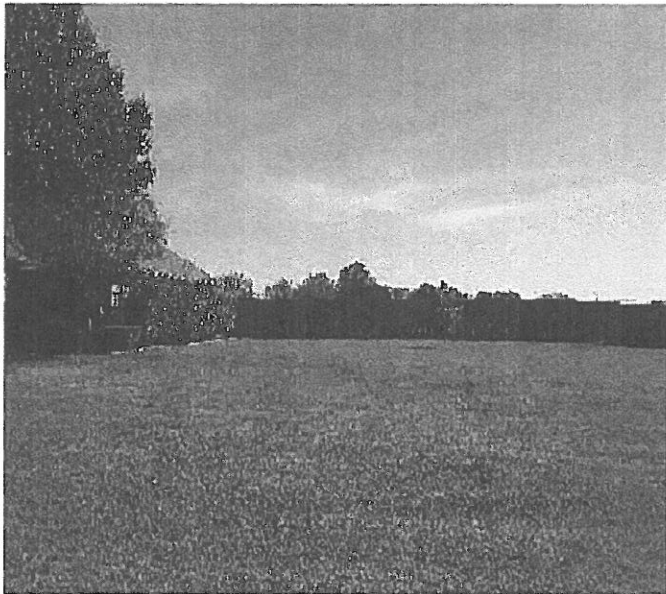
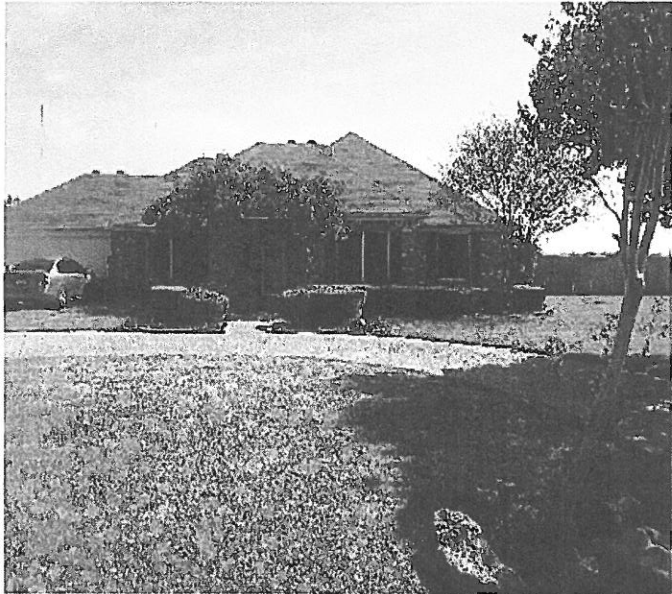
SELLER:
 DARROSE MODEL HOME INVESTMENTS
 BUYER:
 DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=30'
 DATE OF SURVEY: 10/12/00
 OF NO. 0423741

THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL.



Xavier Chapa
XCES
 Xavier Chapa Engineering & Surveying
 P.O. Box 163128






City of Rockwall Project Plan Review History



Project Number Z2018-020	Owner Chris Tarrant	Applied 4/13/2018	KB
Project Name 3075 Golden Trail	Applicant Chris Tarrant	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status Staff Review		Status	
 Site Address 3075 GOLDEN TR		City, State Zip ROCKWALL, TX 75032	
		Zoning	
Subdivision STERLING FARMS ADDITION	Tract 22	Block A	Lot No 22
		Parcel No 5069-000A-0022-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING side setback is 25'	John Ankrum	4/16/2018	4/23/2018	4/16/2018		APPROVED	
ENGINEERING Must keep the same drainage pattern	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	APPROVED	See Condition
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING Z2018-020 3075 Golden Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is request by Chris Tarrant for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-020) in the lower right hand corner of all pages on future submittals. M.4 Please provide an updated site plan that shows the two existing accessory buildings on the site. M.5 The accessory building shall not be used as a commercial use. I.6 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 by May 1, 2018. The Planning and Zoning Worksession for this case is April 24, 2018. The Planning and Zoning Meeting for this case is May 8, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is May 21, 2018 and June 4, 2018.	Korey Brooks	4/13/2018	4/20/2018	4/19/2018	6	COMMENTS	Comments

0 35 70 140 210 280 Feet

Z2018-020 - SUP FOR 3075 GOLDEN TRAIL
ZONING - LOCATION MAP = 

FMI 549

GOLDEN

STERLING

PD-45

SFE-1.5

DIAMOND WAY

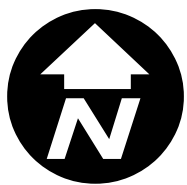
HAYMAKER



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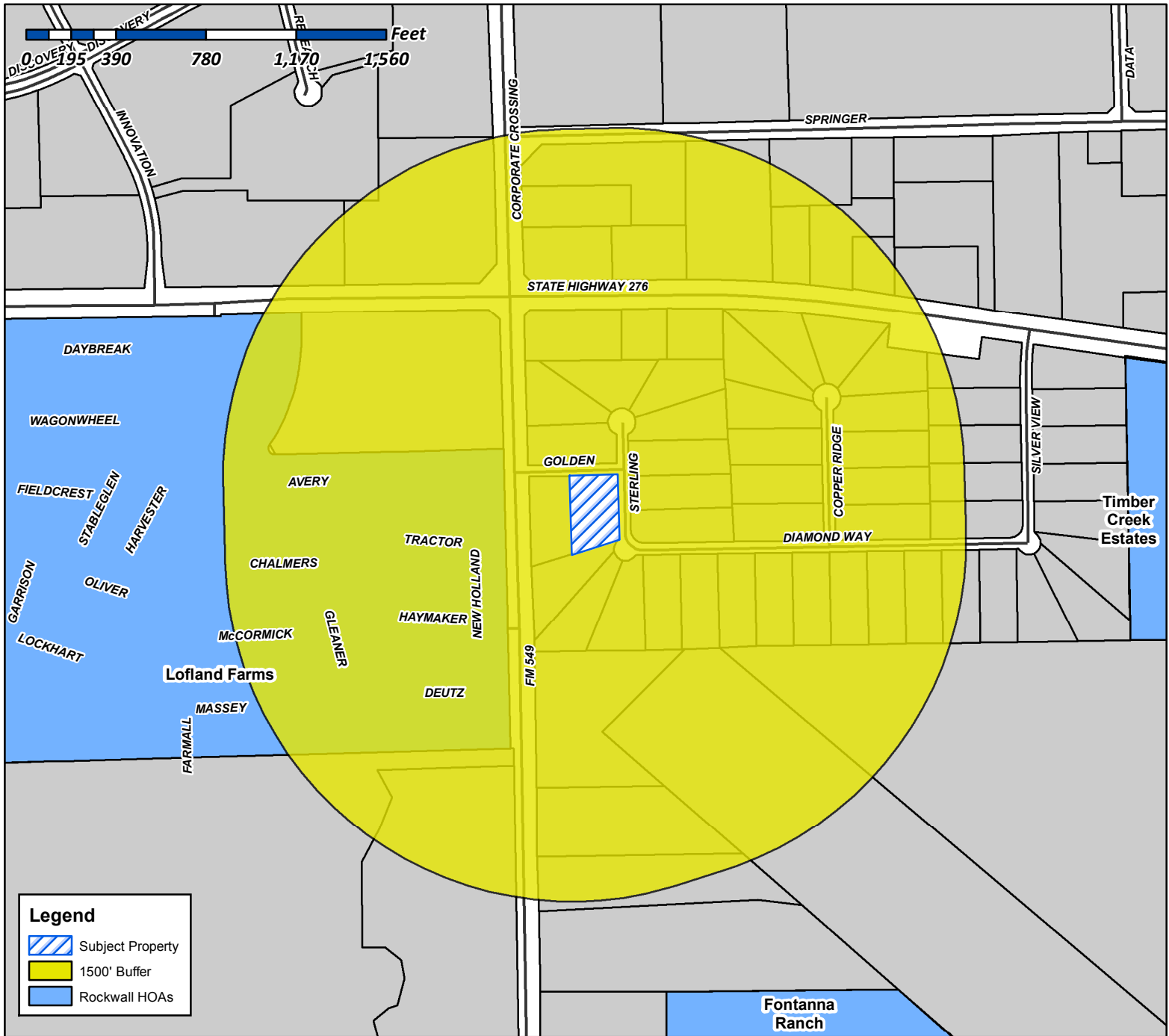




City of Rockwall

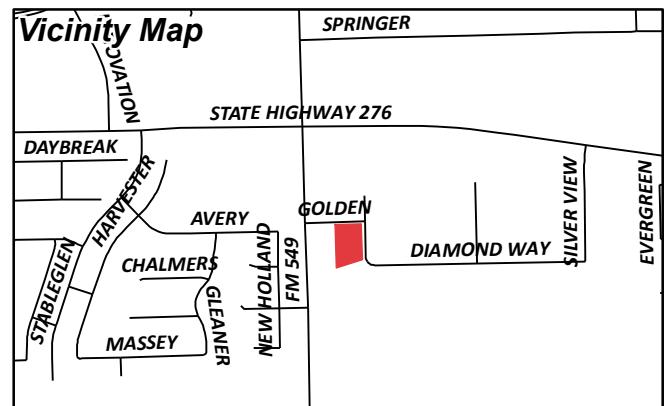
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Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SUP
Case Address: 3075 Golden Trail

Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

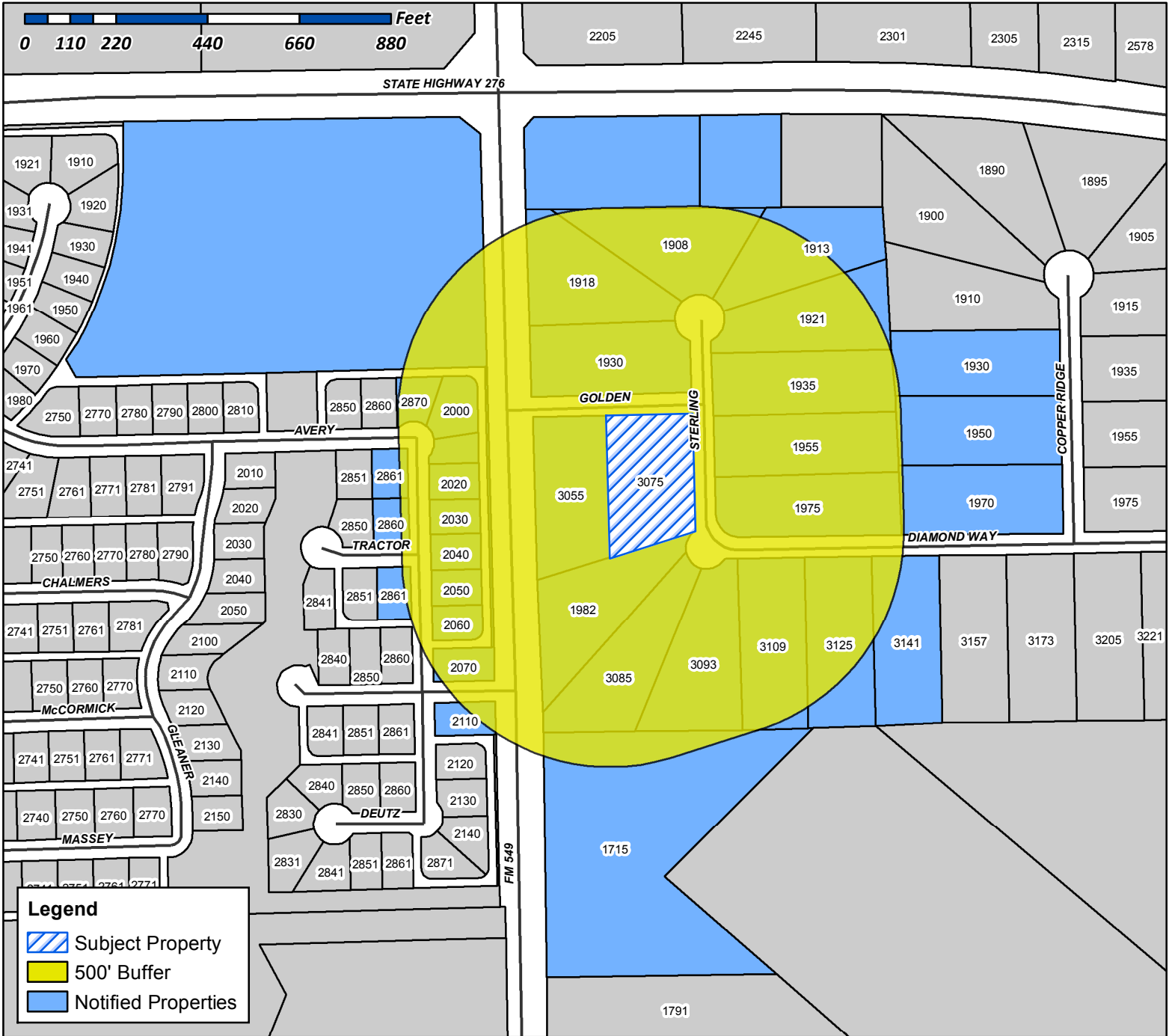




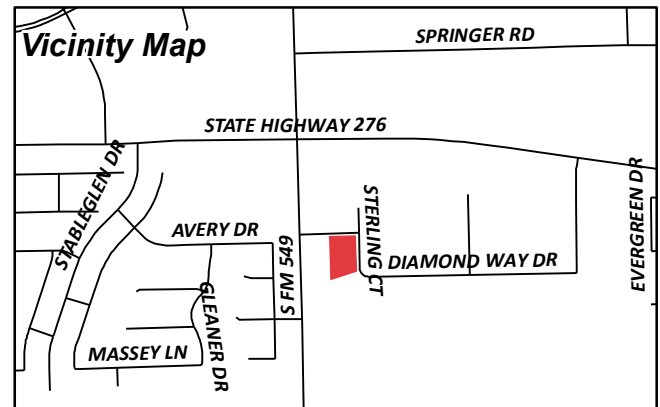
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11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1913 STERLING CT
ROCKWALL, TX 75032

