



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-006 P&Z DATE 02/25/20 CC DATE 03/16/20 APPROVED/DENIED

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

ZONING APPLICATION	
<input checked="" 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 checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" 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 # _____
<b>NOTES:</b> _____	
_____	
_____	
_____	
_____	
_____	
<b>ZONING MAP UPDATED</b> _____	



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. Z 2020-006

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

**PROPERTY INFORMATION [PLEASE PRINT]**

Address 2308 SADDLEBROOK LANE

Subdivision

Lot

Block

General Location NORTH EAST CORNER FROM HOUSE BEHIND HOUSE

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner GREG GIUVENS

Applicant GREG GIUVENS

Contact Person GREG

Contact Person GREG

Address 2308 SADDLEBROOK LN

Address 2308 SADDLEBROOK LN

City, State & Zip ROCKWALL TX. 75087

City, State & Zip ROCKWALL TX. 75087

Phone 972-415-6433

Phone 972-415-6433

E-Mail JGGIUVENS@SBCGLOBAL.NET

E-Mail JGGIUVENS@SBCGLOBAL.NET

**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



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

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto: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

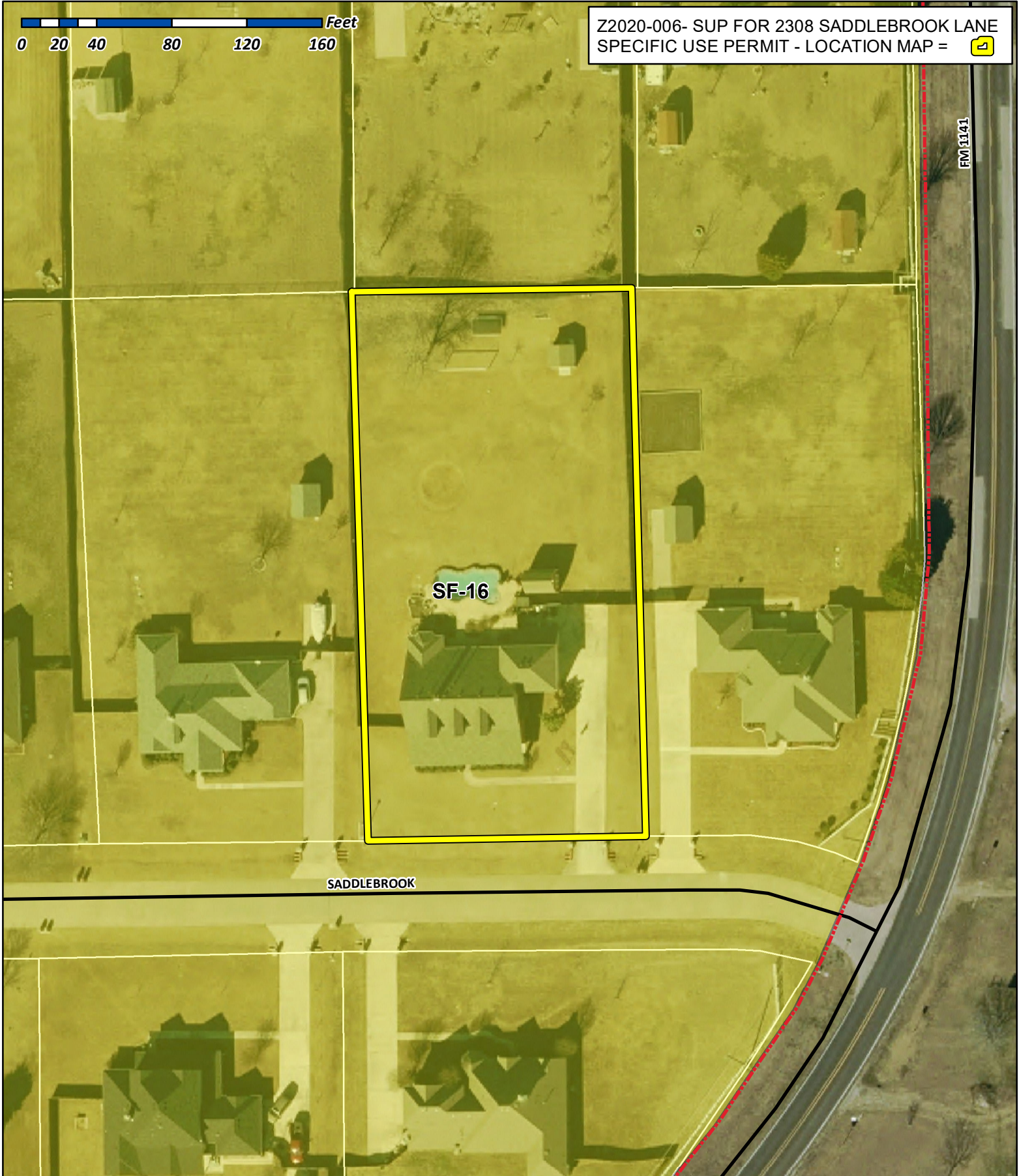
Date: 2/18/2020

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, 02/20/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/20/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/25/2020 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: Z2020-006**  
**Project Name: 2308 Saddlebrook Lane**  
**Project Type: ZONING**  
**Applicant Name: GREG GIVENS**  
**Owner Name: GREG GIVENS**  
**Project Description:**

0 20 40 80 120 160 Feet

Z2020-006- SUP FOR 2308 SADDLEBROOK LANE  
SPECIFIC USE PERMIT - LOCATION MAP = 



# City of Rockwall

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

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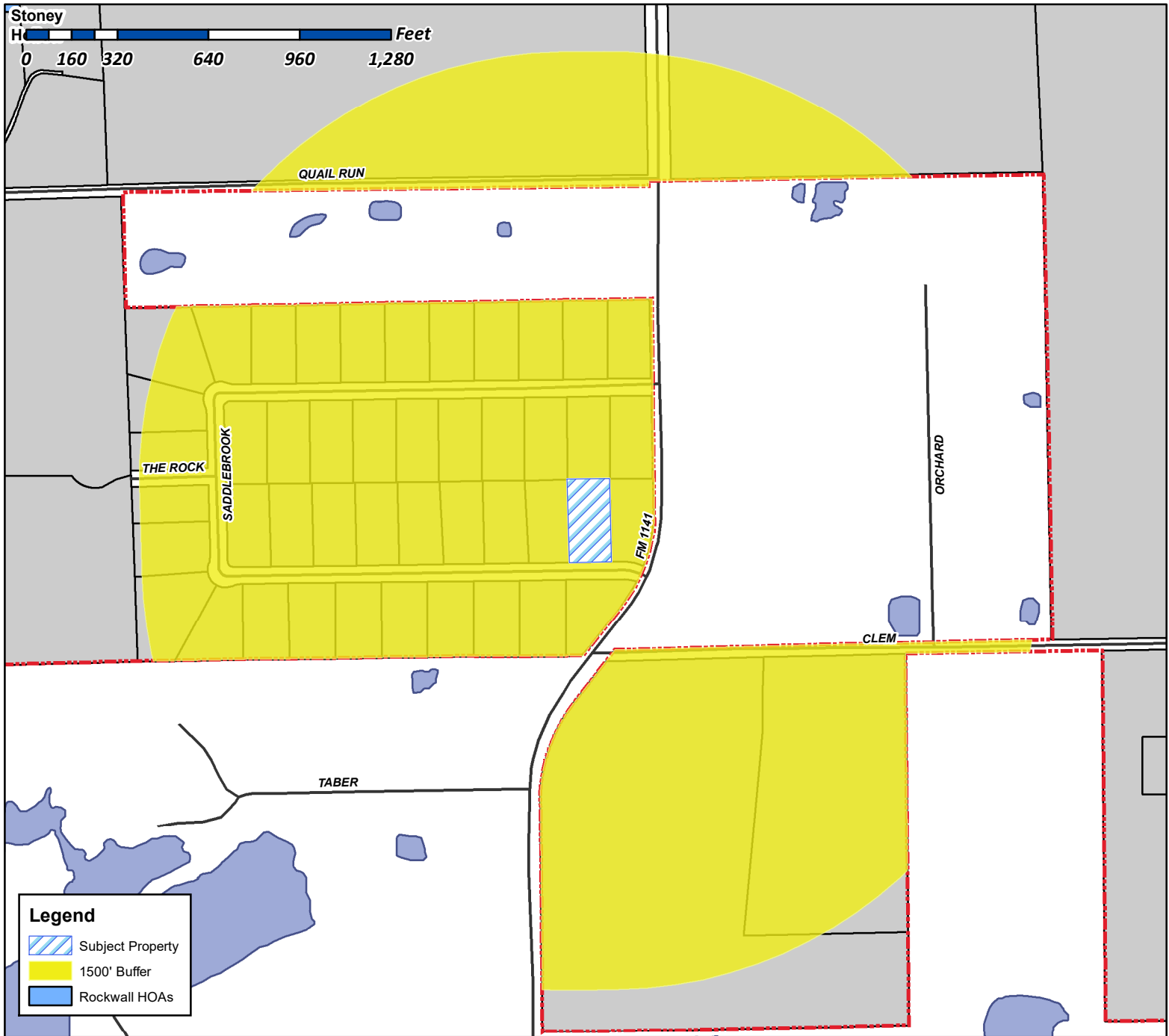




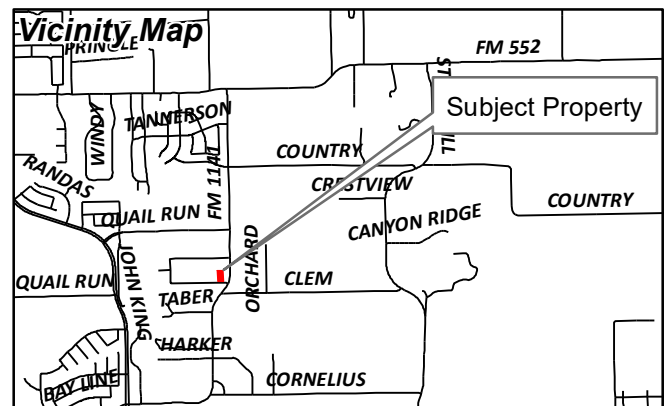
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 385 S. Goliad Street  
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**Case Number:** Z2020-006  
**Case Name:** 2308 Saddlebrook Lane  
**Case Type:** Specific Use Permit  
**Zoning:** SF-10  
**Case Address:** 2308 Saddlebrook Lane



**Date Created:** 2/19/2020  
**For Questions on this Case Call (972) 771-7745**



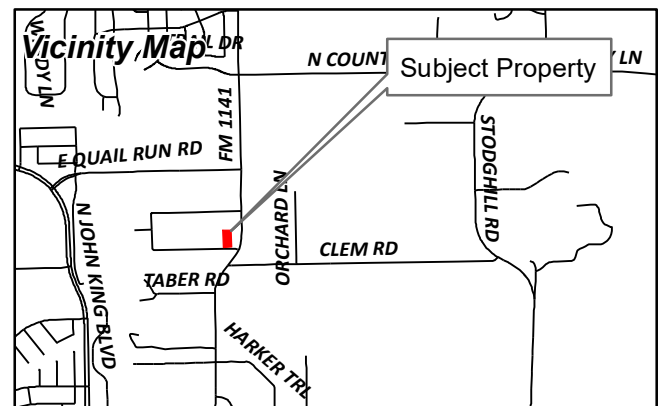
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**Case Number:** Z2020-006  
**Case Name:** SUP for 2308 Saddlebrook Lane  
**Case Type:** Specific Use Permit  
**Zoning:** SF-16  
**Case Address:** 2308 Saddlebrook Lane



**Date Created:** 2/19/2020  
 For Questions on this Case Call (972) 771-7745

DUNCAN BRYAN AND BEVERLY  
2389 SADDLEBROOK LN  
ROCKWALL, TX 75087

DIETRICH SHELLEY L & DAROLD T  
2393 SADDLEBROOK LN  
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L  
2377 SADDLEBROOK LN  
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D  
2381 SADDLEBROOK LN  
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-  
2313 SADDLEBROOK LANE  
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &  
EDITH LILLIAN  
2312 SADDLEBROOK LN  
ROCKWALL, TX 75087

NOTEWISE INVESTMENTS LLC  
3615 BROADWAY BLVD SUITE B  
GARLAND, TX 75043

TAYLOR BRANDON G & AMANDA H  
2320 SADDLEBROOK LN  
ROCKWALL, TX 75087

JONES JAMES E  
2309 SADDLEBROOK LN  
ROCKWALL, TX 75087

DEFEBROUGH WALTER W & DAWN A  
2380 SADDLEBROOK LN  
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C  
2384 SADDLEBROOK LN  
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA  
2305 SADDLEBROOK LANE  
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE  
2324 SADDLEBROOK LANE  
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON  
2385 SADDLEBROOK LANE  
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY  
2388 SADDLEBROOK LN  
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX  
2392 SADDLEBROOK LN  
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A  
2396 SADDLEBROOK LN  
ROCKWALL, TX 75087

CULP TERRI L  
2301 SADDLEBROOK LN  
ROCKWALL, TX 75087

FLEMING DONALD CHARLES LIV TR  
DONALD CHARLES FLEMING TRUSTEE  
2397 SADDLEBROOK LN  
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J  
2304 SADDLEBROOK LN  
ROCKWALL, TX 75087

VASUNDHARA REDDY K AND  
ALEX R FREEMAN  
100 N CENTRAL EXPWY SUITE 1008  
RICHARDSON, TX 75080

**From:** Greg & Jennifer Givens [REDACTED]  
**Sent:** Friday, February 14, 2020 12:16 PM  
**To:** Brooks, Korey  
**Subject:** Detached garage

Good morning Korey, My name is Greg Givens I live at 2308 Saddlebrook Lane within the City of Rockwall. I am also employed by the Rockwall Fire Department email [ggivens@rockwall.com](mailto:ggivens@rockwall.com). I spoke with Rusty and you about building a detached garage on my property, oversized 30x40 1,200 sq. feet and height of 18 feet. I will be submitting my pre-application today to begin the process.

