



# PLANNING AND ZONING CASE CHECKLIST

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

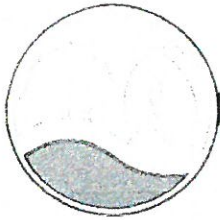
P&Z CASE # Z2020-011 P&Z DATE 04/28/20 CC DATE 05/18/20 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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> _____	



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

**STAFF USE ONLY**  
 PLANNING & ZONING CASE NO. 22020-011  
**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)  
 Preliminary Plat (\$200.00 + \$15.00 Acre)  
 Final Plat (\$300.00 + \$20.00 Acre)  
 Replat (\$300.00 + \$20.00 Acre)  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)  
**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)  
 Specific Use Permit (\$200.00 + \$15.00 Acre)  
 PD Development Plans (\$200.00 + \$15.00 Acre)  
**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)  
**Notes:**  
 : 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 323 Julian dr. 323  
 Subdivision Water Stone Lot 5 Block D  
 General Location 323 Julian dr.

**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 HB316Z the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	Marlyn Roberts	<input checked="" type="checkbox"/> Applicant	Marlyn Roberts
Contact Person	Marlyn Roberts	Contact Person	same as owner
Address	323 Julian dr.	Address	same as owner
City, State & Zip	Rockwall, Texas 75087	City, State & Zip	
Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

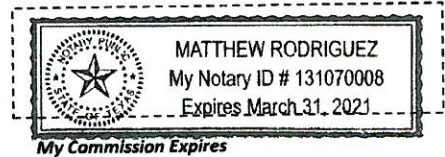
**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared Marlyn Roberts [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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 04 day of April, 2020. 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 16<sup>th</sup> day of April, 2020.

Owner's Signature Marlyn Roberts  
 Notary Public in and for the State of Texas Matthew Rodriguez





**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: 4/17/2020

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, 04/23/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/23/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/28/2020 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:** Z2020-011  
**Project Name:** SUP for 323 Julian Drive  
**Project Type:** ZONING  
**Applicant Name:** Marlyn Roberts  
**Owner Name:** ROBERTS, MARLYN & BARBARA  
**Project Description:**



# RECEIPT

Project Number: Z2020-011  
Job Address: 323 JULIAN  
ROCKWALL, TX 75087

Receipt Number: B88974

Printed: 4/21/2020 4:52 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$215.00

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**Total Fees Paid:**

**\$215.00**

Date Paid: 4/22/2020 12:00:00AM

Paid By: Marlyn Roberts

Pay Method: CHECK 1206

Received By: AG

*On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.*

*The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied*

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*building was delivered. Not happy about but here I am.*

*I hope planning will help me move forward and have to*

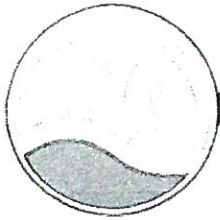
*remove the fences again will help anyway I can*

*Thank you for your time.*

*Marlyn Roberts*

*Marlyn Roberts*

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 Planning and Zoning Department  
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Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

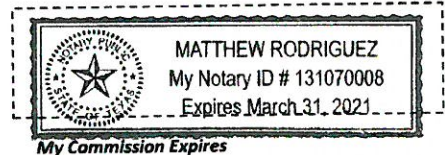
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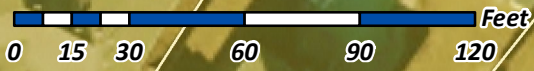
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Given under my hand and seal of office on this the 16<sup>th</sup> day of April, 20 20.