WYGAL DOUGLAS E & LAMPHONE
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

ROCHELLE MICHAEL
2000 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75032

SUMMERSON MICHAEL W & LORI S
2040 NEW HOLLAND DR
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75032

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

TUTTLE CYNTHIA RENEE
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

JOHNSON TROY D & JENNA
2861 AVERY
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

CORLEY LUKE ANDREW & SHANNON NICOLE
2870 AVERY
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE
3301 NORTHSTAR RD 635
RICHARDSON, TX 75082

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SMITH PHILLIP EDWIN
7990 PASEO MEMBRILLO
CARLSBAD, CA 92009

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

To: City of Rockwall Planning and Zoning
385 S. Goliad
Rockwall, Texas 75087
972-771-7745

From: Chris Tarrant
3075 Golden Trail
Rockwall, Texas 75032
214-497-2290

Re: SUP Permit

To whom it may concern,

I was told that I needed to apply for an SUP Permit in order to build a detached garage on my property. I am proposing to build a 30'x50' garage behind my home, within the current fenced in area. This building will serve several purposes including but not limited to:

1. My youngest son races go karts and 2 go karts, our tools and equipment essentially take up my whole garage at this time. I need more space for this.
2. I currently have a shop that I rent that I keep my hot rods in as well as quite a few tools that I would like to have more supervision over as well as drop that monthly expense.
3. Overall, we need more storage room. The garages on these houses in my area are not large enough for a full size truck to fit into, I cannot pull my dually into the garage to change the oil, it's too tall. I'd like to have somewhere to service my own vehicles.
4. In the future, I'd like to convert my existing garage into a game/media room for my kids.

I understand that I live in a residential neighborhood and that usually a building of this size is frowned upon but I would like for you to understand that my neighborhood is not your normal neighborhood. We are on what I essentially call double lots – ALL the lots are 1.5 acres and up. Most people around here agree with me when I say we all bought these homes to have space and to be able to do what we want. I have a guy at the end of my street that has an old rusted metal building that he repairs cars in, I have several people with gravel driveways going to the rear of their property, people ride 4 wheelers up and down the streets around here, one neighbor has a baseball field in his backyard, there are others with buildings/shops in their backyards. This is not your normal high class Rockwall neighborhood, this is more along the lines of your middle class neighborhood and people around here are less concerned with what each other has going on than your normal Rockwall neighborhood.

I have poured a concrete drive from the side street to the back lot where this building would be located as well as built a sliding gate covered with wood pickets to match my fence. This ensures that everything is completely concealed and hides as much of it as possible. I strive real hard to keep my property clean, neat, and organized anyway but I like to keep things as much out of sight as possible too.

Sincerely,

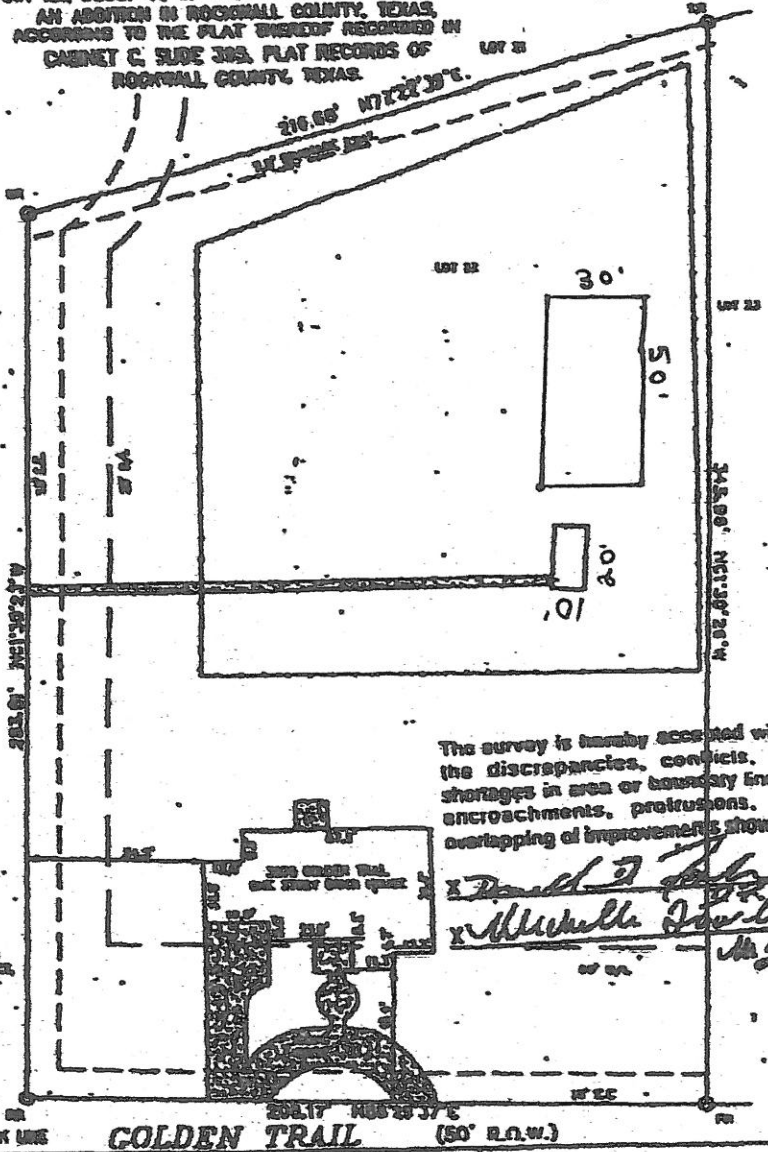


Chris Tarrant

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
 ON THE GROUNDS OF PROPERTY LOCATED AT 3078 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
 TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
 AN ADDITION IN ROCKWALL COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET C, SLIDE 309, PLAT RECORDS OF
 ROCKWALL COUNTY, TEXAS.



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

[Signature]
[Signature]

- NOTES:
 RP - FOUND IRON PIPE
 FR - FOUND IRON ROD
 CONC - CONCRETE
 S/W - SIDEWALK
 D/W - DRIVE WAY
 D/L - DRIVING KEY BACK LINE

TO CORRECT IN LAW WHILE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PLAT HEREON AS ORDERED BY JURY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS SHOWN BY THE PLAT, THE SURE LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE SHOWN, ALL ENCROACHMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY HEREON, AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

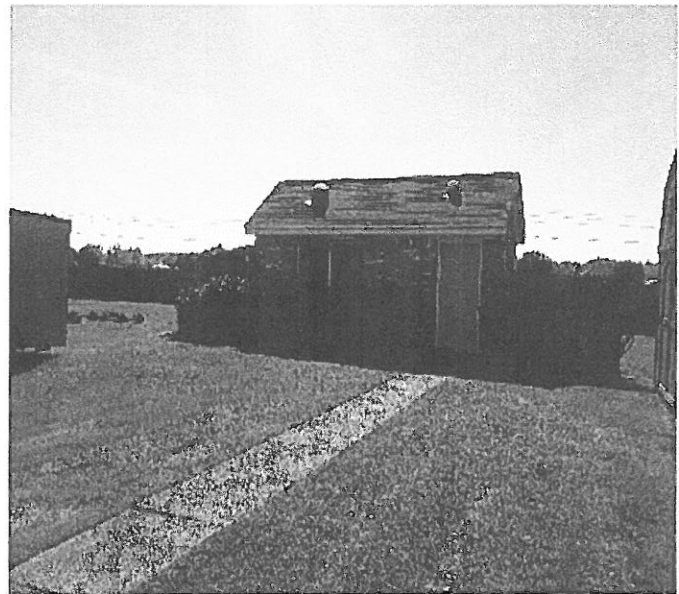
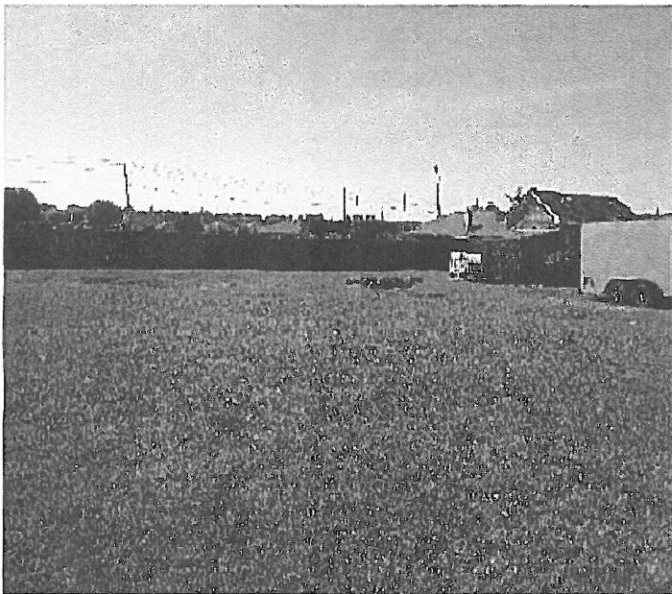
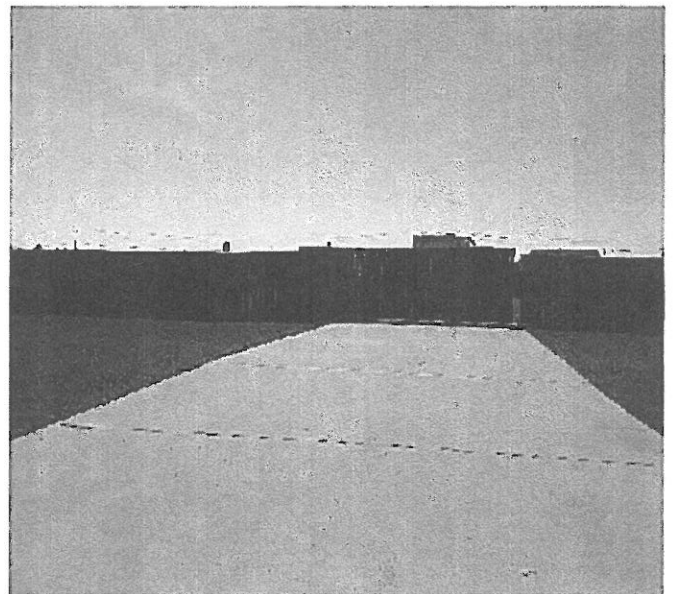
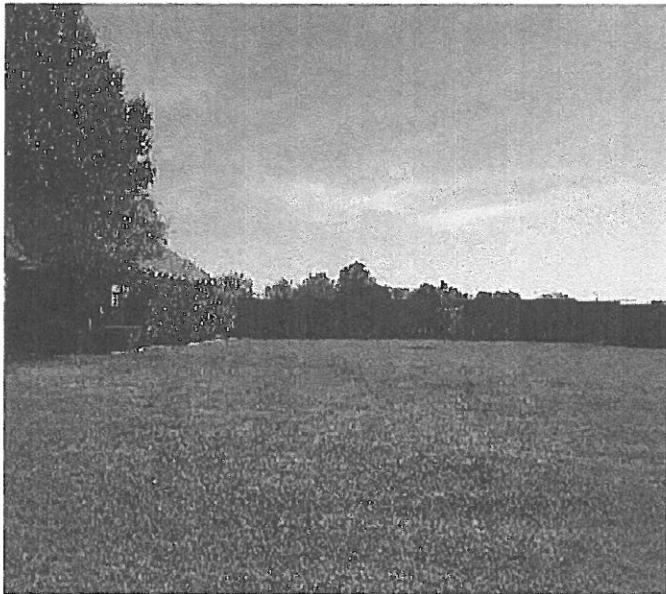
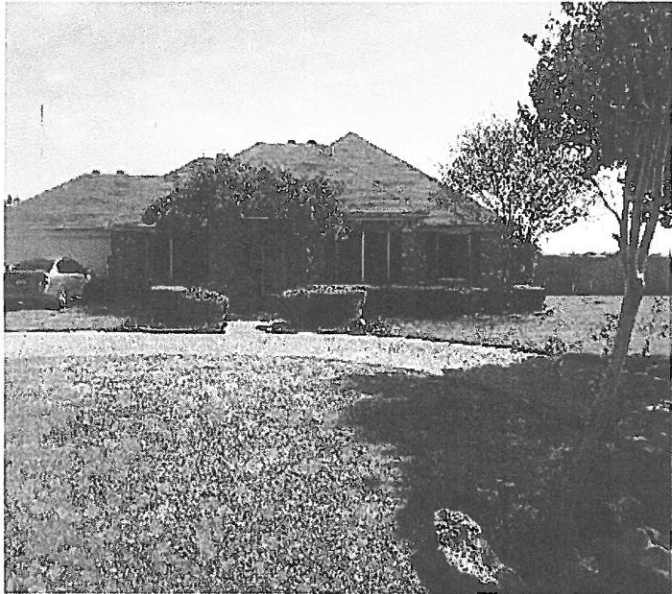
SELLER:
 DARROSE HOBEL HOME INVESTMENTS
 BUYER:
 DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=30'
 DATE OF SURVEY: 10/12/00
 OF NO. 0423741

THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL.



Javier Chapa
XCES
 Javier Chapa Engineering & Surveying
 P.O. Box 163128





CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS ON A 1.5087-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND IDENTIFIED AS LOT 22, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Chris Tarrant for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC), situated on a 1.5087-acre tract of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 3075 Golden Trail, and being more specifically 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 [*Ordinance No. 04-38*] 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 [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate 1.5 (SFE 1.5) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in

the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 1,500 SF.
- 3) The subject property shall not have more than three (3) accessory buildings.
- 4) The accessory building shall not exceed a maximum overall height of 15-feet.
- 5) The accessory building shall not be operated as a commercial use.
- 6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF JUNE, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

Exhibit 'A':
Survey & Site Plan

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUNDS OF PROPERTY LOCATED AT 3075 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

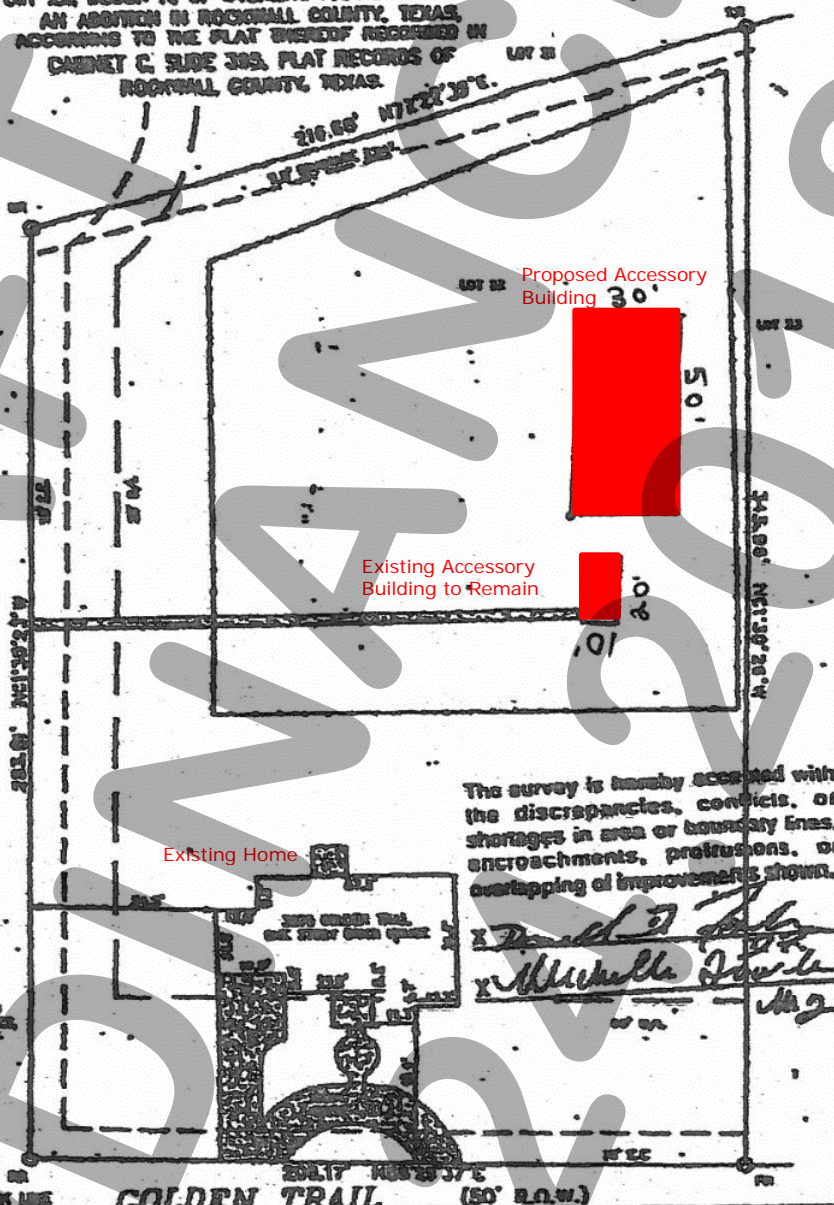
LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
AN ADDITION IN ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET C, SUBD 309, PLAT RECORDS OF
ROCKWALL COUNTY, TEXAS.

NORTH
SCALE 1"=20'

STERLING COURT
(50' R.O.W.)

SEE PLAN FOR
DETAILED INFORMATION
ON ALL UTILITIES AND
EASEMENTS

NOTES:
FD - FOUND IRON PIPE
FR - FOUND IRON ROD
CONC - CONCRETE
S/W - SEWER
D/W - DRIVE WAY
D/L - DRAINAGE SET BACK LINE



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Michelle Fowler
Michelle Fowler

GOLDEN TRAIL (50' R.O.W.)

TO CORRECTLY IN LAND TITLE
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
THE PROPERTY AS DESCRIBED BY THE PLAT, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS DESCRIBED BY THE PLAT, THE SITE, LOCATION AND
TYPE OF UTILITIES, AND EASEMENTS, ARE SHOWN. ALL DIMENSIONS BEING
WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES
AND DISTANCES INDICATED, AS SHOWN ON SAID PLAT.
THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

SELLER:
DUDDE NOBEL HOME INVESTMENTS
BUYER:
DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
DATE OF SURVEY: 10/12/00
BY: [Signature]

THIS PROPERTY IS LOCATED IN AN AREA
WITHIN ZONE X, OUTSIDE THE 100-YEAR
FLOOD PLAIN, ACCORDING TO THE
FLOOD INSURANCE RATE MAP FOR THE
CITY OF ROCKWALL.



Xavier Chapa
XCES
Xavier Chapa Engineering & Surveying
P.O. Box 182128

Exhibit 'B':
Building Elevations



**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 05/08/2018

APPLICANT: Chris Tarrant

AGENDA ITEM: **Z2018-020**; *SUP for an Accessory Building at 3075 Golden Trail*

SUMMARY:

Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Chris Tarrant is requesting the approval of a Specific Use Permit (SUP) to allow a commercial-grade accessory building that does not meet the requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The ~1,500 SF structure will stand approximately 15-feet in height, and will be situated behind the primary structure which is ~1,800 SF [*i.e. ~83% the size of the home on the subject property*]. Additionally, the proposed accessory building will have four (4) roll-up doors. The applicant states the purpose of the proposed accessory building is to store go-karts and go-kart trailers. Currently there are two existing accessory buildings on the subject property. One accessory building is a 10' x 20' brick building that was constructed with the primary structure, and meets the masonry and size requirements as stipulated in the Unified Development Code (UDC). The second accessory building is an ~10' x 12' wood shed that was permitted and constructed in 2012, and is used to store lawn mowers and yard equipment. The wood shed, in conjunction with the other existing accessory building, meets the maximum allowable square footage for accessory buildings on the subject property; however, the wood shed does not meet the current masonry requirements stipulated by the Unified Development Code (UDC). If approved, the proposed accessory building would be the third accessory building on the subject property.

According to the UDC, in a Single Family Estate 1.5 (SFE-1.5) District, property owners are permitted to construct no more than two (2) accessory buildings up to 625 SF or a single accessory building no larger than 1,250 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicant is requesting deviations from the material requirements (*i.e. for a 100% metal building*), to exceed the maximum permissible square footage requirements by 875 SF, and to exceed the maximum permissible number of accessory buildings allowed on a property by one (1) building. The Unified Development Code (UDC) permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a Specific Use Permit (SUP). In this case, the accessory building will be situated ~150 feet behind the main structure and be partially screened by a solid wood fence that will provide limited visibility from any adjacent public right-of-way or open space. Staff should note that the subject property has a history of complaints for operating as a non-residential use. The applicant has indicated that a commercial business was in operation during that time, but has since been discontinued. As a result, staff has included a condition of approval that the subject property shall not be operated as a commercial structure in the draft

ordinance. Should this request be approved, the subject property would have a total of three (3) accessory buildings.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*] followed by a vacant tract of land zoned Commercial (C) District. Beyond this is SH-276, which is a TxDOT 6D (six [6] lane, TxDOT roadway) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are two (2) vacant tracts of land zoned Agriculture (AG) District and Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are several homes zoned Single-Family 10 (SF-10) District [*i.e. Timber Creek Estates*].

West: Directly west of the subject property is FM-549 which is identified as a TxDOT 4D (four [4] lane, TxDOT roadway) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes zoned Planned Development District 45 (PD-45) [*i.e. Lofland Farms Phase 5B Subdivision*] for Single-Family Residential 8.4 (SF-8.4) District land uses.

NOTIFICATION:

On April 30, 2018 staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request, staff would offer the following conditions of approval:

- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - a) The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'B' & 'C' of the attached ordinance.
 - b) The accessory building shall not exceed a maximum size of 1,500 SF.
 - c) The subject property shall not have more than three (3) accessory buildings.
 - d) The accessory building shall not exceed a maximum overall height of 15-feet.
 - e) The accessory building shall not be operated as a commercial use.

- f) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, 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.