I wanted to give you some information regarding the materials I plan to use on the project.

10 inch I beams

8 inch I beams

Broke eve strut 11 gauge

8 inch purling 14 gauge

8 inch C purling

All exterior walls, roof and trim 26 gauge R panel with 30 year paint warranty.

1 inch closed cell spray on installation.

The building will be sitting on a concrete foundation with a concrete driveway leading up to the building.

The building will also be sitting behind a 6 foot wooden fence with a sliding gate.

If any further information is needed please contact me either by phone ,text or email.

I also have dropped off the following:

Conceptual drawing

Site Plan

Wiring and lighting drawing

Thank you in advance for the Cities time and the Planning and zonings time to consider my project.

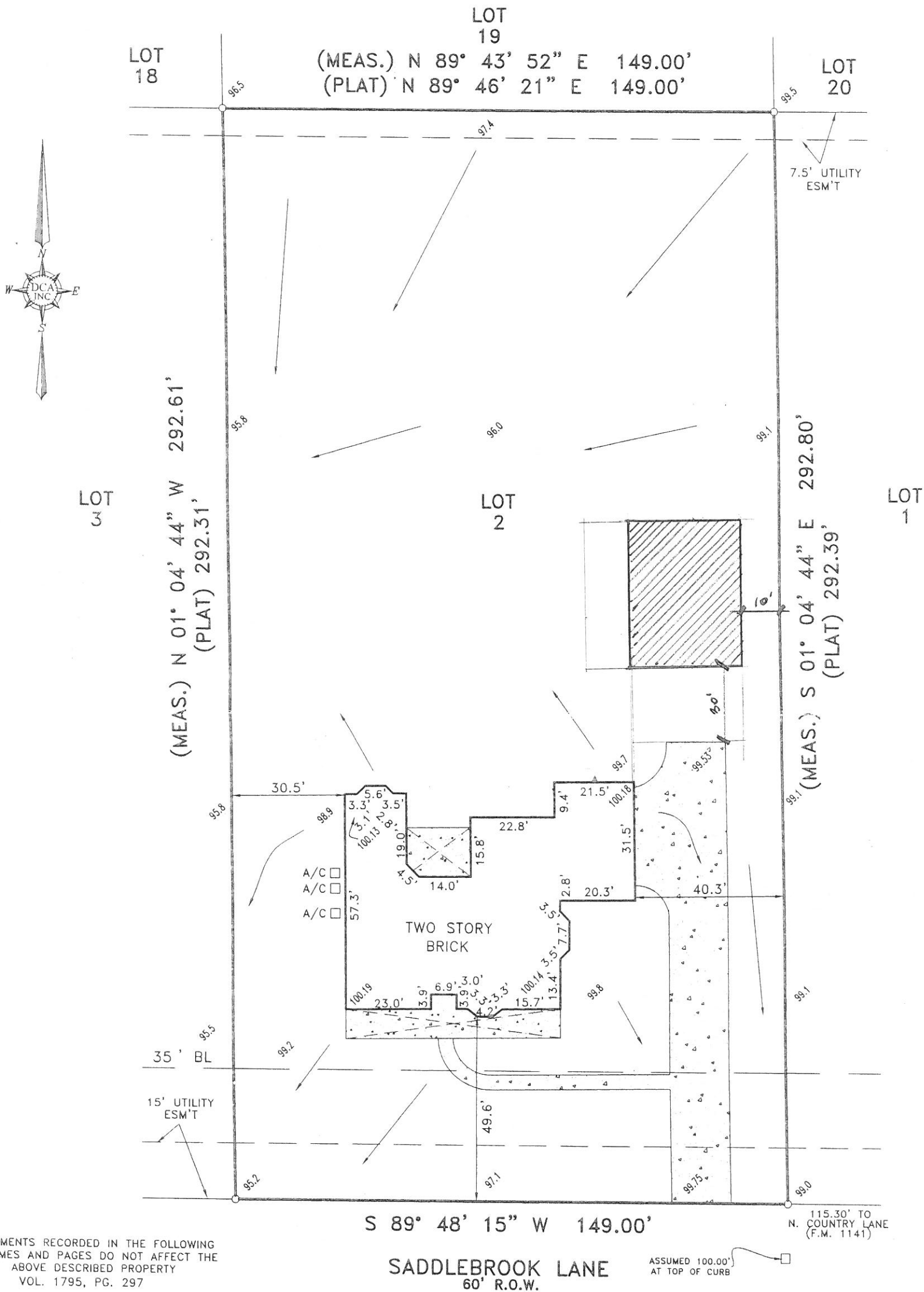
Thanks,

Greg Givens



# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2308 SADDLEBROOK LANE, in the city of ROCKWALL, Texas, Lot No. 2 Block No. B of SADDLEBROOK ESTATES II an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP THEREOF recorded in VOLUME B at PAGE 238 of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
VOL. 1795, PG. 297

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
NOTE: According to the F.I.R.M. in Map No. 4805430035B, this property does lie in Zone C and does not lie within the 100 year flood zone.  
This survey is made relying upon the information provided by DRH Title Company in connection with the transaction described in G.F. 17810-R3-01-E. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.

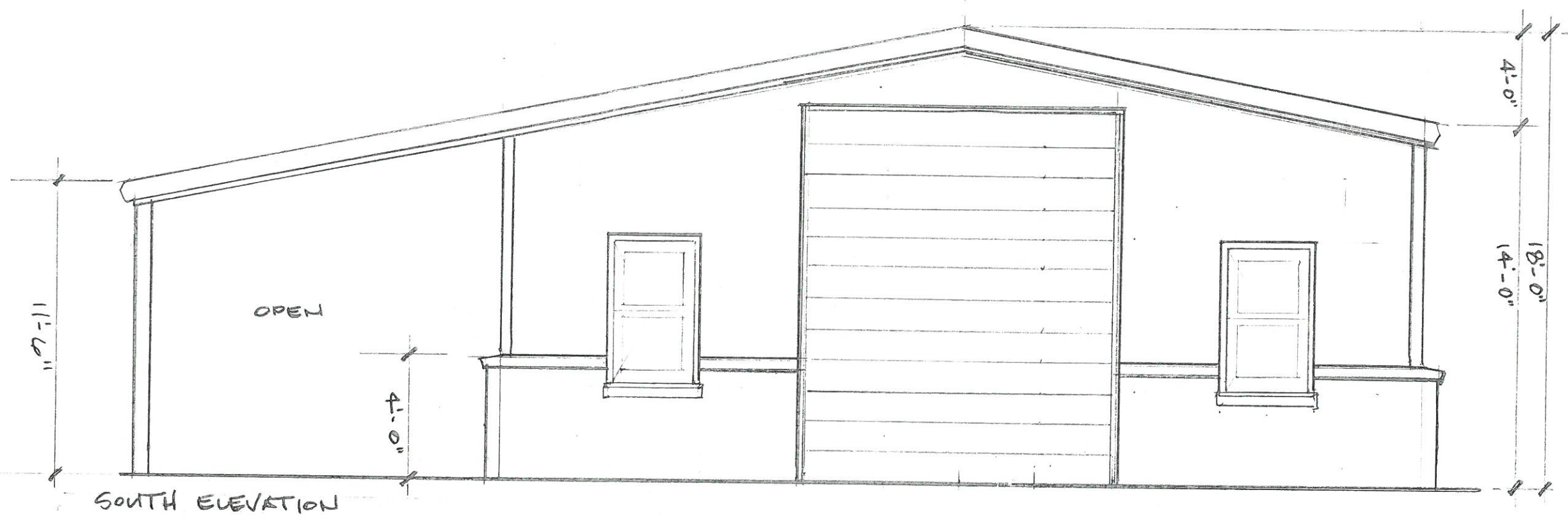
ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Drawn By: G.M.  
Scale: 1"=30'  
Date: 01-27-03  
Borrower: GIVENS  
Job No. 0107226-3

LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE
⊗ 5/8" IRON ROD SET	■ BRICK COLUMN
⊠ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING
□ FENCE POST CORNER	▭ COVERED PORCH, DECK OR CARPORT
⊗ "X" FOUND IN CONCRETE	— OES — OES OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OHP — OHP OVERHEAD POWER LINE
△ OVERHEAD ELECTRIC	▨ ASPHALT PAVING
▨ ASPHALT PAVING	▨ CONCRETE PAVING
▨ GRVEL/ROCK ROAD OR DRIVE	

DOUG CONNALLY & ASSOC., INC.  
9754 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216  
www.dcasurveying.com

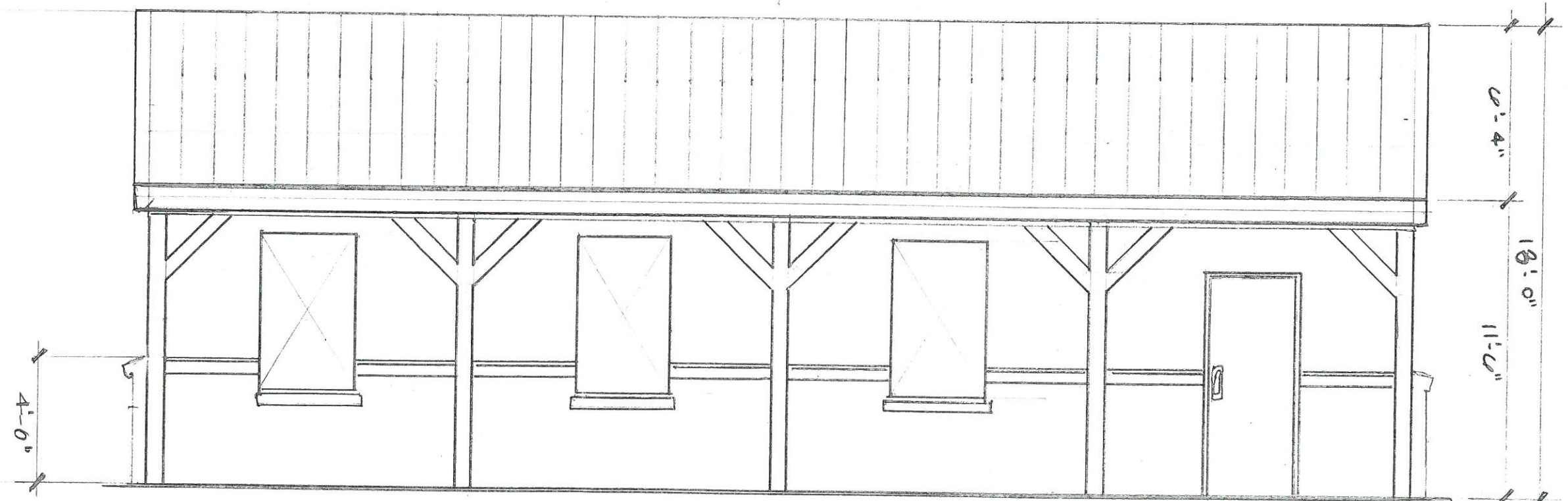
BRIAN GALLIA  
5869  
PROFESSIONAL  
LAND SURVEYOR