City of Rockwall Project Plan Review History




Project Number Z2018-020	Owner Chris Tarrant	Applied 4/13/2018 KB
Project Name 3075 Golden Trail	Applicant Chris Tarrant	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address 3075 GOLDEN TR	City, State Zip ROCKWALL, TX 75032	Zoning
---------------------------------------	--	---------------

Subdivision STERLING FARMS ADDITION	Tract 22	Block A	Lot No 22	Parcel No 5069-000A-0022-00-OR	General Plan
---	--------------------	-------------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING side setback is 25'	John Ankrum	4/16/2018	4/23/2018	4/16/2018		APPROVED	
ENGINEERING Must keep the same drainage pattern	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	APPROVED	See Condition
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING Z2018-020 3075 Golden Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is request by Chris Tarrant for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-020) in the lower right hand corner of all pages on future submittals. M.4 Please provide an updated site plan that shows the two existing accessory buildings on the site. M.5 The accessory building shall not be used as a commercial use. I.6 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 by May 1, 2018. The Planning and Zoning Worksession for this case is April 24, 2018. The Planning and Zoning Meeting for this case is May 8, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is May 21, 2018 and June 4, 2018.	Korey Brooks	4/13/2018	4/20/2018	4/19/2018	6	COMMENTS	Comments

0 35 70 140 210 280 Feet

Z2018-020 - SUP FOR 3075 GOLDEN TRAIL
ZONING - LOCATION MAP = 

FMI 549

GOLDEN

STERLING

PD-45

SFE-1.5

DIAMOND WAY

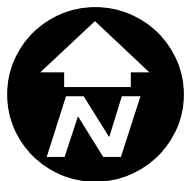
HAYMAKER



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

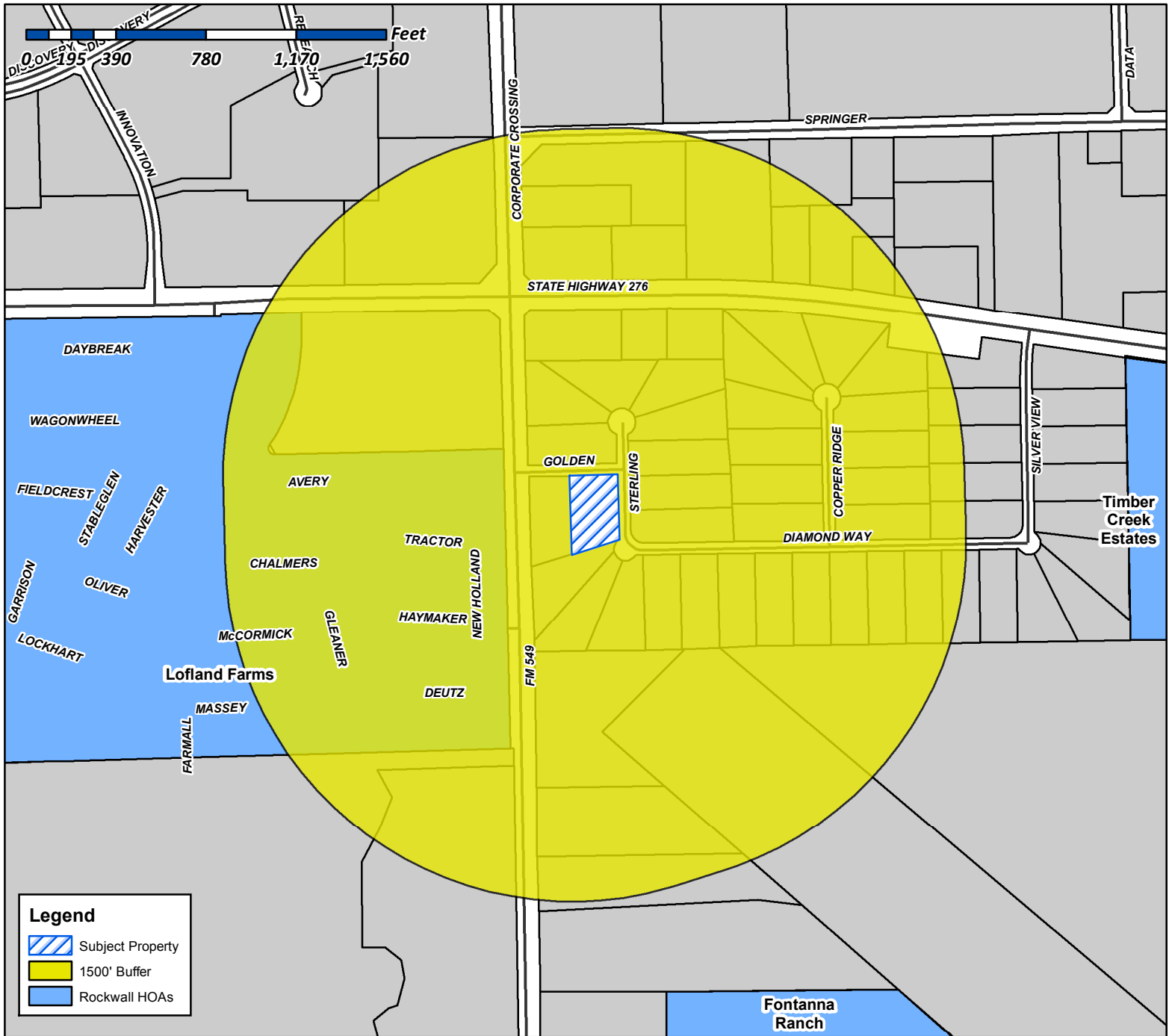




City of Rockwall

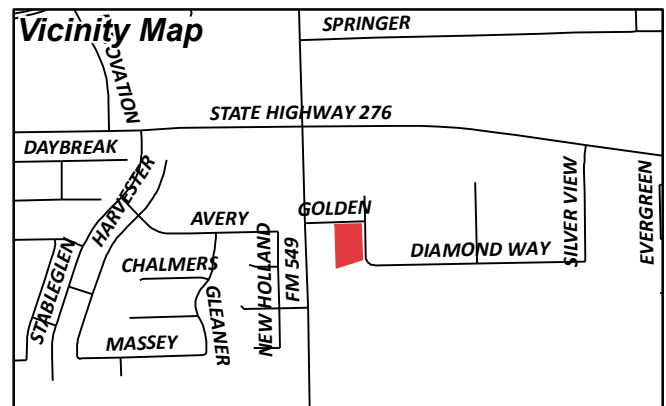
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Case Number: Z2018-020
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SUP
Case Address: 3075 Golden Trail

Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

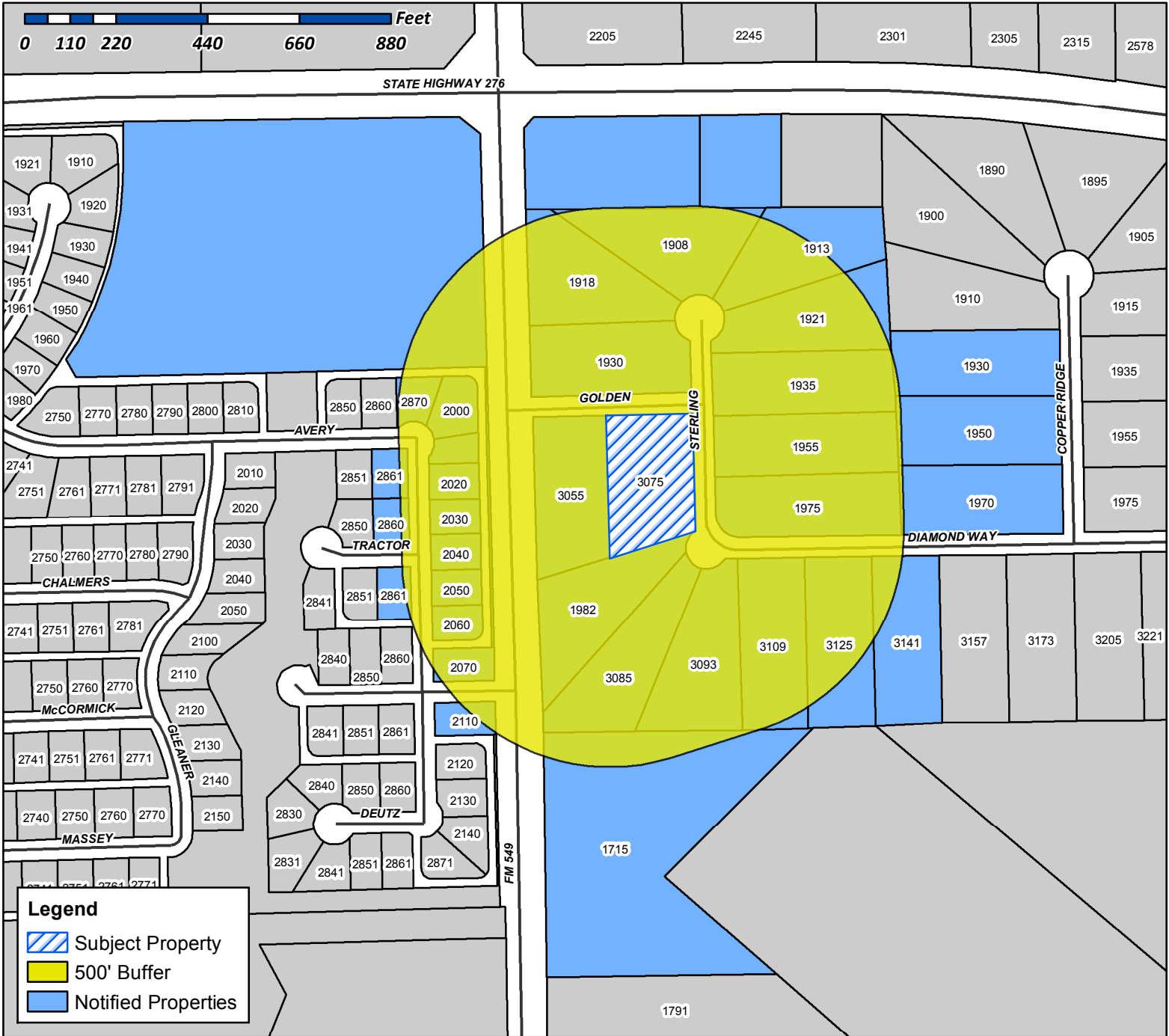




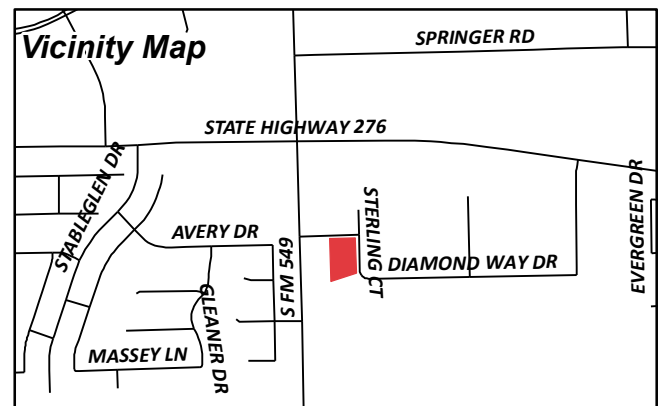
City of Rockwall

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

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Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1913 STERLING CT
ROCKWALL, TX 75032

WYGAL DOUGLAS E & LAMPHONE
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

ROCHELLE MICHAEL
2000 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75032

SUMMERSON MICHAEL W & LORI S
2040 NEW HOLLAND DR
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75032

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

TUTTLE CYNTHIA RENEE
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

JOHNSON TROY D & JENNA
2861 AVERY
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

CORLEY LUKE ANDREW & SHANNON NICOLE
2870 AVERY
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE
3301 NORTHSTAR RD 635
RICHARDSON, TX 75082

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SMITH PHILLIP EDWIN
7990 PASEO MEMBRILLO
CARLSBAD, CA 92009

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

To: City of Rockwall Planning and Zoning
385 S. Goliad
Rockwall, Texas 75087
972-771-7745

From: Chris Tarrant
3075 Golden Trail
Rockwall, Texas 75032
214-497-2290

Re: SUP Permit

To whom it may concern,

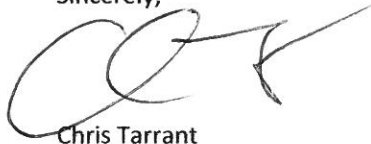
I was told that I needed to apply for an SUP Permit in order to build a detached garage on my property. I am proposing to build a 30'x50' garage behind my home, within the current fenced in area. This building will serve several purposes including but not limited to:

1. My youngest son races go karts and 2 go karts, our tools and equipment essentially take up my whole garage at this time. I need more space for this.
2. I currently have a shop that I rent that I keep my hot rods in as well as quite a few tools that I would like to have more supervision over as well as drop that monthly expense.
3. Overall, we need more storage room. The garages on these houses in my area are not large enough for a full size truck to fit into, I cannot pull my dually into the garage to change the oil, it's too tall. I'd like to have somewhere to service my own vehicles.
4. In the future, I'd like to convert my existing garage into a game/media room for my kids.

I understand that I live in a residential neighborhood and that usually a building of this size is frowned upon but I would like for you to understand that my neighborhood is not your normal neighborhood. We are on what I essentially call double lots – ALL the lots are 1.5 acres and up. Most people around here agree with me when I say we all bought these homes to have space and to be able to do what we want. I have a guy at the end of my street that has an old rusted metal building that he repairs cars in, I have several people with gravel driveways going to the rear of their property, people ride 4 wheelers up and down the streets around here, one neighbor has a baseball field in his backyard, there are others with buildings/shops in their backyards. This is not your normal high class Rockwall neighborhood, this is more along the lines of your middle class neighborhood and people around here are less concerned with what each other has going on than your normal Rockwall neighborhood.

I have poured a concrete drive from the side street to the back lot where this building would be located as well as built a sliding gate covered with wood pickets to match my fence. This ensures that everything is completely concealed and hides as much of it as possible. I strive real hard to keep my property clean, neat, and organized anyway but I like to keep things as much out of sight as possible too.

Sincerely,



Chris Tarrant

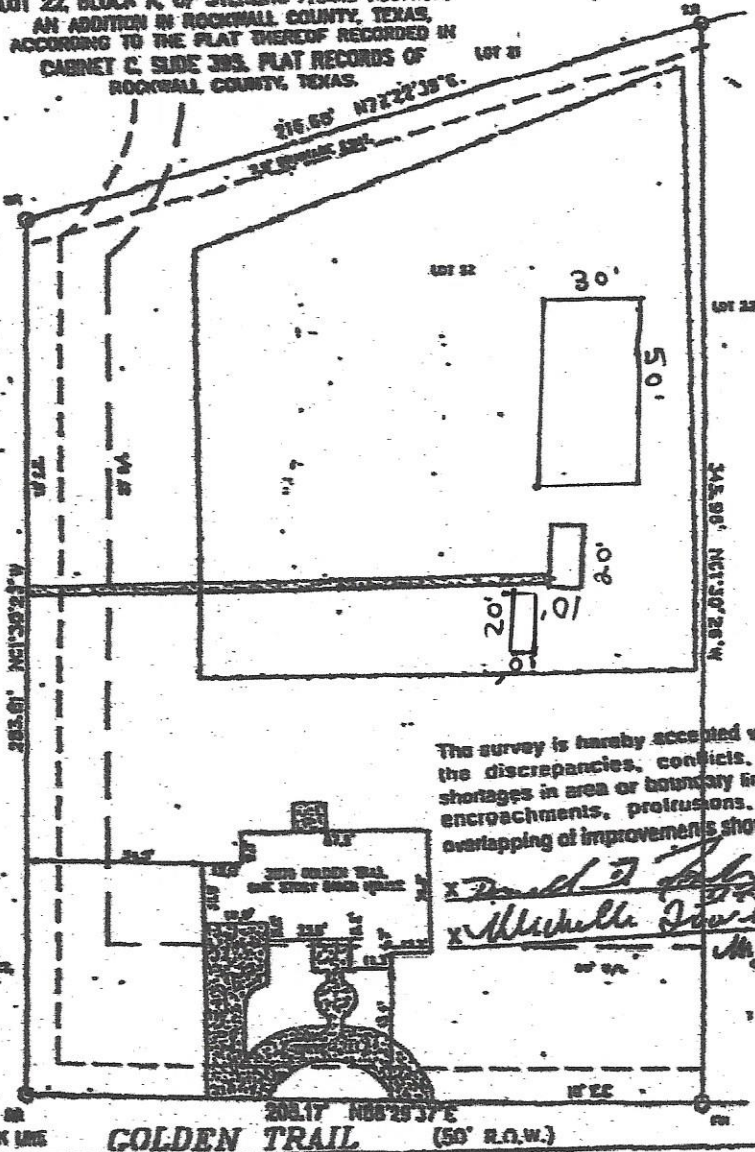
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
 ON THE GROND OF PROPERTY LOCATED AT 3078 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
 TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
 AN ADDITION IN ROCKWALL COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET C, SLIDE 395, PLAT RECORDS OF
 ROCKWALL COUNTY, TEXAS.



STERLING COURT
 (50' R.O.W.)



The survey is hereby accepted with
 the discrepancies, conflicts, or
 shortages in area or boundary lines,
 encroachments, protrusions, or
 overlapping of improvements shown.

X *Donald J. [Signature]*
 X *Michelle Fowler [Signature]*

- NOTED:
 FIP - FOUND IRON PIPE
 FIR - FOUND IRON ROD
 CONC - CONCRETE
 S/W - SIDEWALK
 D/W - DRIVE WAY
 D/L - DRIVING SET BACK LINE

TO CORRECTLY LAND TITLE
 THE PLAT HEREIN IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
 THE PROPERTY AS DESCRIBED BY SURVEY, THE LINES AND DIMENSIONS OF
 SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND
 TYPE OF BUILDING, AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING
 WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINE
 THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

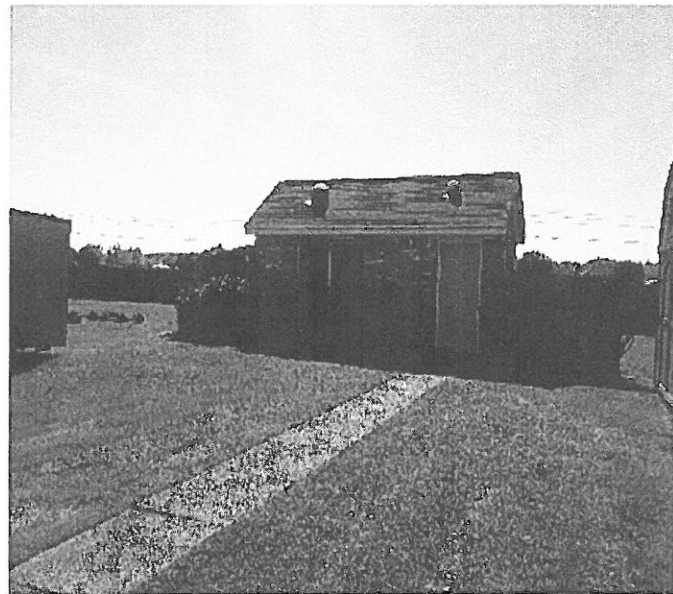
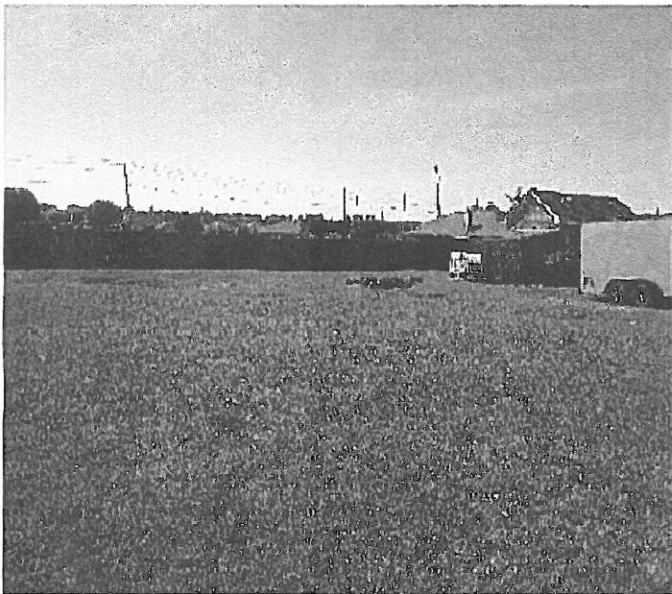
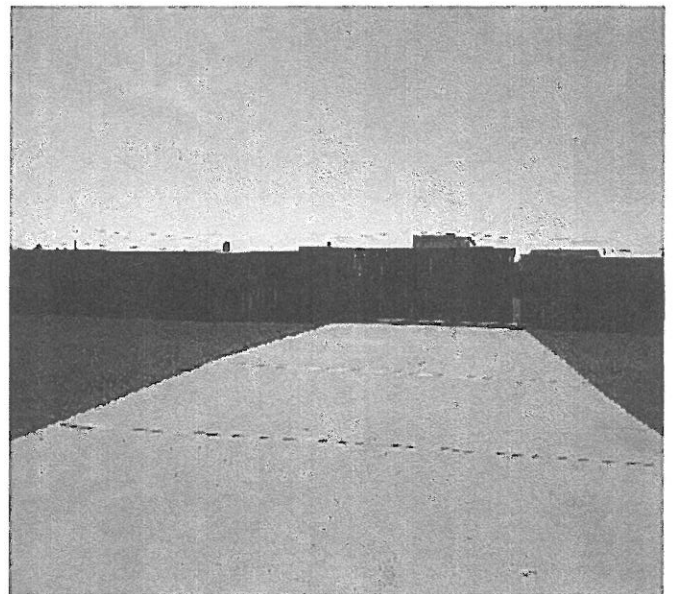
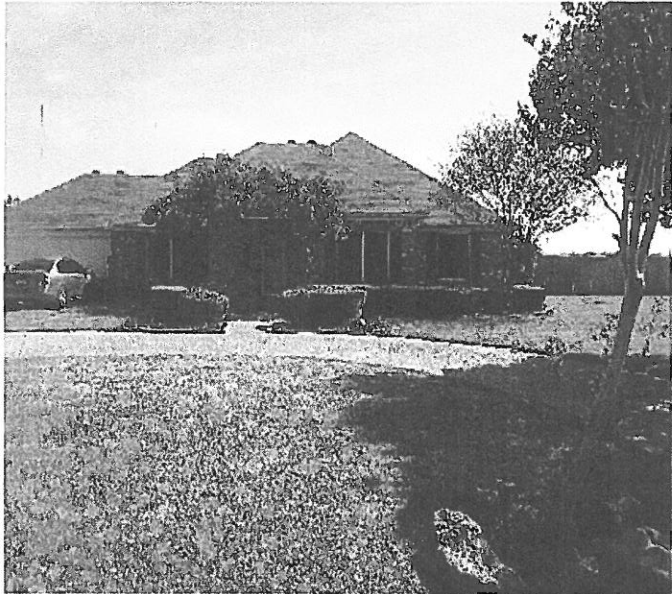
SELLER:
 DUBOSE MODEL HOME INVESTMENTS
 BUYER:
 DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
 DATE OF SURVEY: 10/12/00
 OF NO. 00123345

THIS PROPERTY IS LOCATED IN AN AREA
 WITHIN ZONE X, OUTSIDE THE 100-YEAR
 FLOOD PLAIN, ACCORDING TO THE
 FLOOD INSURANCE RATE MAP FOR THE
 CITY OF ROCKWALL.



Xavier Chapa
XCES
 Xavier Chapa Engineering & Surveying
 P.O. Box 153120
 Dallas, Texas 75215





CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS ON A 1.5087-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND IDENTIFIED AS LOT 22, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Chris Tarrant for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC), situated on a 1.5087-acre tract of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 3075 Golden Trail, and being more specifically 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 [*Ordinance No. 04-38*] 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 [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate 1.5 (SFE 1.5) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in

the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 1,500 SF.
- 3) The subject property shall not have more than three (3) accessory buildings.
- 4) The accessory building shall not exceed a maximum overall height of 15-feet.
- 5) The accessory building shall not be operated as a commercial use.
- 6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF JUNE, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 21, 2018