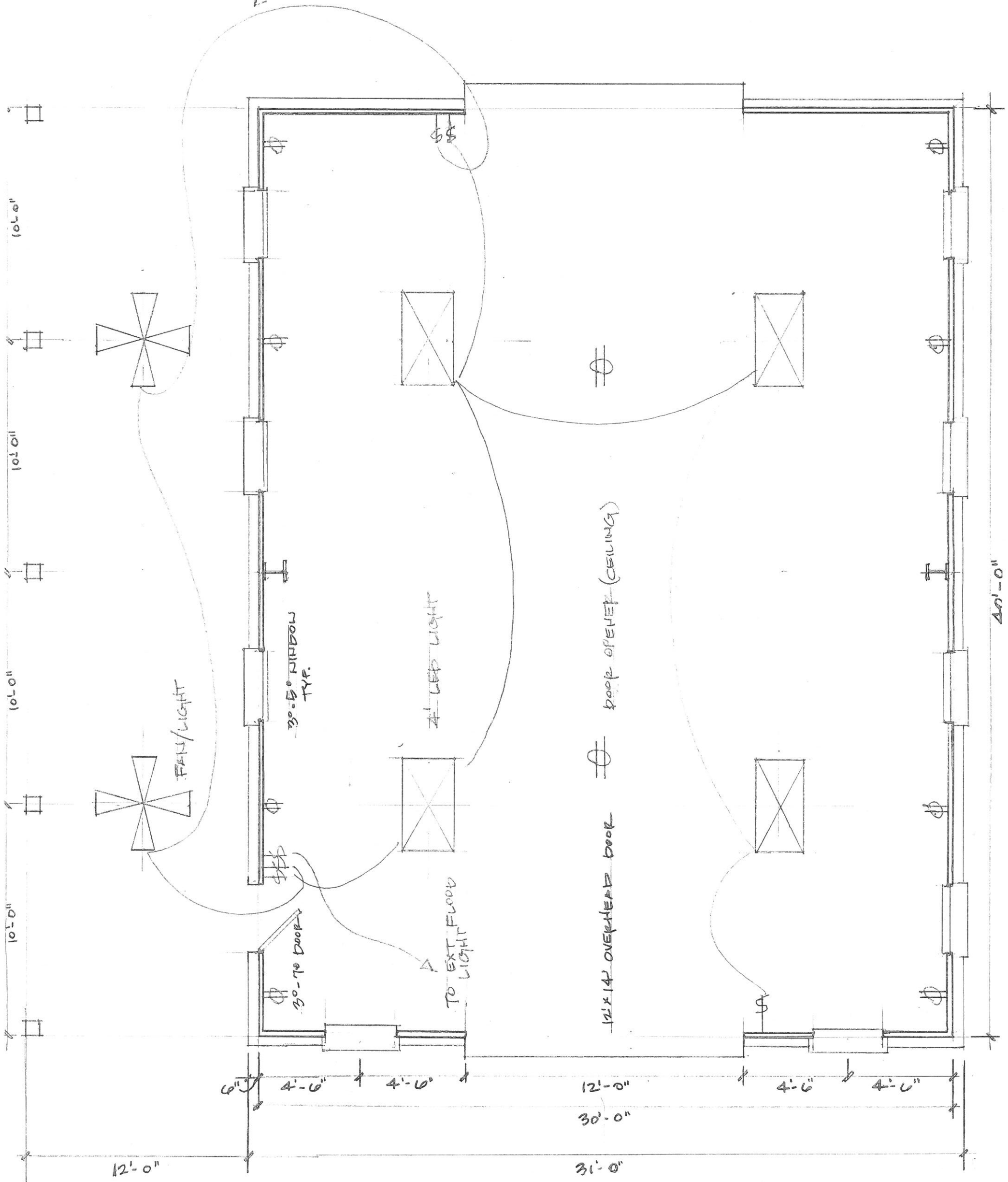
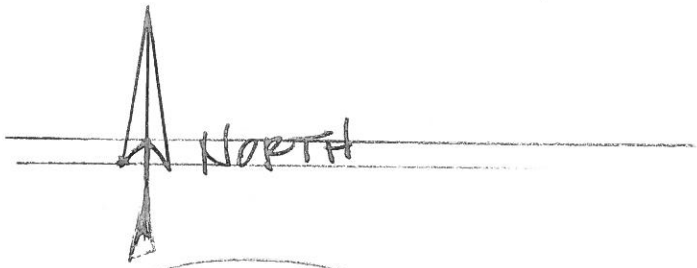
SOUTH ELEVATION

NOTES:

- METAL BUILDING
- R-PANEL ROOF
- METAL ROOF
- NAHNSCOT 4'
- PAINT TO MATCH RESIDENCE



WEST ELEVATION 14' = 14'-0"



FLOOR PLAN 30' x 40'  
2308 SADDLE BROOK LANE

SCALE 1/4" = 1'-0"  
ROCKWALL, TX

2/21/2020

# City of Rockwall Project Plan Review History



<b>Project Number</b>	Z2020-006	<b>Owner</b>	GREG GIVENS	<b>Applied</b>	2/18/2020	AG
<b>Project Name</b>	2308 Saddlebrook Lane	<b>Applicant</b>	GREG GIVENS	<b>Approved</b>		
<b>Type</b>	ZONING			<b>Closed</b>		
<b>Subtype</b>	SUP			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		


<b>Site Address</b>	2308 SADDLEBROOK LN	<b>City, State Zip</b>	ROCKWALL, TX 75087	<b>Zoning</b>	
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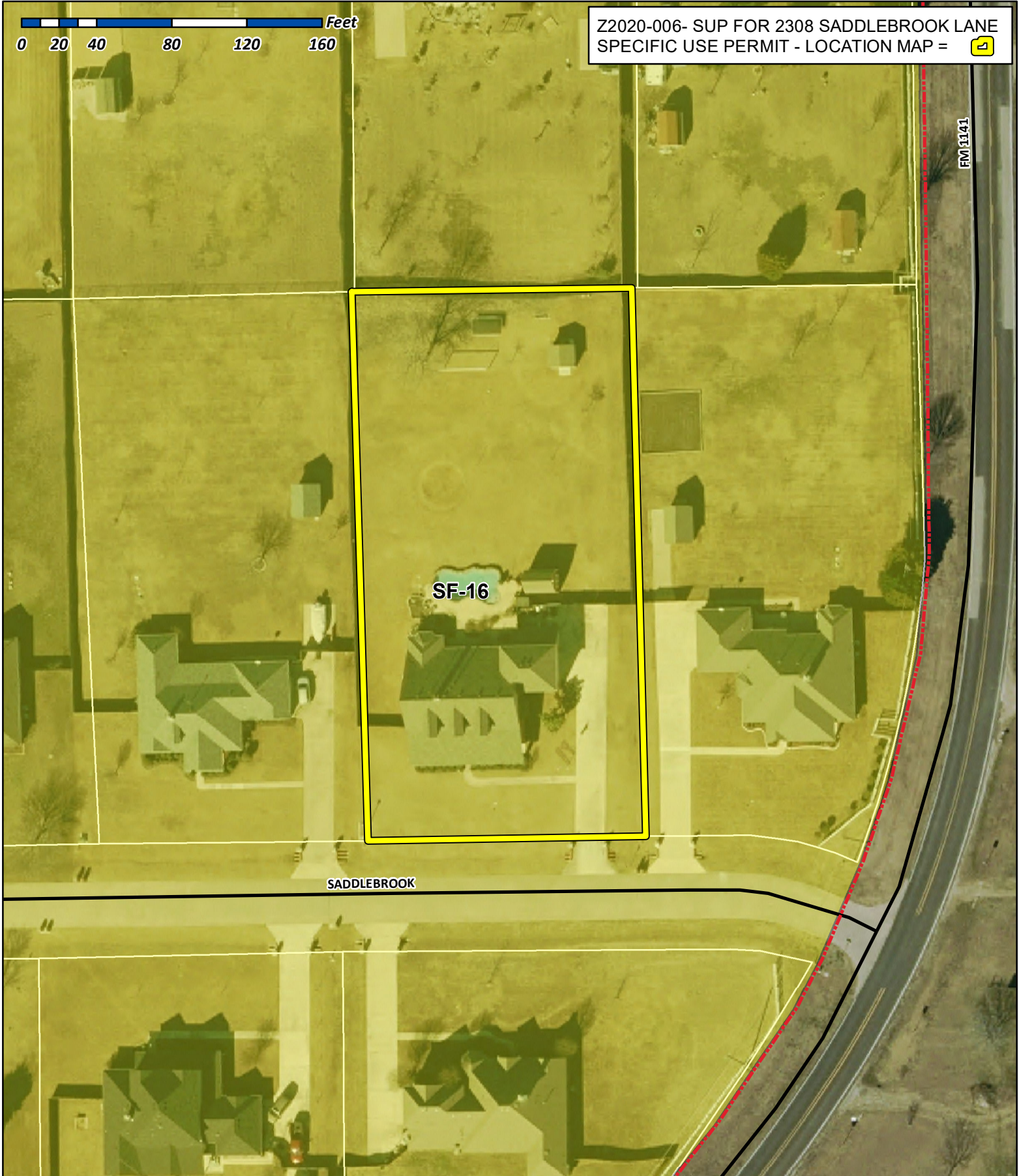
<b>Subdivision</b>	SADDLEBROOK ESTATES 2	<b>Tract</b>	2	<b>Block</b>	B	<b>Lot No</b>	2	<b>Parcel No</b>	4896-000B-0002-00-0R	<b>General Plan</b>	
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/18/2020	2/25/2020	2/18/2020		APPROVED	
ENGINEERING	Sarah Johnston	2/18/2020	2/25/2020	2/21/2020	3	APPROVED	
FIRE	Ariana Hargrove	2/18/2020	2/25/2020	2/19/2020	1	APPROVED	
PLANNING	Korey Brooks	2/18/2020	2/25/2020	2/21/2020	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-006; SUP for Detached Garage						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1 This is a request by the owner Greg Givens for the approval of a Specific Use Permit(SUP) for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block B, Saddlebrook Estates#2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane.						
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 (Z2020-006) in the lower right-hand corner of all pages on future submittals						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.						
M.6 Specific Use Permit (SUP).						
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.						
I.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & ZoningMeeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.						

0 20 40 80 120 160 Feet

Z2020-006- SUP FOR 2308 SADDLEBROOK LANE  
SPECIFIC USE PERMIT - LOCATION MAP = 



## City of Rockwall

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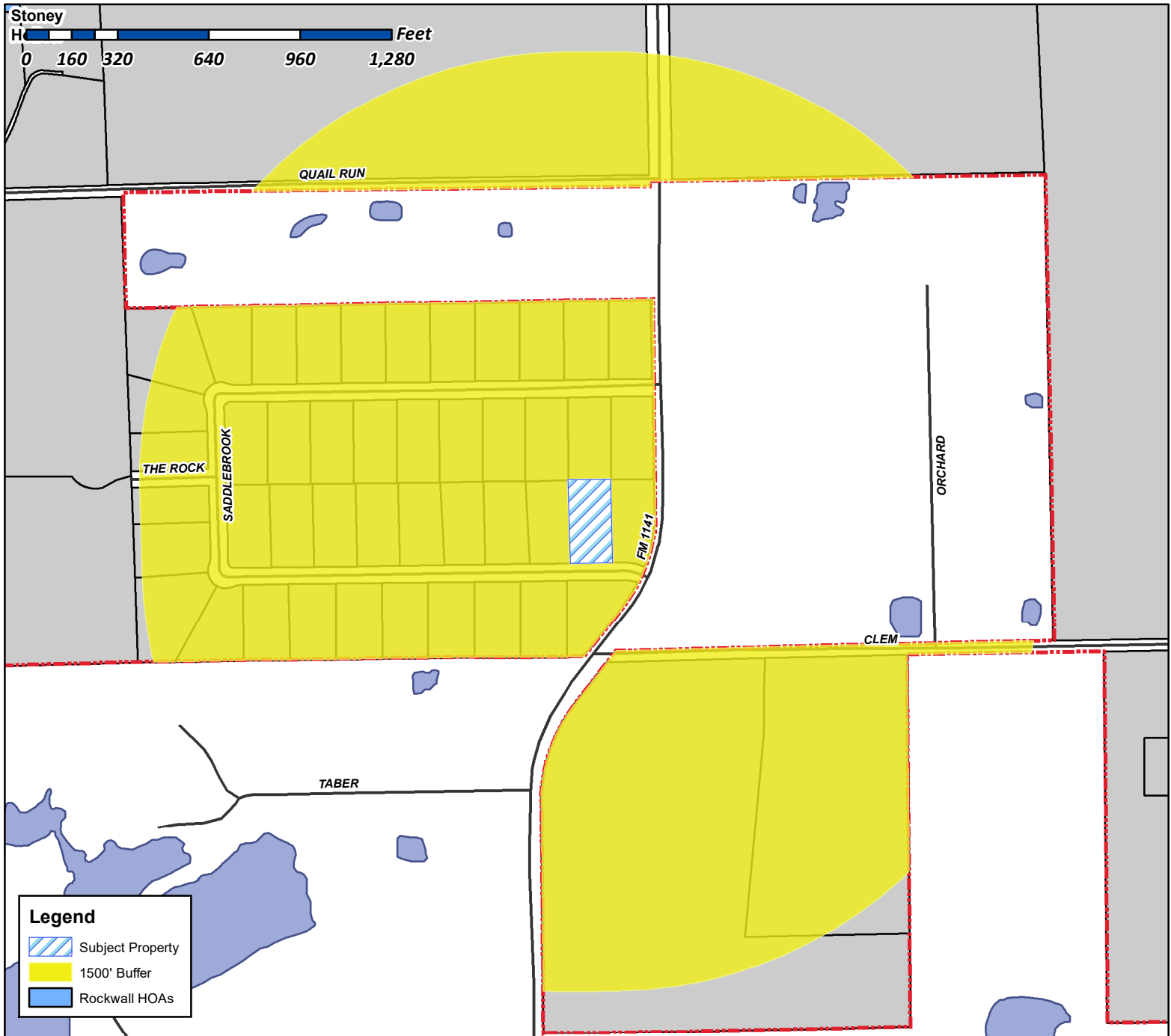




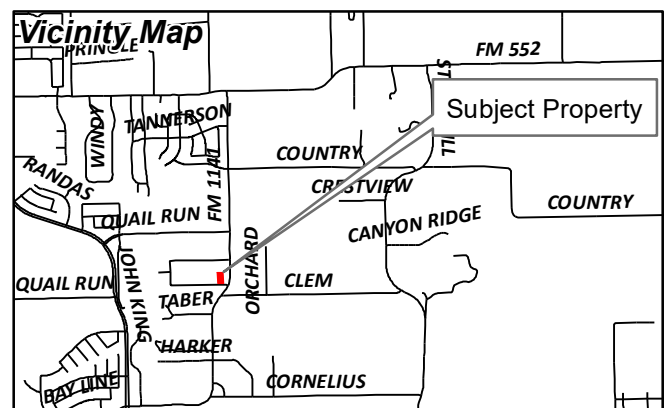
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**Case Number:** Z2020-006  
**Case Name:** 2308 Saddlebrook Lane  
**Case Type:** Specific Use Permit  
**Zoning:** SF-10  
**Case Address:** 2308 Saddlebrook Lane



**Date Created:** 2/19/2020

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



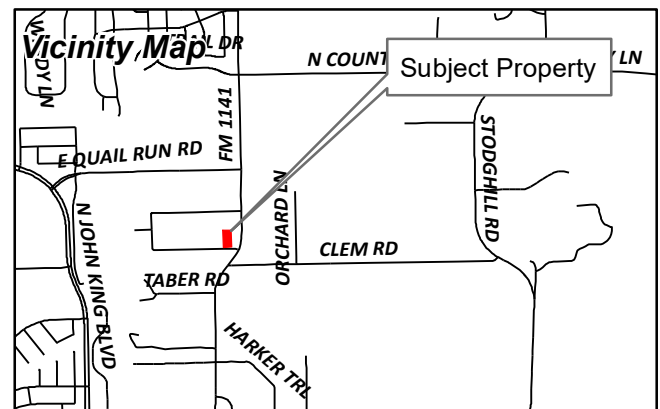
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**Case Type:** Specific Use Permit  
**Zoning:** SF-16  
**Case Address:** 2308 Saddlebrook Lane



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NOTEWISE INVESTMENTS LLC  
3615 BROADWAY BLVD SUITE B  
GARLAND, TX 75043

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VASUNDHARA REDDY K AND  
ALEX R FREEMAN  
100 N CENTRAL EXPWY SUITE 1008  
RICHARDSON, TX 75080

**From:** Greg & Jennifer Givens [REDACTED]  
**Sent:** Friday, February 14, 2020 12:16 PM  
**To:** Brooks, Korey  
**Subject:** Detached garage

Good morning Korey, My name is Greg Givens I live at 2308 Saddlebrook Lane within the City of Rockwall. I am also employed by the Rockwall Fire Department email [ggivens@rockwall.com](mailto:ggivens@rockwall.com). I spoke with Rusty and you about building a detached garage on my property, oversized 30x40 1,200 sq. feet and height of 18 feet. I will be submitting my pre-application today to begin the process.

I wanted to give you some information regarding the materials I plan to use on the project.

10 inch I beams

8 inch I beams

Broke eve strut 11 gauge

8 inch purling 14 gauge

8 inch C purling

All exterior walls, roof and trim 26 gauge R panel with 30 year paint warranty.

1 inch closed cell spray on installation.

The building will be sitting on a concrete foundation with a concrete driveway leading up to the building.

The building will also be sitting behind a 6 foot wooden fence with a sliding gate.

If any further information is needed please contact me either by phone ,text or email.

I also have dropped off the following:

Conceptual drawing

Site Plan

Wiring and lighting drawing

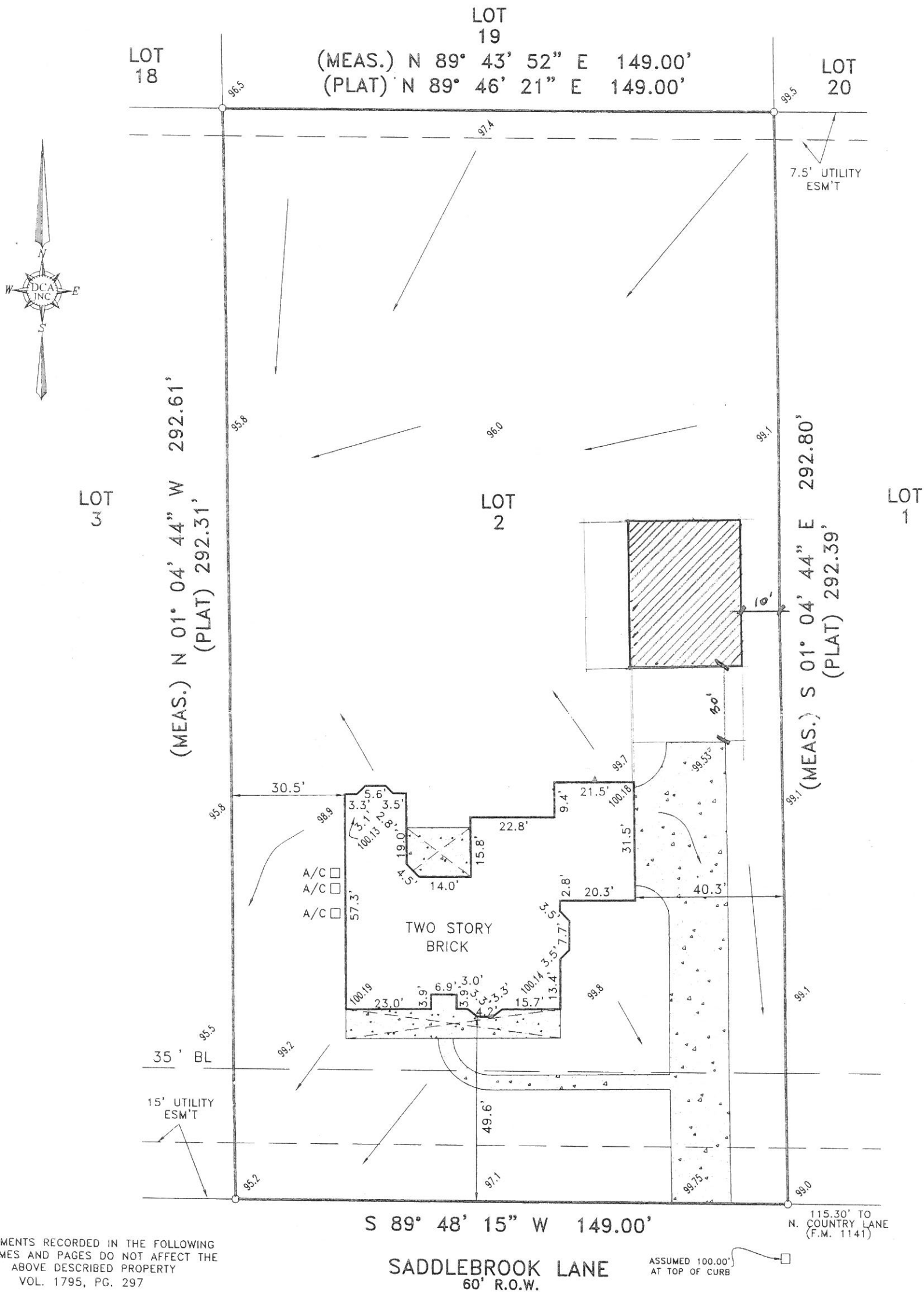
Thank you in advance for the Cities time and the Planning and zonings time to consider my project.

Thanks,

Greg Givens

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2308 SADDLEBROOK LANE, in the city of ROCKWALL, Texas, Lot No. 2 Block No. B of SADDLEBROOK ESTATES II an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP THEREOF recorded in VOLUME B at PAGE 238 of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 1795, PG. 297

S 89° 48' 15" W 149.00'

**SADDLEBROOK LANE**  
60' R.O.W.

ASSUMED 100.00' AT TOP OF CURB

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 NOTE: According to the F.I.R.M. in Map No. 4805430035B, this property does lie in Zone C and does not lie within the 100 year flood zone.  
 This survey is made relying upon the information provided by DRH Title Company in connection with the transaction described in G.F. 17810-R3-01-E. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

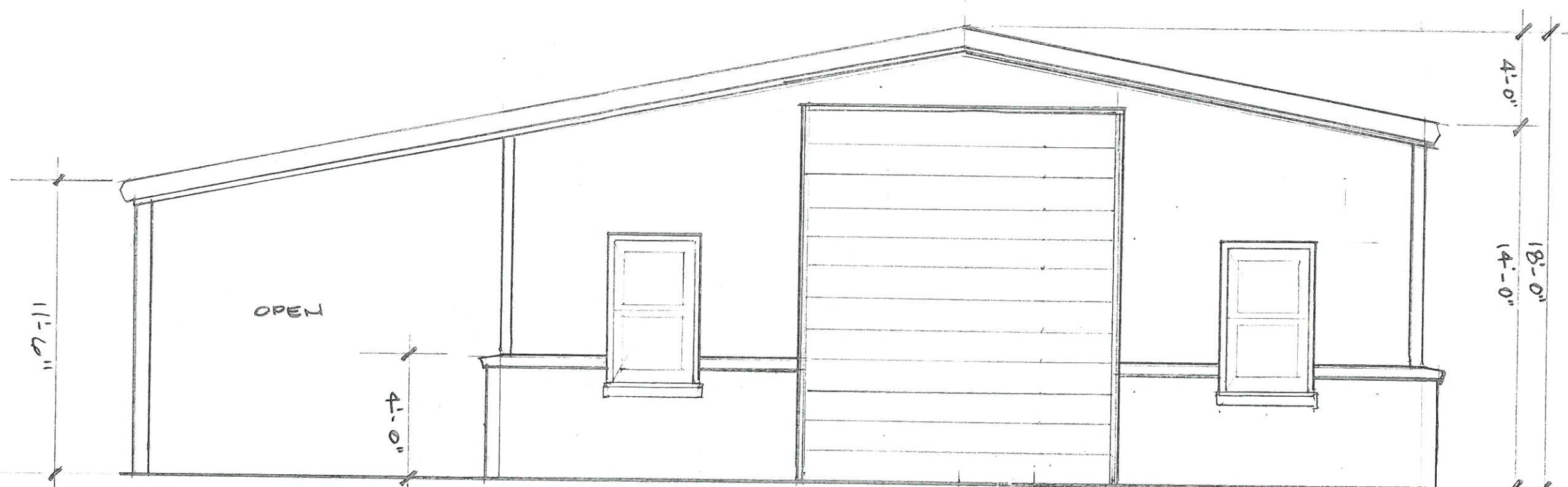
Drawn By: G.M.  
 Scale: 1"=30'  
 Date: 01-27-03  
 Borrower: GIVENS  
 Job No. 0107226-3