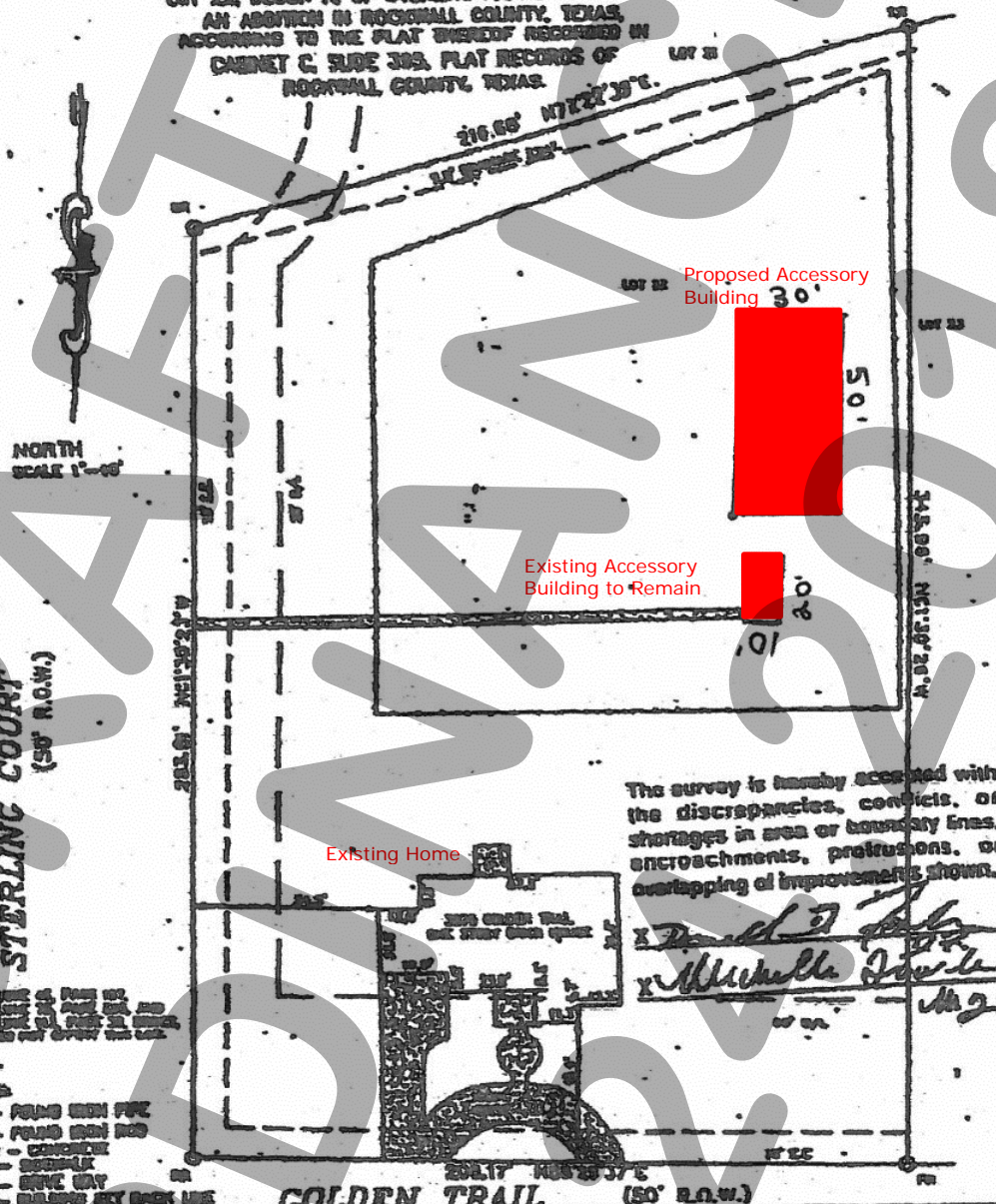
2nd Reading: June 4, 2018

**Exhibit 'A':
Survey & Site Plan**

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUNDS OF PROPERTY LOCATED AT 3075 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
AN ADDITION IN ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET C, SUBD 309, PLAT RECORDS OF
ROCKWALL COUNTY, TEXAS.



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Michelle Fowler
M2

- NOTES**
- FD - FOUND IRON PIPE
 - FR - FOUND IRON ROD
 - CONC - CONCRETE
 - S/W - SEWER
 - O/W - DRIVE WAY
 - O/L - BUILDING SET BACK LINE

TO CORRECTLY IN LAND TITLE
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
THE PROPERTY AS DESCRIBED BY HEREIN, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS DESCRIBED BY THE PLAT, THE SIZE, LOCATION AND
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WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES
THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.
THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

SELLER
DUDDE NOBEL HOME INVESTMENTS
BUYER
DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
DATE OF SURVEY: 10/12/00
BY: [Signature]

THIS PROPERTY IS LOCATED IN AN AREA
WITHIN ZONE X, OUTSIDE THE 100-YEAR
FLOOD PLAIN, ACCORDING TO THE
FLOOD INSURANCE RATE MAP FOR THE
CITY OF ROCKWALL.

Exhibit 'B':
Building Elevations



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 05/21/2018

APPLICANT: Chris Tarrant

AGENDA ITEM: **Z2018-020**; *SUP for an Accessory Building at 3075 Golden Trail*

SUMMARY:

Hold a public hearing to discuss and consider a request by Chris Tarrant for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 1.5087-acre tract of land identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 3075 Golden Trail, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Chris Tarrant is requesting the approval of a Specific Use Permit (SUP) to allow a commercial-grade accessory building that does not meet the requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The ~1,500 SF structure will stand approximately 15-feet in height, and will be situated behind the primary structure which is ~1,800 SF [*i.e. ~83% the size of the home on the subject property*]. Additionally, the proposed accessory building will have four (4) roll-up doors. The applicant states the purpose of the proposed accessory building is to store go-karts and go-kart trailers. Currently there are two existing accessory buildings on the subject property. One accessory building is a 10' x 20' brick building that was constructed with the primary structure, and meets the masonry and size requirements as stipulated in the Unified Development Code (UDC). The second accessory building is an ~10' x 12' wood shed that was permitted and constructed in 2012, and is used to store lawn mowers and yard equipment. The wood shed, in conjunction with the other existing accessory building, meets the maximum allowable square footage for accessory buildings on the subject property; however, the wood shed does not meet the current masonry requirements stipulated by the Unified Development Code (UDC). If approved, the proposed accessory building would be the third accessory building on the subject property.

According to the UDC, in a Single Family Estate 1.5 (SFE-1.5) District, property owners are permitted to construct no more than two (2) accessory buildings up to 625 SF or a single accessory building no larger than 1,250 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicant is requesting deviations from the material requirements (*i.e. for a 100% metal building*), to exceed the maximum permissible square footage requirements by 875 SF, and to exceed the maximum permissible number of accessory buildings allowed on a property by one (1) building. The Unified Development Code (UDC) permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a Specific Use Permit (SUP). In this case, the accessory building will be situated ~150 feet behind the main structure and be partially screened by a solid wood fence that will provide limited visibility from any adjacent public right-of-way or open space. Staff should note that the subject property has a history of complaints for operating as a non-residential use. The applicant has indicated that a commercial business was in operation during that time, but has since been discontinued. As a result, staff has included a condition of approval that the subject property shall not be operated as a commercial structure in the draft

ordinance. Should this request be approved, the subject property would have a total of three (3) accessory buildings.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*] followed by a vacant tract of land zoned Commercial (C) District. Beyond this is SH-276, which is a TxDOT 6D (six [6] lane, TxDOT roadway) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are two (2) vacant tracts of land zoned Agriculture (AG) District and Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are several single-family homes zoned Single-Family Estates 1.5 (SFE-1.5) District [*i.e. Sterling Farms Subdivision*]. Beyond this are several homes zoned Single-Family 10 (SF-10) District [*i.e. Timber Creek Estates*].

West: Directly west of the subject property is FM-549 which is identified as a TxDOT 4D (four [4] lane, TxDOT roadway) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes zoned Planned Development District 45 (PD-45) [*i.e. Lofland Farms Phase 5B Subdivision*] for Single-Family Residential 8.4 (SF-8.4) District land uses.

NOTIFICATION:

On April 30, 2018 staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA's/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the City Council approve the applicant's request, staff would offer the following conditions of approval:


- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - a) The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'B' & 'C' of the attached ordinance;
 - b) The accessory building shall not exceed a maximum size of 1,500 SF;
 - c) The subject property shall not have more than two (2) accessory buildings;
 - d) The accessory building shall not exceed a maximum overall height of 15-feet;
 - e) The accessory building shall not be operated as a commercial use;

- f) The existing wood shed on the subject property shall be removed; and,
 - g) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, 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 May 8, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated in the Unified Development Code (UDC), with the condition that the existing wood shed be removed, passed by a vote of 4-3 with Commissioners Trowbridge, Chodun, and Logan dissenting.

0 35 70 140 210 280 Feet

Z2018-020 - SUP FOR 3075 GOLDEN TRAIL
ZONING - LOCATION MAP = 

FMI 549

GOLDEN

STERLING

PD-45

SFE-1.5

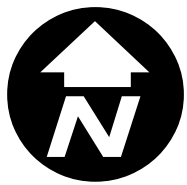
DIAMOND WAY

HAYMAKER

City of Rockwall

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

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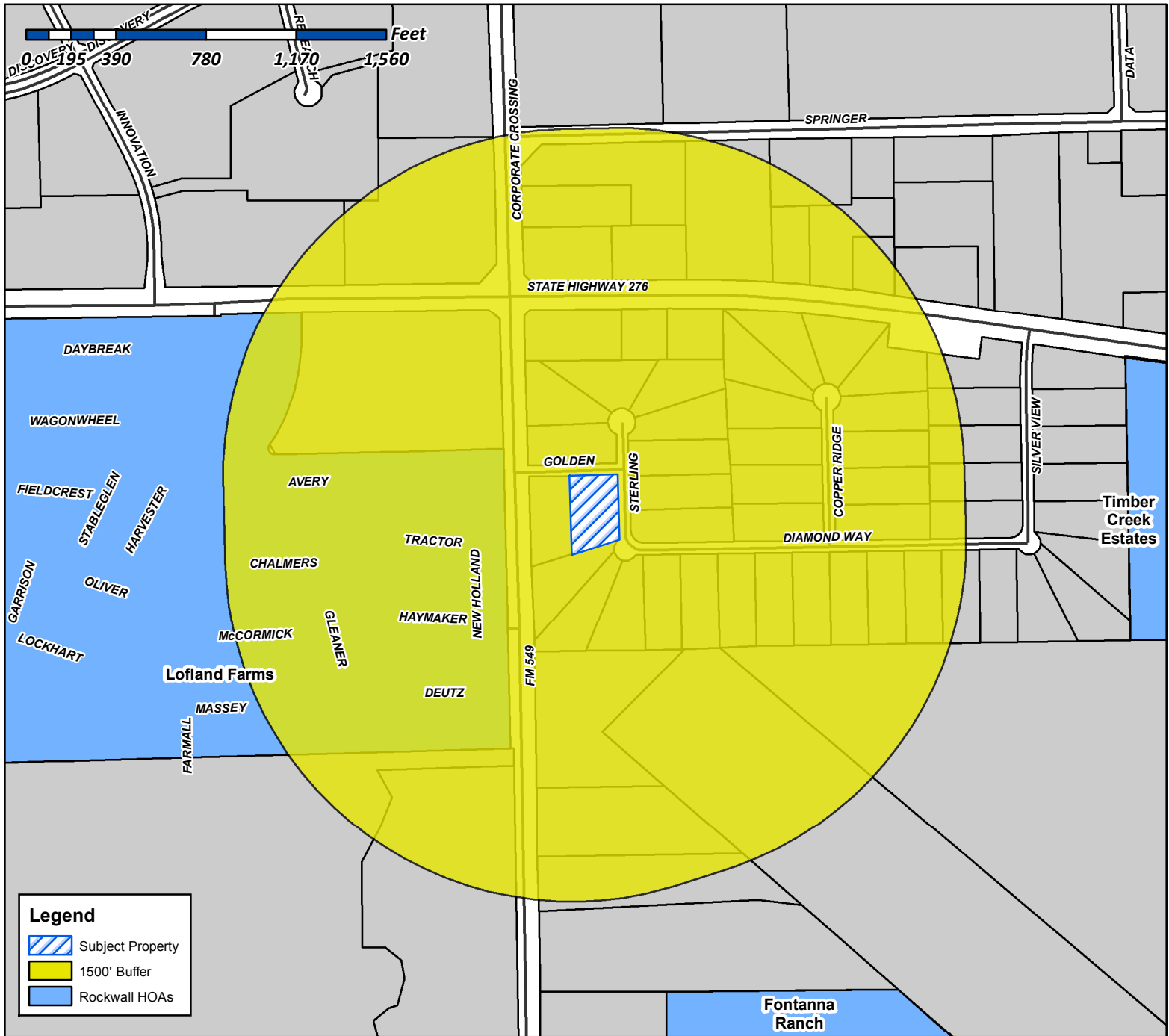




City of Rockwall

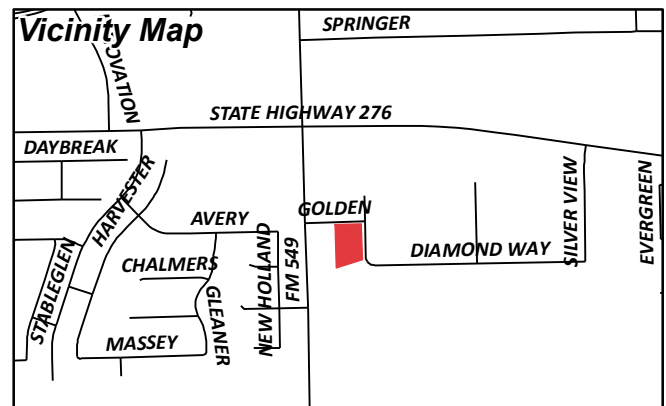
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2018-020
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SUP
Case Address: 3075 Golden Trail