**LEGEND**

○ 1/2" IRON ROD FOUND	● POWER POLE	—○— CHAIN LINK FENCE
⊗ 5/8" IRON ROD SET	■ BRICK COLUMN	—□— WOOD FENCE
⊠ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING	—x— BARBED WIRE
□ FENCE POST CORNER		— — IRON FENCE
⊗ "X" FOUND IN CONCRETE		— / — PIPE FENCE
▲ UNDERGROUND ELECTRIC		— — COVERED PORCH, DECK OR CARPORT
△ OVERHEAD ELECTRIC		— — OVERHEAD ELECTRIC SERVICE
		— — OVERHEAD POWER LINE
		— / — ASPHALT PAVING
		— / / — CONCRETE PAVING
		— / / / — GRAVEL/ROCK ROAD OR DRIVE

**DOUG CONNALLY & ASSOC., INC.**  
 9754 SKILLMAN STREET  
 DALLAS, TEXAS 75243  
 PHONE: (214) 349-9485  
 FAX: (214) 349-2216  
 www.dcasurveying.com

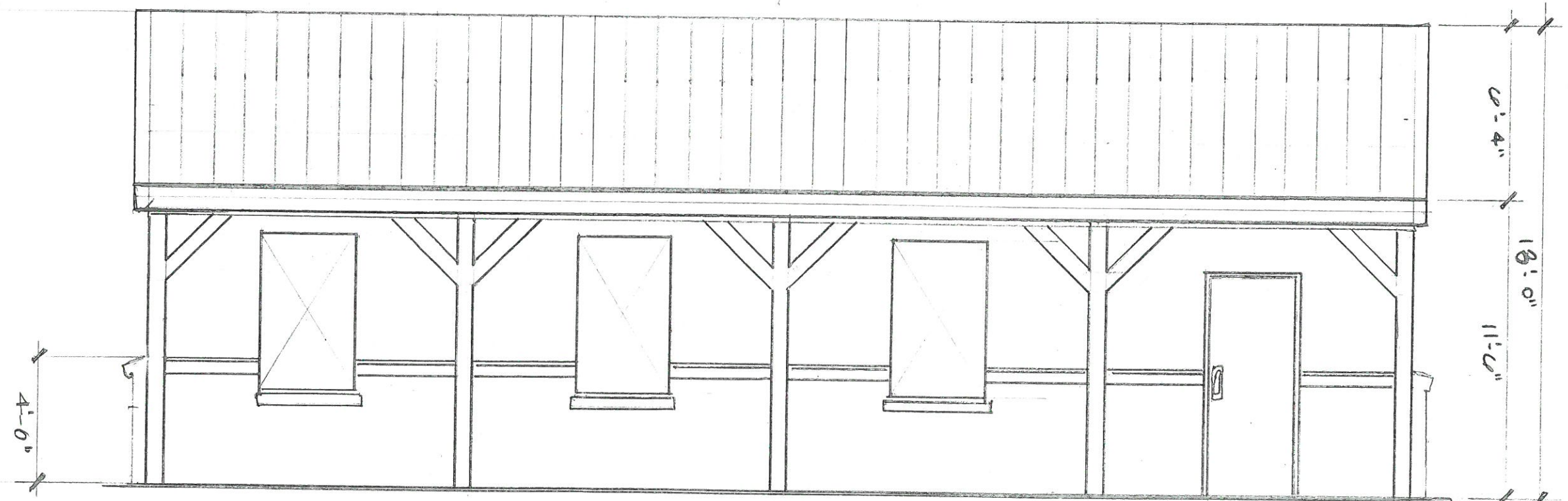
BRIAN GALLIA  
 5869  
 PROFESSIONAL  
 LAND SURVEYOR



SOUTH ELEVATION

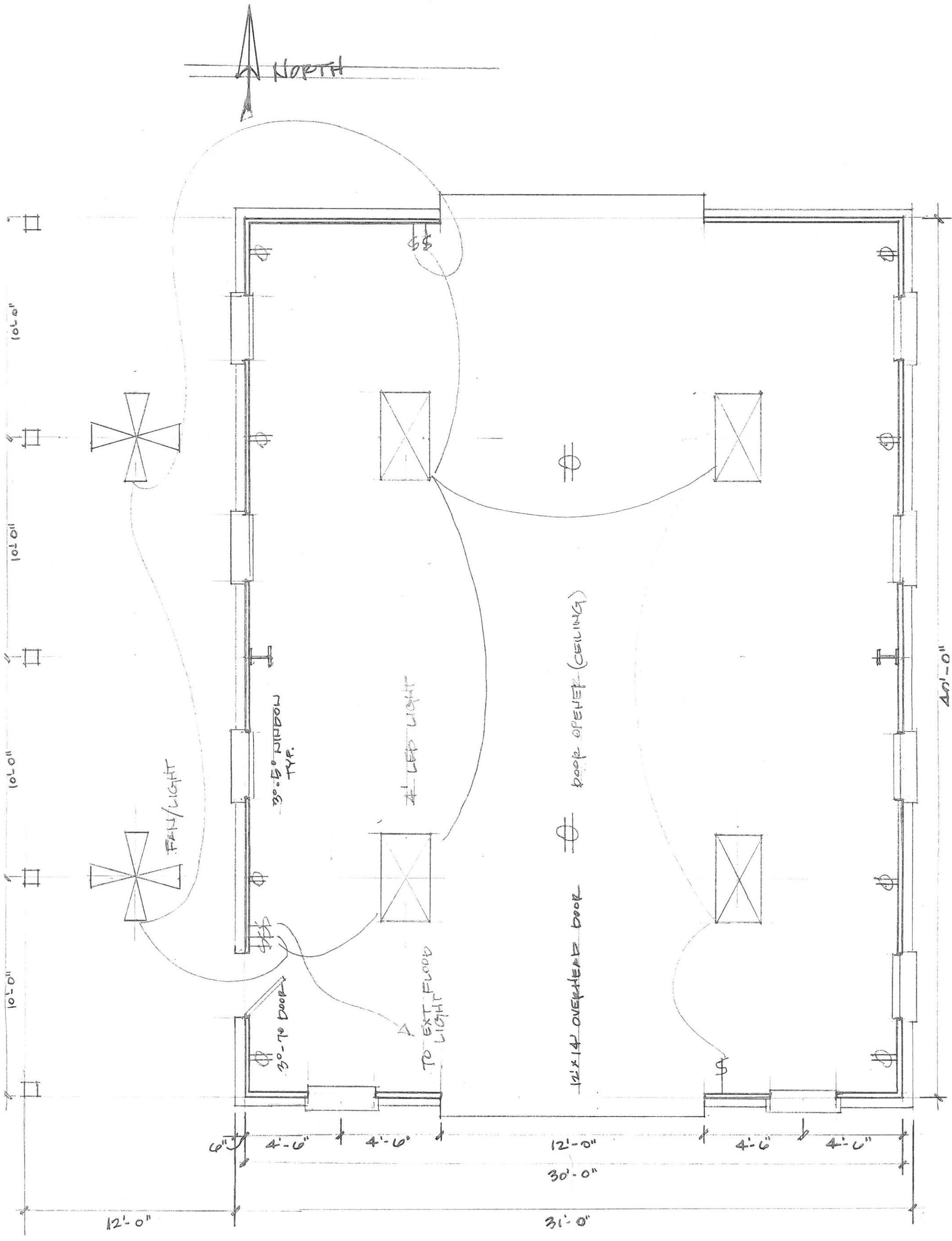
NOTES:

- METAL BUILDING
- R-PANEL ROOF
- METAL ROOF
- NAHNSCOT 4'
- PAINT TO MATCH RESIDENCE



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



FLOOR PLAN 30' x 40'  
 2308 SADDLE BROOK LANE

SCALE 1/4" = 1'-0"  
 ROCKWALL, TX

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

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

**WHEREAS**, the City has received a request from Greg Givens for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size and height on a one (1) acre parcel of land being described as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane, 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

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

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

## 2.1. OPERATIONAL CONDITIONS

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

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The detached garage shall not exceed a maximum size of 1,200 SF.
- 3) The detached garage shall not exceed an overall height of 18-feet.
- 4) The subject property shall not have more than four (4) accessory buildings.

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2020

2<sup>nd</sup> Reading: April 6, 2020



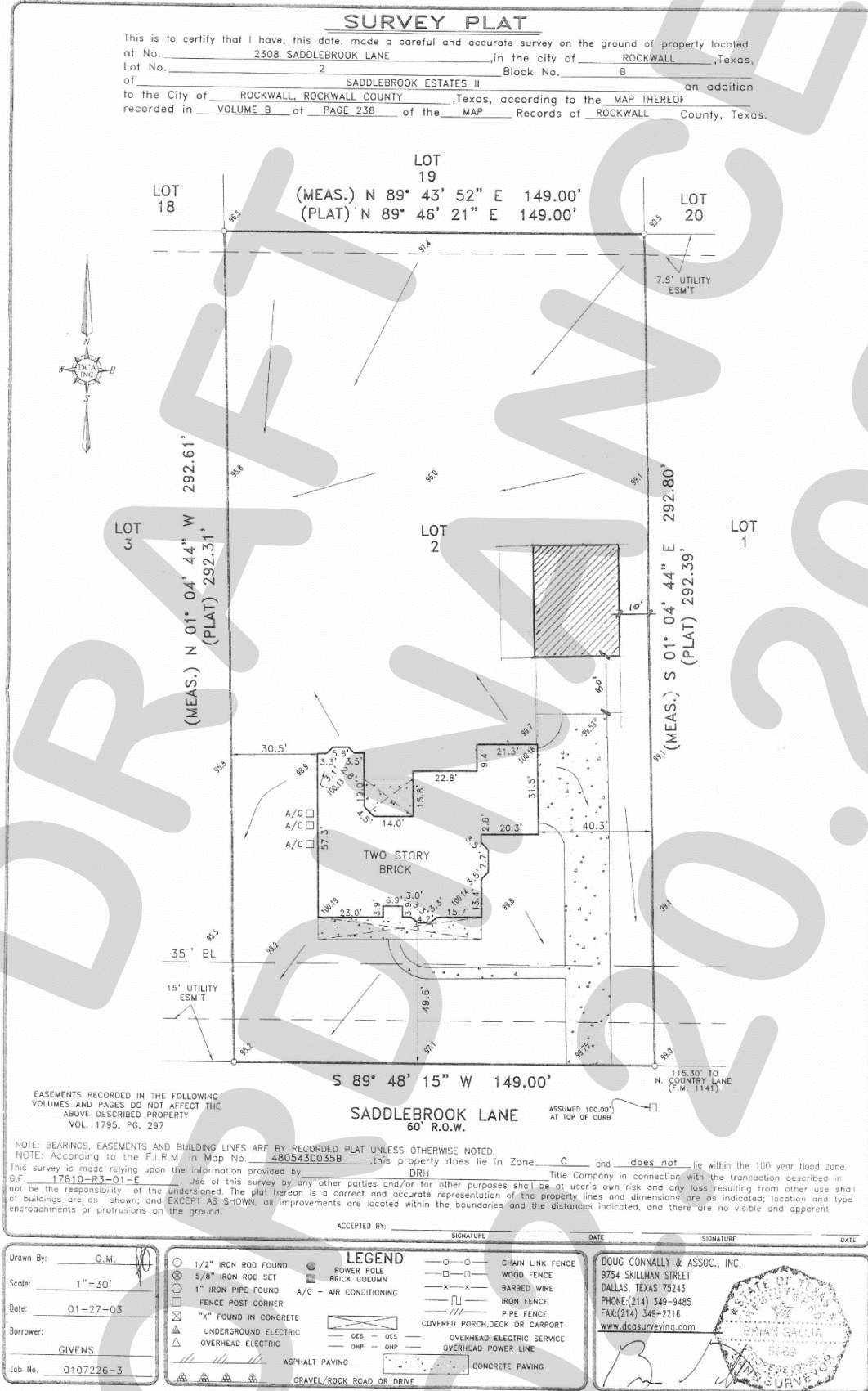
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 2308 Saddlebrook Lane

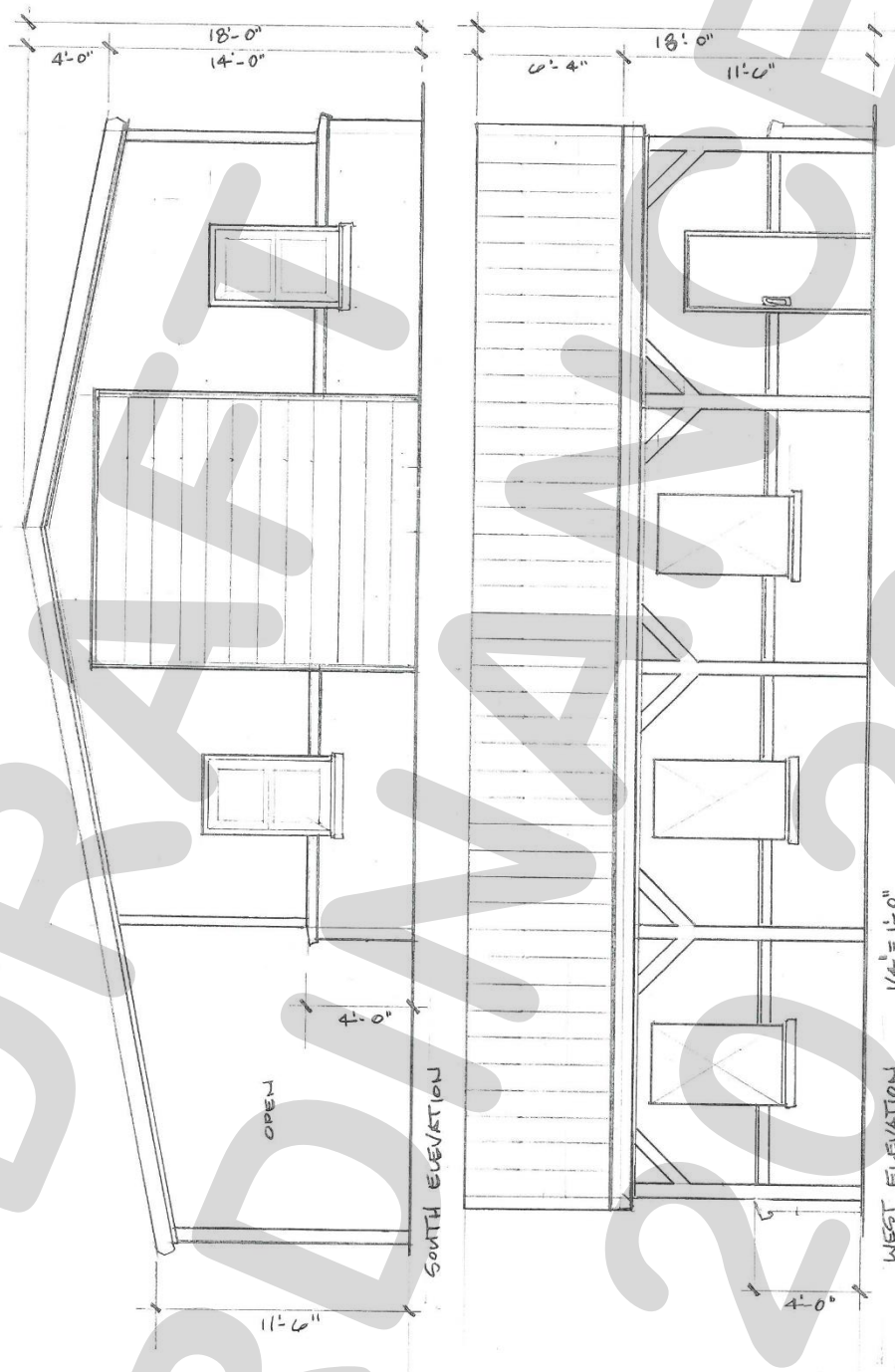
Legal Description: Lot 2, Block B, Saddlebrook Estates #2 Addition



**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':**  
*Conceptual Building Elevations*



- NOTES:**
- METAL BUILDING
  - R-PANEL ROOF
  - METAL ROOF
  - WAHSCOT 4'
  - PAINT TO MATCH RESIDENCE



# 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:** March 10, 2020  
**APPLICANT:** Greg Givens  
**CASE NUMBER:** Z2020-006; *Specific Use Permit for Detached Garage for 2308 Saddlebrook Drive*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by the owner Greg Givens for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 1999 [*Ordinance No. 99-33*], is zoned Single-Family 16 (SF-16) District, and is addressed as 2308 Saddlebrook Lane. On November 11, 2001, the City Council approved a change in zoning [*Case No. PZ2008-102; Ordinance No. 01-102*] from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the Saddlebrook Estates #2 Addition. On October 21, 2002, the City Council approved a replat [*Case No. PZ2002-71-01*] for the Saddlebrook Estates #2 Addition.

### **PURPOSE**

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a detached garage that exceeds the maximum allowable size and number of accessory buildings for a property in a Single-Family 16 (SF-16) District.

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

The subject property is located 2308 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes located within the Saddlebrook Estates #2 Addition, followed by the corporate limits of the City of Rockwall. These homes are zoned Single-Family 16 (SF-16) District. Beyond this is E. Quail Run Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is a large vacant tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property, are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District, followed by the corporate limits of the City of Rockwall. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the corporate limits of the City of Rockwall.

West: Directly west of the subject property are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this are several single-family homes zoned Agricultural (AG) District followed by John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

### **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 (SF-16) District. Currently situated on the subject property, there is a 3,400 SF brick single-family home and two (2) metal accessory buildings that are both approximately 200 SF each. The proposed building will be situated behind the main structure, will be 18-feet in height, and will be constructed of metal. The building will be a 24' x 40' (*i.e. 1200 SF*) detached garage and a 10' x 40' (*i.e. 400 SF*) porch that will be on the side of the building. The total footprint of the building will be 1,600 SF (*i.e. 35% of the size of the home*). The building will have one (1) roll-up door and two windows, and the applicant has stated that detached garage will be utilized to store vehicles (*i.e. will not be used for commercial uses*). Currently, there are two (2) metal accessory buildings on the subject property and the applicant has indicated that the intent is to remove one (1) of the buildings.

### **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), in a Single-Family 16 (SF-16) District a detached garage is permitted by-right provided that it is no larger than 625 SF. A detached garage shall include a minimum of one (1) garage bay door large enough to accommodate a standard size motor vehicle, and shall be architecturally compatible with the primary structure. In addition, this section of the UDC limits the total number of accessory structures permitted in a Single-Family 16 (SF-16) District to two (2). In this case, the proposed detached garage will be 1,600 SF -- which exceeds the maximum allowable size of a detached garage by 975 SF -- and if approved will be the third accessory structure permitted on the property. The proposed detached garage will incorporate a roll-up door that appears to be large enough to accommodate a standard passenger vehicle; however, the proposed building will be constructed out of metal as opposed to utilizing similar or complimentary materials as the primary structure. In this case, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building will be architecturally compatible with the primary structure, and if the size of the detached garage is appropriate on the subject property. Another consideration will be the proposed number of accessory structures compared to what has been constructed on other properties in the subdivision.

### **STAFF ANALYSIS**

When looking at the applicant's request, it was observed that a large majority of property owners (*i.e. 26 of the 44 homes or roughly 60%*) currently have a detached garages and/or accessory buildings on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than (*i.e. 900-1,300 SF*) the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure (*i.e. a combination of brick and cementitious lap siding*). Staff was able to determine that 30 building permits have been issued for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active (*i.e. not expired, voided, or withdrawn*). A vast majority of the permits were issued between 2002 (*i.e. shortly after this area was annexed*) and 2009. Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties. With that being said, when looking at this request the Planning and Zoning Commission should consider the number of existing buildings on the property along with the size and architecture of the proposed detached garage. Specifically, the proposed accessory building will be nearly ½ the size (*i.e. 47%*) of the existing home on the subject property and the Planning and Zoning Commission could request that the applicant provide compensatory measures such as additional architectural elements, providing masonry matching the main structure, or additional landscaping. Staff should also point out that a similar request in terms of size and material was made by the property owner at 2340 Saddlebrook Lane (*Case No. Z2019-022*) that was denied under the same rules. With all of this being said, approval of a Specific Use Permit (SUP) is a discretionary decision on a case-by-case basis for the City Council, pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**


On February 24, 2020, staff mailed 21 notices to owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500 of the subject property that are participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) notice and one (1) email in opposition to this request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, 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 SUP ordinance and which are detailed as follows:
  - (a) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance.
  - (b) The detached garage shall not exceed a maximum size of 1,600 SF.
  - (c) The detached garage shall not exceed an overall height of 18-feet.
  - (d) The subject property shall not have more than two (2) accessory buildings.
- (2) Any construction resulting from the approval of this zoning change 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.