Date Created: 4/16/2018
For Questions on this Case Call (972) 771-7745

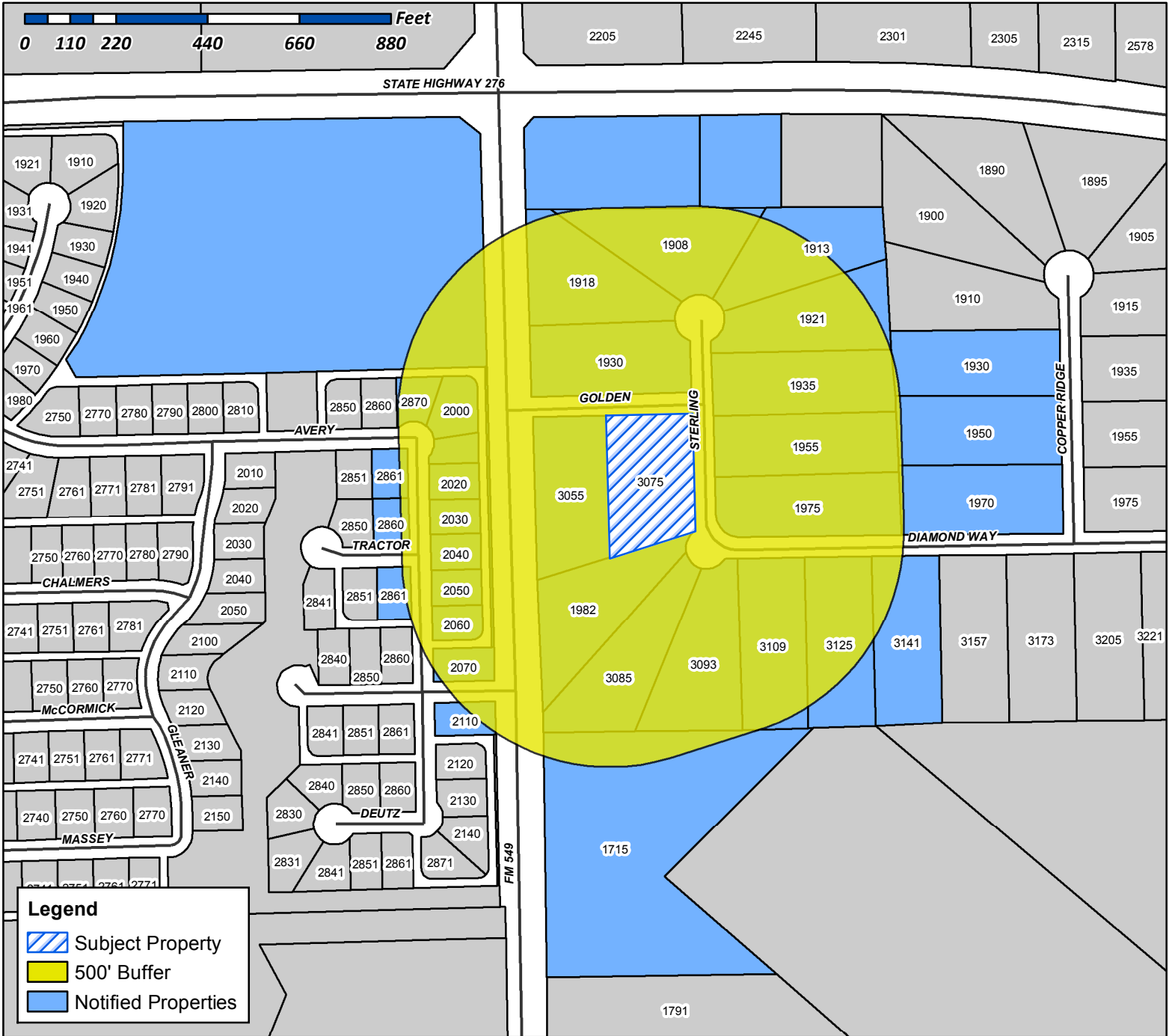




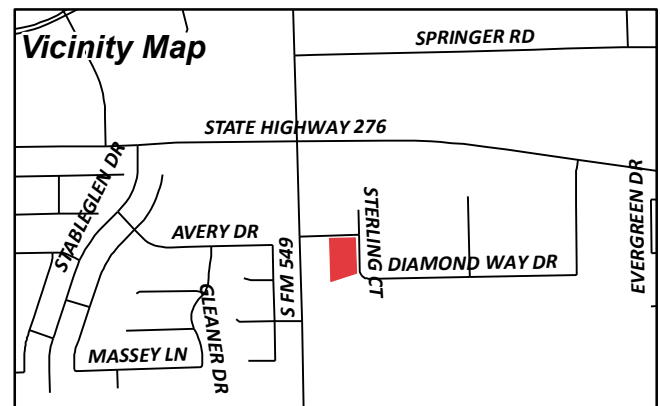
City of Rockwall

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

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

DFW DISTRIBUTOR PETROLEUM INC
11551 FOREST CENTRAL DR STE 230
DALLAS, TX 75243

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1913 STERLING CT
ROCKWALL, TX 75032

WYGAL DOUGLAS E & LAMPHONE
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

USSERY DAVID & PAMELA
1930 COPPER RIDGE CIR
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1935 STERLING CT
ROCKWALL, TX 75032

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

ROCHELLE MICHAEL
2000 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75032

SUMMERSON MICHAEL W & LORI S
2040 NEW HOLLAND DR
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75032

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

TUTTLE CYNTHIA RENEE
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

JOHNSON TROY D & JENNA
2861 AVERY
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

CORLEY LUKE ANDREW & SHANNON NICOLE
2870 AVERY
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

GARZA CESAR AND ANA MARIE
3301 NORTHSTAR RD 635
RICHARDSON, TX 75082

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SMITH PHILLIP EDWIN
7990 PASEO MEMBRILLO
CARLSBAD, CA 92009

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

Case No. Z2018-021: 1027 Ridge Road

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: Dillione Thomas Bennett

Address: 1009 SUMMIT RIDGE ROCKWALL, TX

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

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

To: City of Rockwall Planning and Zoning
385 S. Goliad
Rockwall, Texas 75087
972-771-7745

From: Chris Tarrant
3075 Golden Trail
Rockwall, Texas 75032
214-497-2290

Re: SUP Permit

To whom it may concern,


I was told that I needed to apply for an SUP Permit in order to build a detached garage on my property. I am proposing to build a 30'x50' garage behind my home, within the current fenced in area. This building will serve several purposes including but not limited to:

1. My youngest son races go karts and 2 go karts, our tools and equipment essentially take up my whole garage at this time. I need more space for this.
2. I currently have a shop that I rent that I keep my hot rods in as well as quite a few tools that I would like to have more supervision over as well as drop that monthly expense.
3. Overall, we need more storage room. The garages on these houses in my area are not large enough for a full size truck to fit into, I cannot pull my dually into the garage to change the oil, it's too tall. I'd like to have somewhere to service my own vehicles.
4. In the future, I'd like to convert my existing garage into a game/media room for my kids.

I understand that I live in a residential neighborhood and that usually a building of this size is frowned upon but I would like for you to understand that my neighborhood is not your normal neighborhood. We are on what I essentially call double lots – ALL the lots are 1.5 acres and up. Most people around here agree with me when I say we all bought these homes to have space and to be able to do what we want. I have a guy at the end of my street that has an old rusted metal building that he repairs cars in, I have several people with gravel driveways going to the rear of their property, people ride 4 wheelers up and down the streets around here, one neighbor has a baseball field in his backyard, there are others with buildings/shops in their backyards. This is not your normal high class Rockwall neighborhood, this is more along the lines of your middle class neighborhood and people around here are less concerned with what each other has going on than your normal Rockwall neighborhood.

I have poured a concrete drive from the side street to the back lot where this building would be located as well as built a sliding gate covered with wood pickets to match my fence. This ensures that everything is completely concealed and hides as much of it as possible. I strive real hard to keep my property clean, neat, and organized anyway but I like to keep things as much out of sight as possible too.

Sincerely,



Chris Tarrant

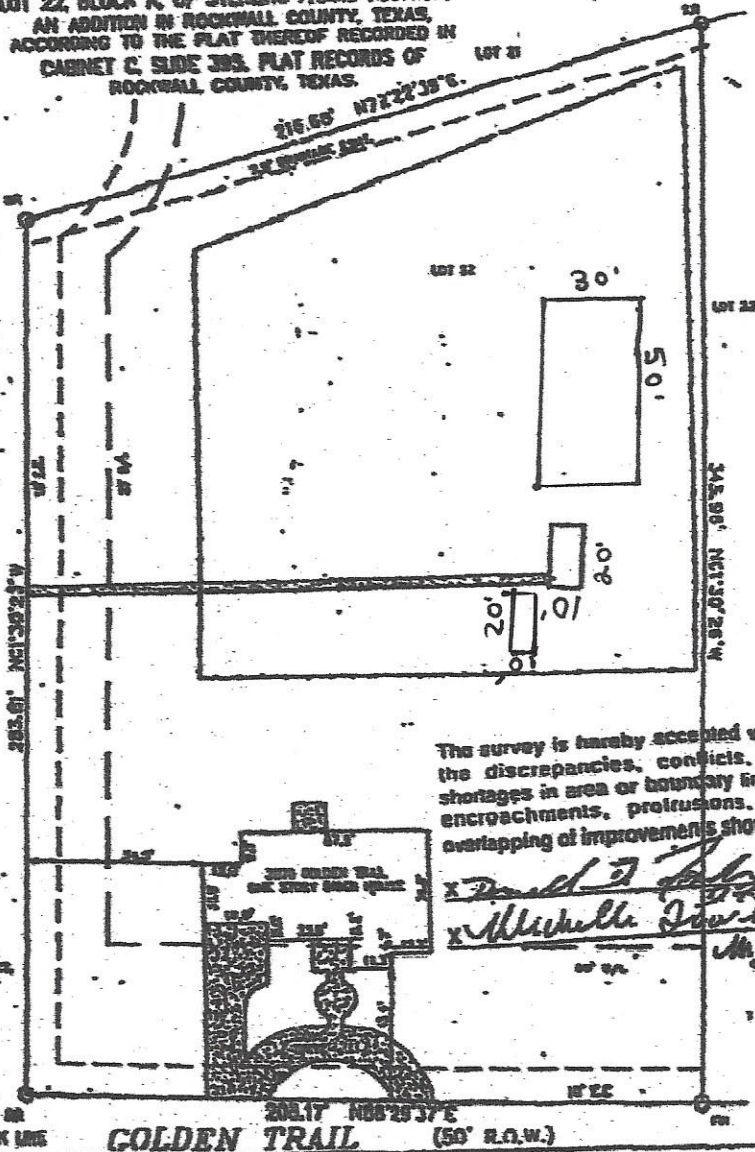
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
 ON THE GROUND OF PROPERTY LOCATED AT 3078 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
 TEXAS, HEREBY DESCRIBED AS FOLLOWS:

LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
 AN ADDITION IN ROCKWALL COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET C, SLIDE 395, PLAT RECORDS OF
 ROCKWALL COUNTY, TEXAS.



STERLING COURT
 (50' R.O.W.)



The survey is hereby accepted with
 the discrepancies, conflicts, or
 shortages in area or boundary lines,
 encroachments, protrusions, or
 overlapping of improvements shown.