0 20 40 80 120 160 Feet

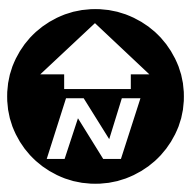
Z2020-006- SUP FOR 2308 SADDLEBROOK LANE  
SPECIFIC USE PERMIT - LOCATION MAP = 



## City of Rockwall

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

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

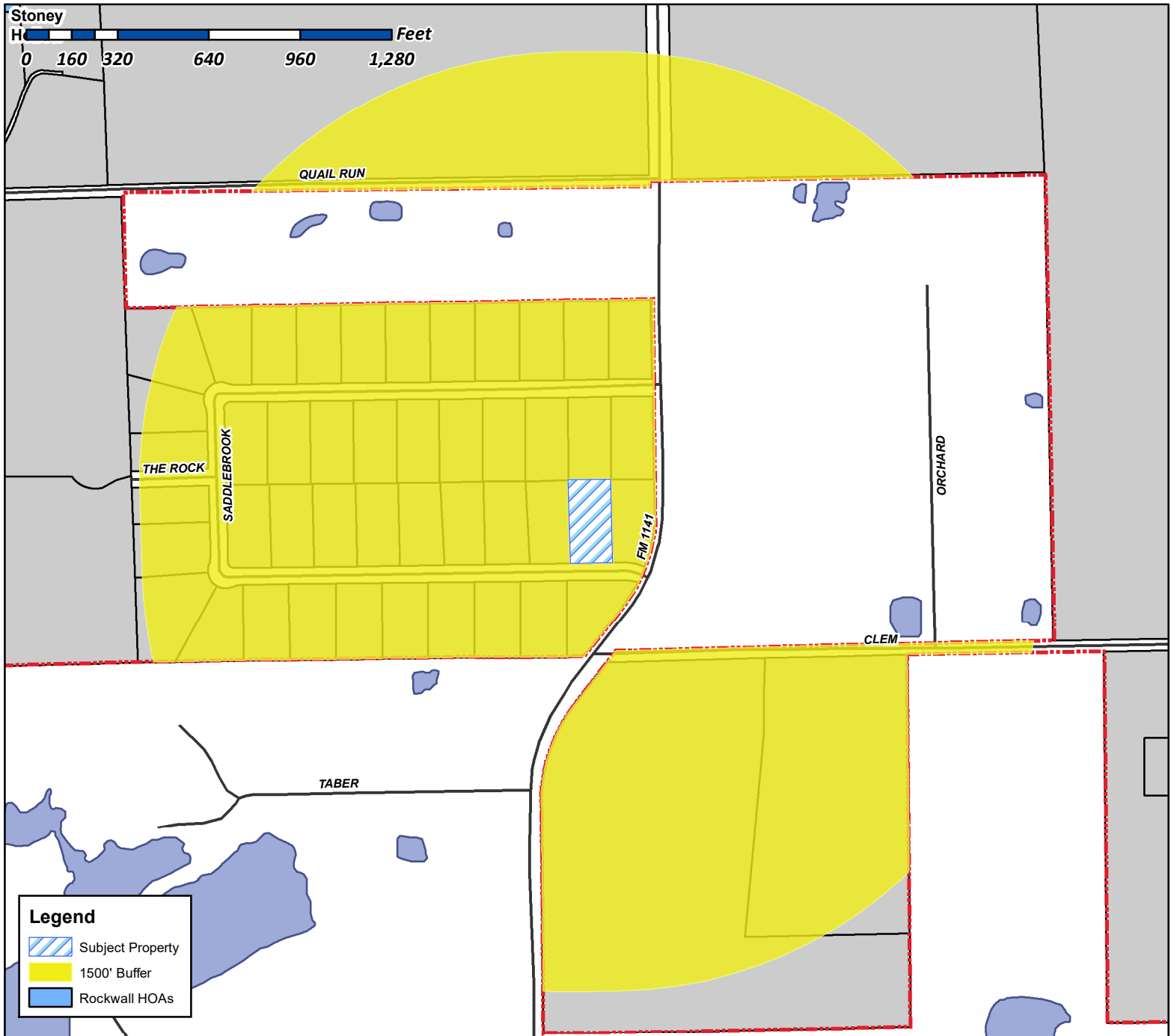




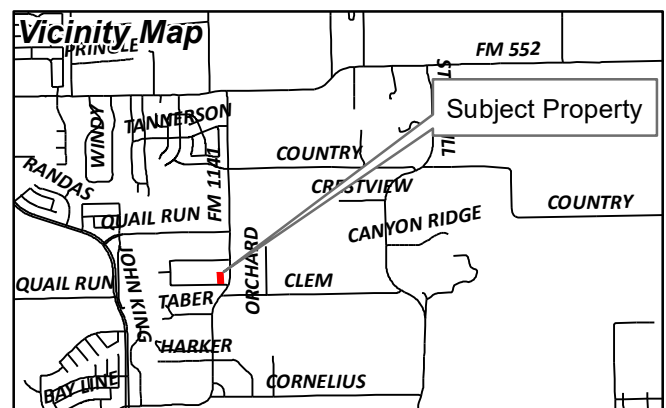
# City of Rockwall

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385 S. Goliad Street  
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**Case Number:** Z2020-006  
**Case Name:** 2308 Saddlebrook Lane  
**Case Type:** Specific Use Permit  
**Zoning:** SF-10  
**Case Address:** 2308 Saddlebrook Lane



**Date Created:** 2/19/2020

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





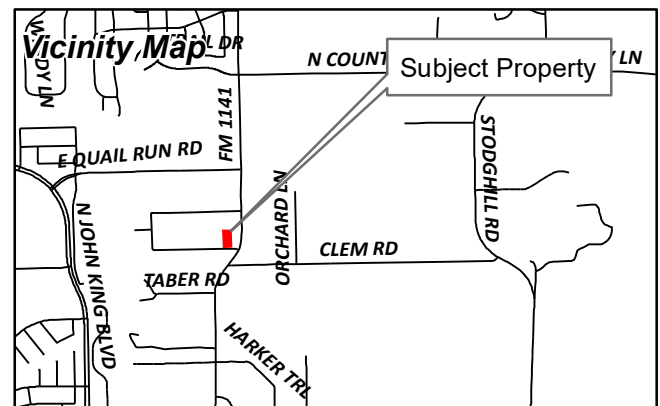
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**Case Number:** Z2020-006  
**Case Name:** SUP for 2308 Saddlebrook Lane  
**Case Type:** Specific Use Permit  
**Zoning:** SF-16  
**Case Address:** 2308 Saddlebrook Lane



**Date Created:** 2/19/2020  
 For Questions on this Case Call (972) 771-7745

DUNCAN BRYAN AND BEVERLY  
2389 SADDLEBROOK LN  
ROCKWALL, TX 75087

DIETRICH SHELLEY L & DAROLD T  
2393 SADDLEBROOK LN  
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L  
2377 SADDLEBROOK LN  
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D  
2381 SADDLEBROOK LN  
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-  
2313 SADDLEBROOK LANE  
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &  
EDITH LILLIAN  
2312 SADDLEBROOK LN  
ROCKWALL, TX 75087

NOTEWISE INVESTMENTS LLC  
3615 BROADWAY BLVD SUITE B  
GARLAND, TX 75043

TAYLOR BRANDON G & AMANDA H  
2320 SADDLEBROOK LN  
ROCKWALL, TX 75087

JONES JAMES E  
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DEFEBAUGH WALTER W & DAWN A  
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**From:** Greg & Jennifer Givens [REDACTED]  
**Sent:** Friday, February 14, 2020 12:16 PM  
**To:** Brooks, Korey  
**Subject:** Detached garage

Good morning Korey, My name is Greg Givens I live at 2308 Saddlebrook Lane within the City of Rockwall. I am also employed by the Rockwall Fire Department email [ggivens@rockwall.com](mailto:ggivens@rockwall.com). I spoke with Rusty and you about building a detached garage on my property, oversized 30x40 1,200 sq. feet and height of 18 feet. I will be submitting my pre-application today to begin the process.

I wanted to give you some information regarding the materials I plan to use on the project.

10 inch I beams

8 inch I beams

Broke eve strut 11 gauge

8 inch purling 14 gauge

8 inch C purling

All exterior walls, roof and trim 26 gauge R panel with 30 year paint warranty.

1 inch closed cell spray on installation.

The building will be sitting on a concrete foundation with a concrete driveway leading up to the building.

The building will also be sitting behind a 6 foot wooden fence with a sliding gate.

If any further information is needed please contact me either by phone ,text or email.

I also have dropped off the following:

Conceptual drawing

Site Plan

Wiring and lighting drawing

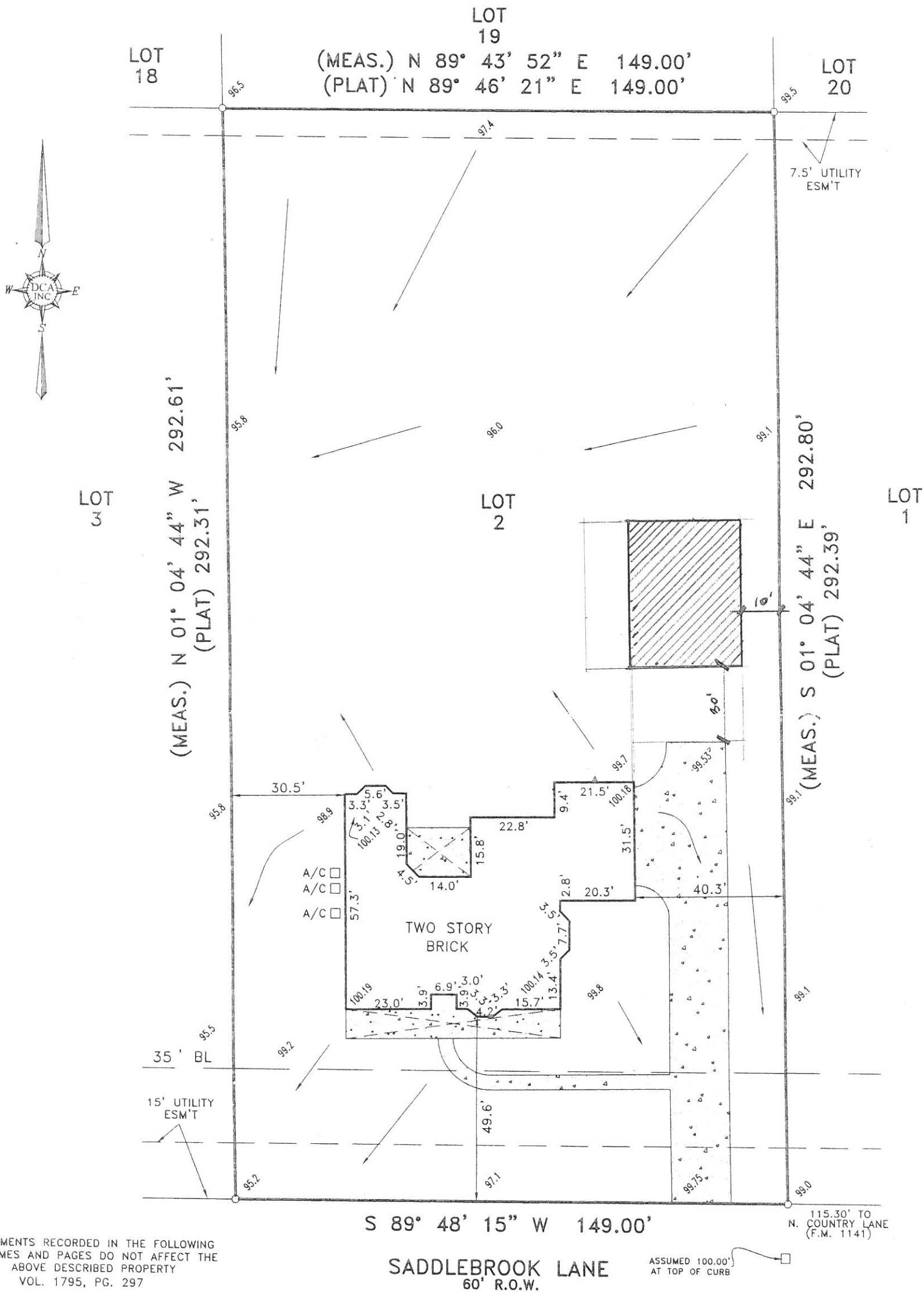
Thank you in advance for the Cities time and the Planning and zonings time to consider my project.

Thanks,

Greg Givens

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2308 SADDLEBROOK LANE, in the city of ROCKWALL, Texas, Lot No. 2 Block No. B of SADDLEBROOK ESTATES II an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the MAP THEREOF recorded in VOLUME B at PAGE 238 of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
VOL. 1795, PG. 297

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
NOTE: According to the F.I.R.M. in Map No. 4805430035B, this property does lie in Zone C and does not lie within the 100 year flood zone.  
This survey is made relying upon the information provided by DRH Title Company in connection with the transaction described in G.F. 17810-R3-01-E. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries and the distances indicated, and there are no visible and apparent encroachments or protrusions on the ground.

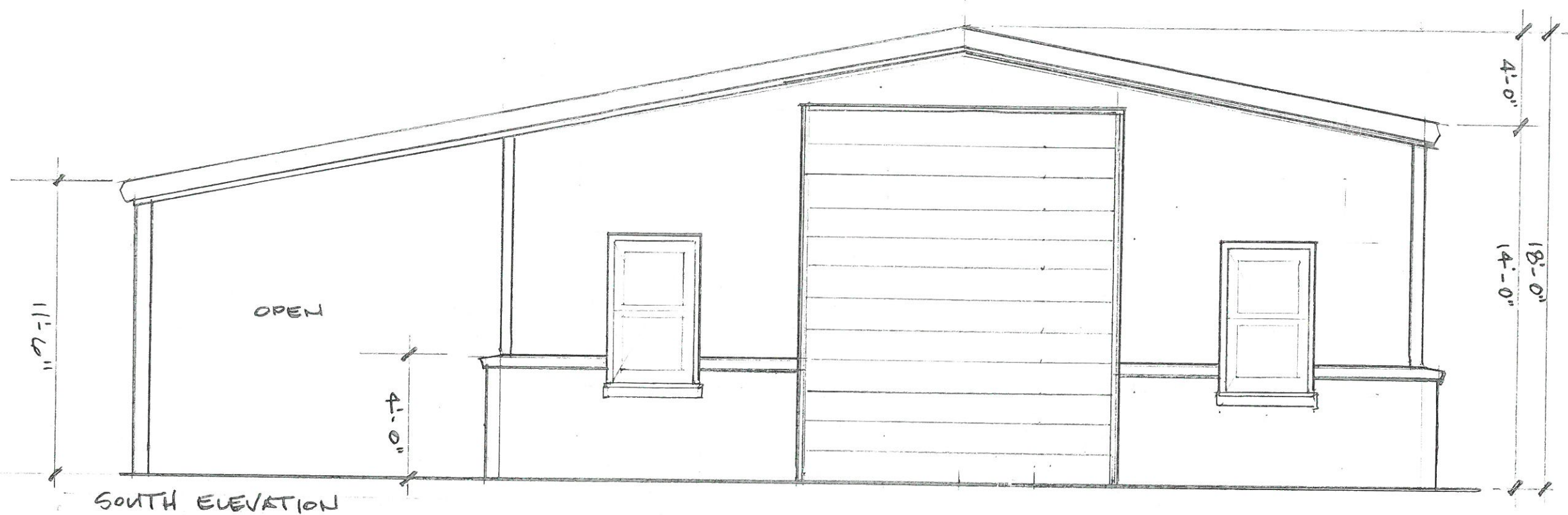
ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Drawn By: G.M.  
Scale: 1"=30'  
Date: 01-27-03  
Borrower: GIVENS  
Job No. 0107226-3

LEGEND	
○	1/2" IRON ROD FOUND
⊗	5/8" IRON ROD SET
⊠	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊠	"X" FOUND IN CONCRETE
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
●	POWER POLE
■	BRICK COLUMN
A/C	AIR CONDITIONING
—○—○—	CHAIN LINK FENCE
—□—□—	WOOD FENCE
—x—x—	BARBED WIRE
— — —	IRON FENCE
—//—//—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—OES—OES	OVERHEAD ELECTRIC SERVICE
—OHP—OHP	OVERHEAD POWER LINE
—	CONCRETE PAVING

**DOUG CONNALLY & ASSOC., INC.**  
9754 SKILLMAN STREET  
DALLAS, TEXAS 75243  
PHONE: (214) 349-9485  
FAX: (214) 349-2216  
www.dcasurveying.com

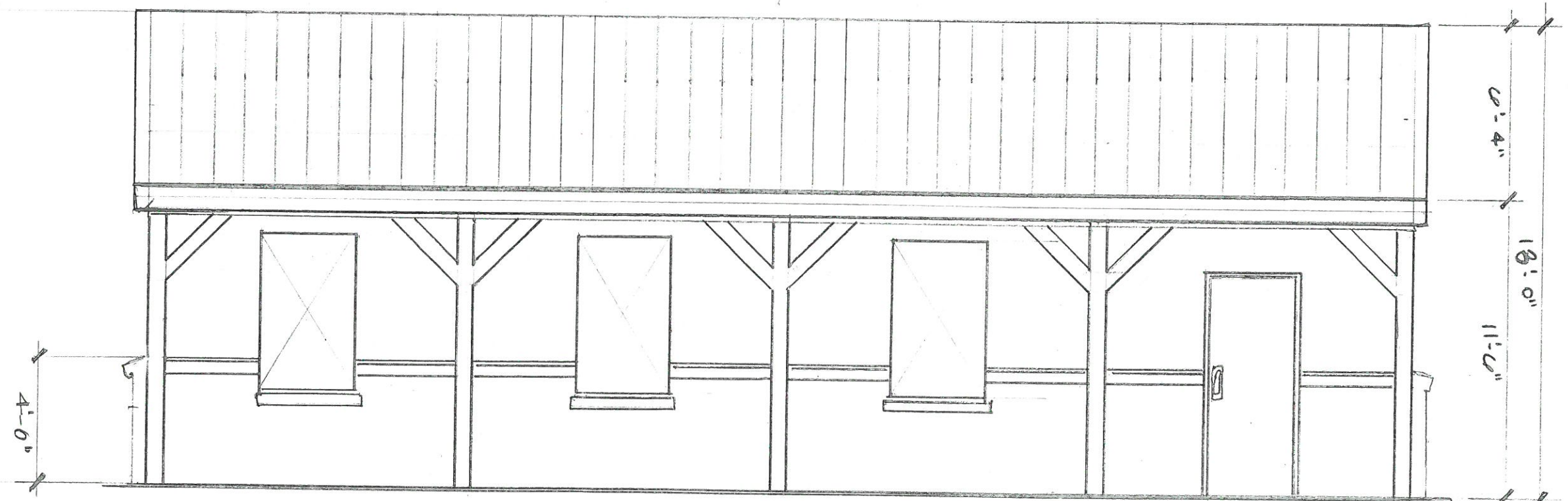
STATE OF TEXAS  
COUNTY OF DALLAS  
BRIAN GALLIA  
5869  
PROFESSIONAL  
LAND SURVEYOR



SOUTH ELEVATION

NOTES:

- METAL BUILDING
- R-PANEL ROOF
- METAL ROOF
- NAHNSCOT 4'
- PAINT TO MATCH RESIDENCE



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

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

**WHEREAS**, the City has received a request from Greg Givens for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size and height on a one (1) acre parcel of land being described as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane, 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

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

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

## 2.1. OPERATIONAL CONDITIONS

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

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The detached garage shall not exceed a maximum size of 1,200 SF.
- 3) The detached garage shall not exceed an overall height of 18-feet.
- 4) The subject property shall not have more than four (4) accessory buildings.

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.**

---

Jim Pruitt, *Mayor*



**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 16, 2020

2<sup>nd</sup> Reading: April 6, 2020

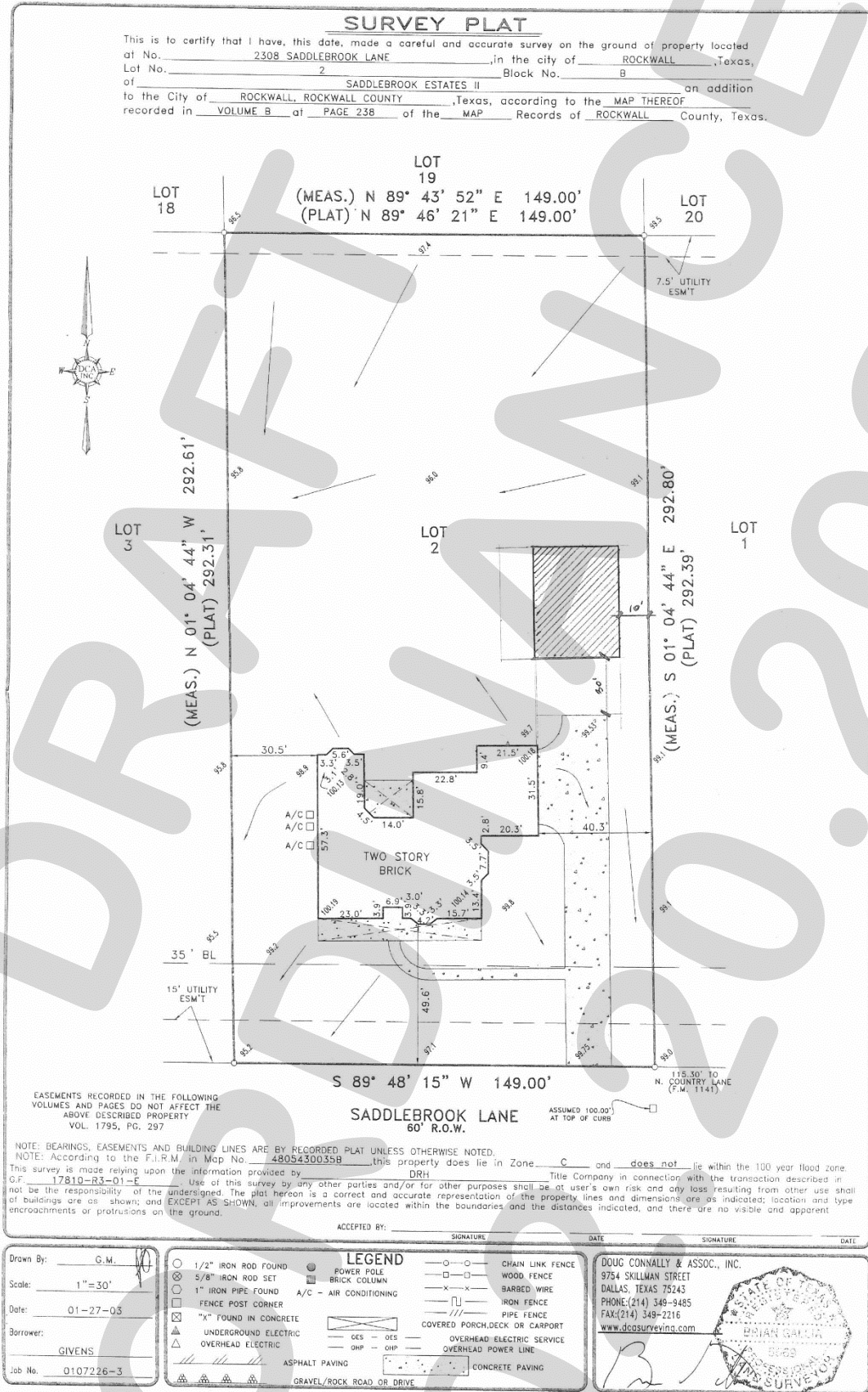
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 2308 Saddlebrook Lane

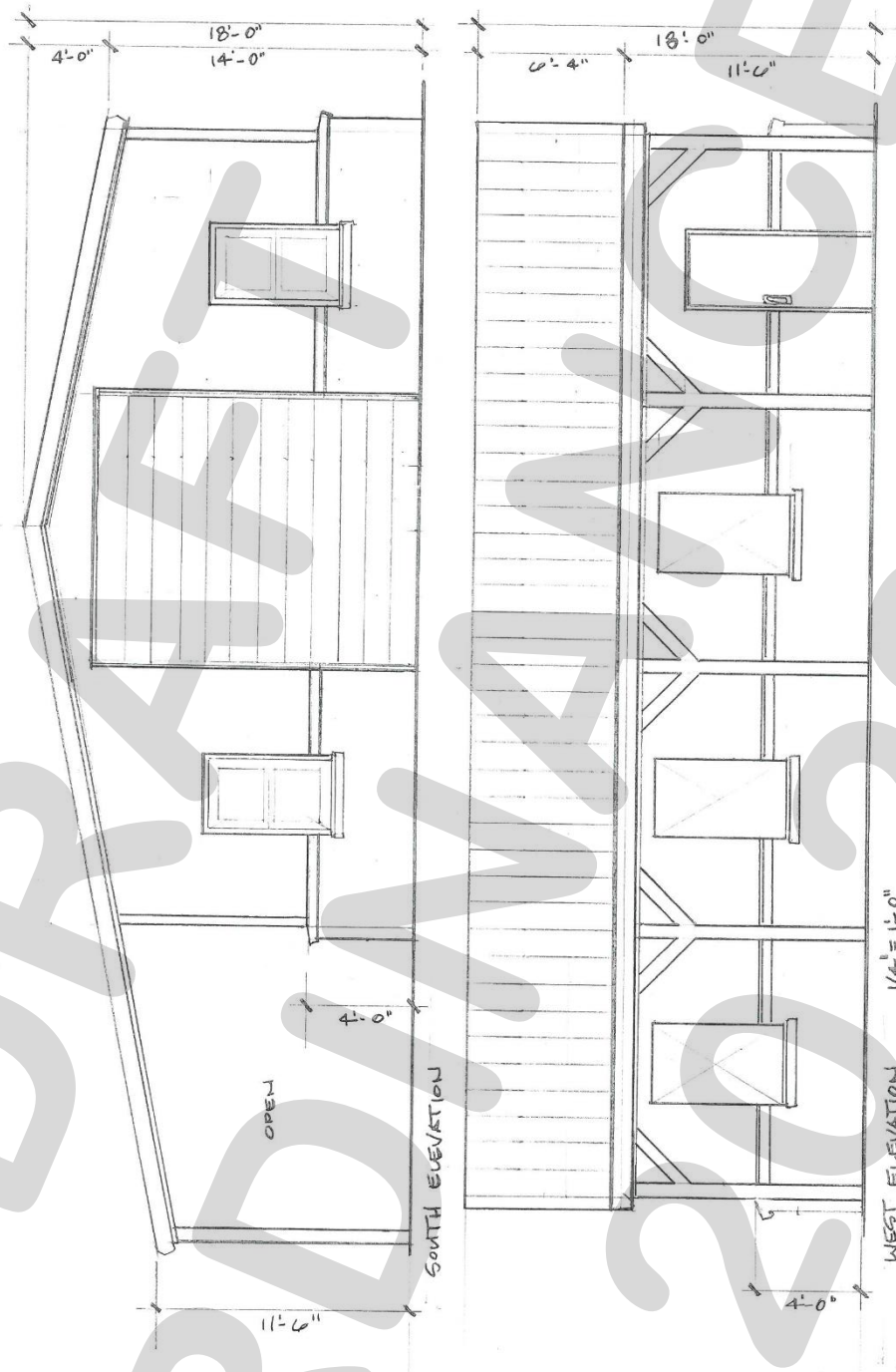
Legal Description: Lot 2, Block B, Saddlebrook Estates #2 Addition



**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':**  
*Conceptual Building Elevations*



- NOTES:**
- METAL BUILDING
  - R-PANEL ROOF
  - METAL ROOF
  - MAINTENANCE 4'
  - PAINT TO MATCH RESIDENCE