X *Donald J. Taylor*
 X *Michelle Fowler*

- NOTED:
 FIP - FOUND IRON PIPE
 FIR - FOUND IRON ROD
 CONC - CONCRETE
 S/W - SIDEWALK
 D/W - DRIVE WAY
 B/L - BUILDING SET BACK LINE

TO CORRECTLY LAND TITLE
 THE PLAT HEREIN IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
 THE PROPERTY AS DESCRIBED BY SURVEY, THE LINES AND DIMENSIONS OF
 SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND
 TYPE OF BUILDING, AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING
 WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINE
 THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

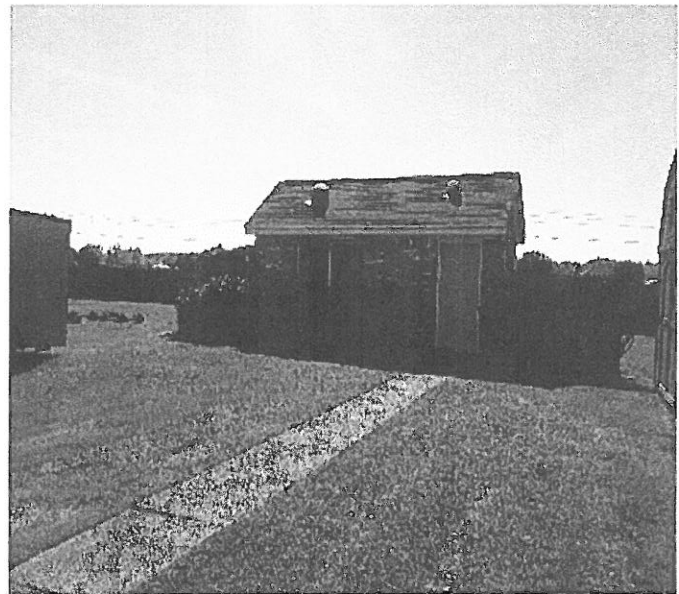
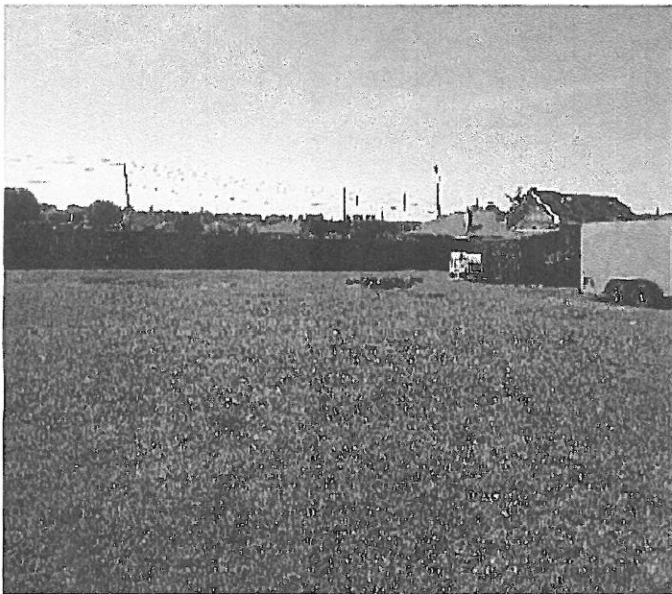
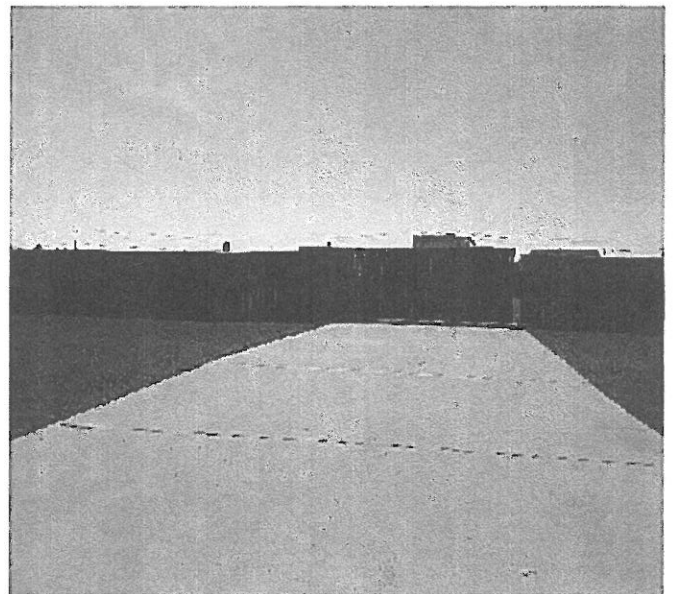
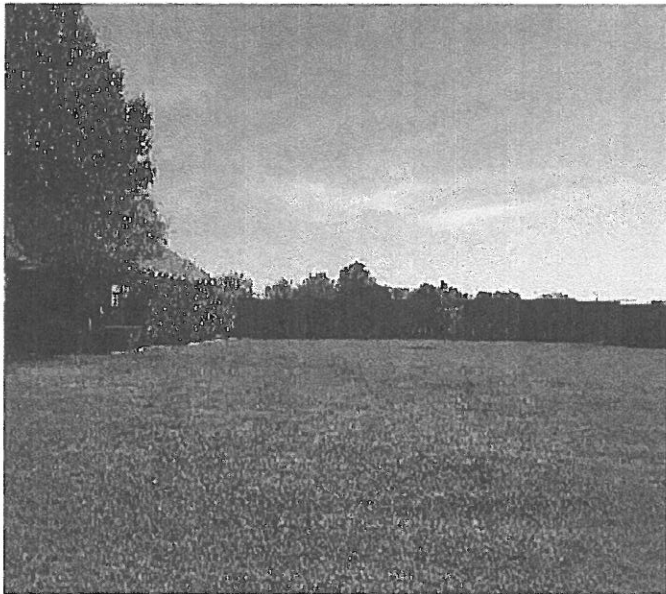
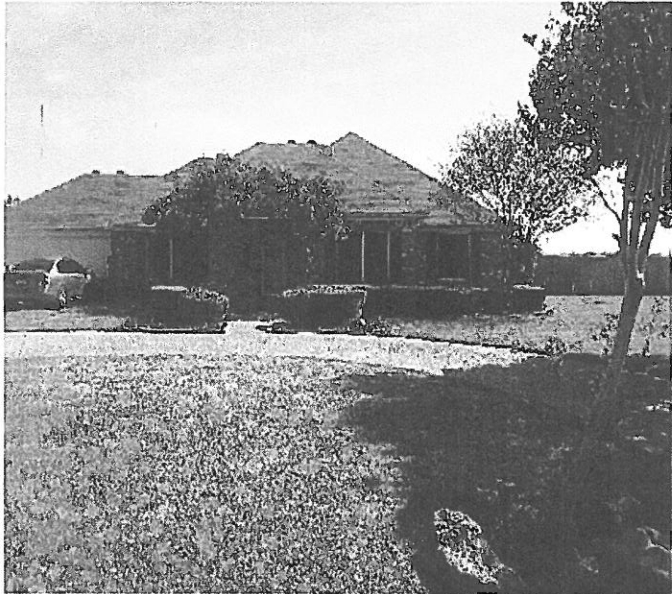
SELLER:
 DUBOSE MODEL HOME INVESTMENTS
 BUYER:
 DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
 DATE OF SURVEY: 10/12/00
 OF NO. 00123345

THIS PROPERTY IS LOCATED IN AN AREA
 WITHIN ZONE X, OUTSIDE THE 100-YEAR
 FLOOD PLAIN, ACCORDING TO THE
 FLOOD INSURANCE RATE MAP FOR THE
 CITY OF ROCKWALL.



Xavier Chapa
XCES
 Xavier Chapa Engineering & Surveying
 P.O. Box 153120
 Dallas, Texas 75215





CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE REQUIREMENTS ON A 1.5087-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND IDENTIFIED AS LOT 22, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Chris Tarrant for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC), situated on a 1.5087-acre tract of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Lot 22, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, addressed as 3075 Golden Trail, and being more specifically 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 [*Ordinance No. 04-38*] 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 [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate 1.5 (SFE 1.5) District*, of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in

the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 1,500 SF;
- 3) The subject property shall not have more than two (2) accessory buildings;
- 4) The accessory building shall not exceed a maximum overall height of 15-feet;
- 5) The accessory building shall not be operated as a commercial use;
- 6) The existing wood shed on the subject property shall be removed; and,
- 7) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

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 and

the publication of the caption of said ordinance as the law in such cases provides.
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF JUNE, 2018.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 21, 2018

2nd Reading: June 4, 2018

Exhibit 'A':
Survey & Site Plan

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUNDS OF PROPERTY LOCATED AT 3075 GOLDEN TRAIL IN THE CITY OF ROCKWALL,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

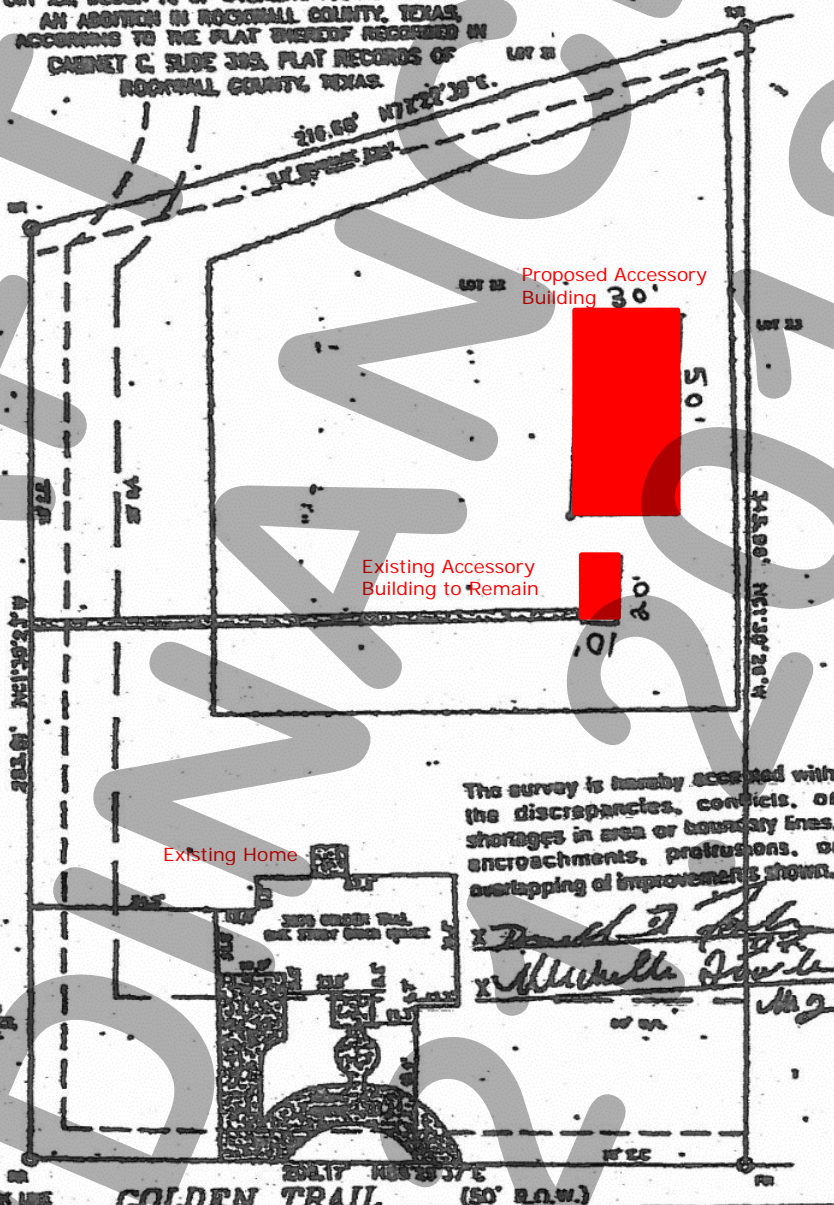
LOT 22, BLOCK A, OF STERLING FARMS ADDITION,
AN ADDITION IN ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET C, SURE 309, PLAT RECORDS OF
ROCKWALL COUNTY, TEXAS.

NORTH
SCALE 1"=20'

STERLING COURT
(50' R.O.W.)

SEE PLAN FOR
DETAILED INFORMATION
ON THE LOCATION OF
THE PROPERTY

NOTES:
FD - FOUND IRON PIPE
FR - FOUND IRON ROD
CONC - CONCRETE
S/W - SEWER
D/W - DRIVE WAY
D/L - DRAINAGE SET BACK LINE



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Michelle Fowler
Michelle Fowler
M2

GOLDEN TRAIL (50' R.O.W.)

TO CORRECTLY IN LAND TITLE
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
THE PROPERTY AS DESCRIBED BY THE PLAT, THE LINES AND BOUNDARIES OF
SAID PROPERTY BEING AS DESCRIBED BY THE PLAT, THE SIZE, LOCATION AND
TYPE OF BUILDINGS, AND ENCROACHMENTS, ARE SHOWN. ALL ENCROACHMENTS BEING
WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES
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THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

SELLER
DUDDE NOBEL HOME INVESTMENTS
BUYER
DONALD FOWLER AND WIFE, MICHELLE FOWLER

SCALE 1"=20'
DATE OF SURVEY: 10/12/00
BY: [Signature]

THIS PROPERTY IS LOCATED IN AN AREA
WITHIN ZONE X, OUTSIDE THE 100-YEAR
FLOOD PLAIN, ACCORDING TO THE
FLOOD INSURANCE RATE MAP FOR THE
CITY OF ROCKWALL.



Xavier Chapa
XCES
Xavier Chapa Engineering & Surveying
P.O. Box 182128

Exhibit 'B':
Building Elevations