Owner's Signature Marlyn Roberts  
 Notary Public in and for the State of Texas Matthew Rodriguez





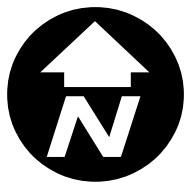
Z2020-011- SUP FOR 323 JULIAN DRIVE  
ZONING - LOCATION MAP =



# 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.



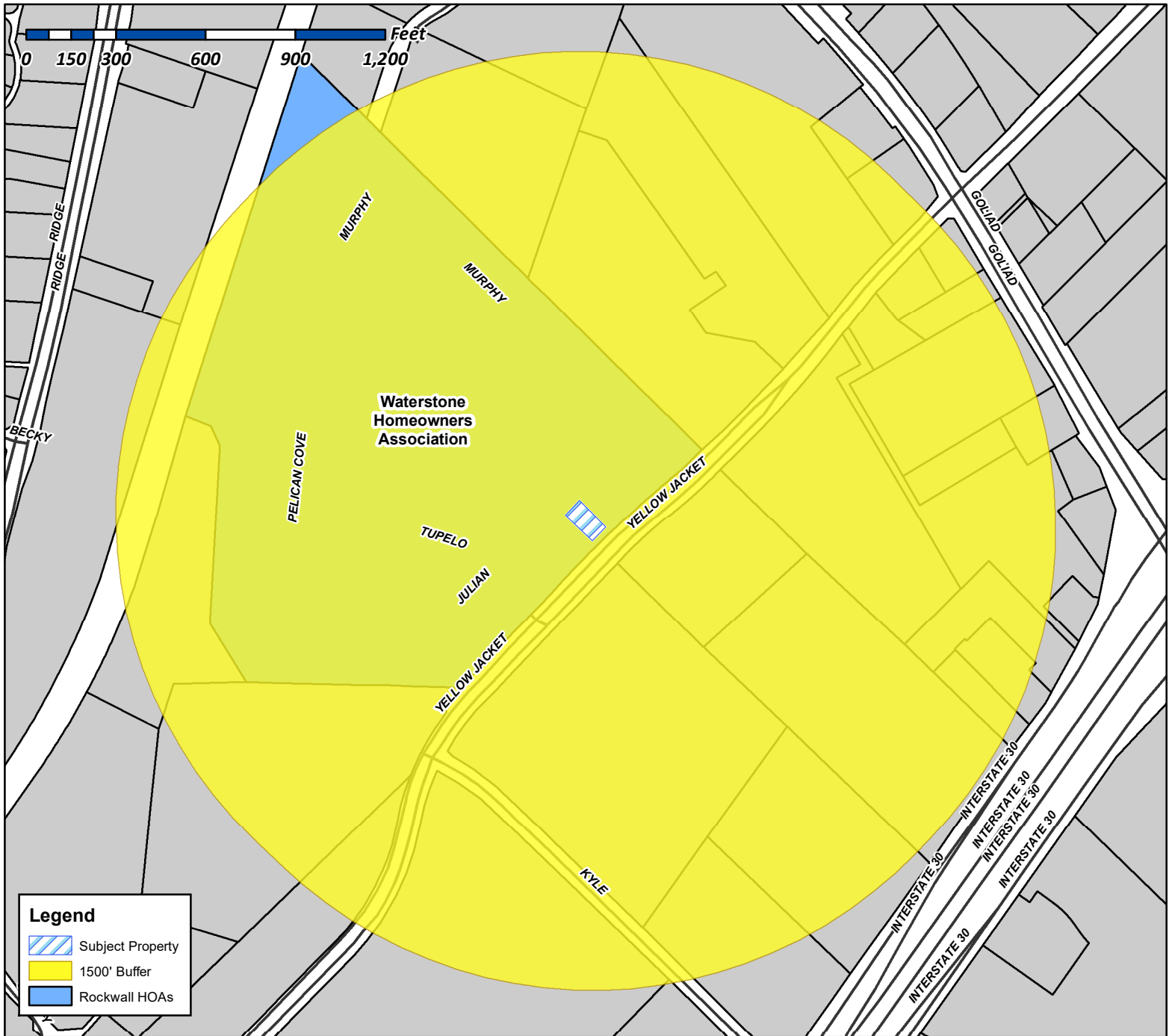




# City of Rockwall

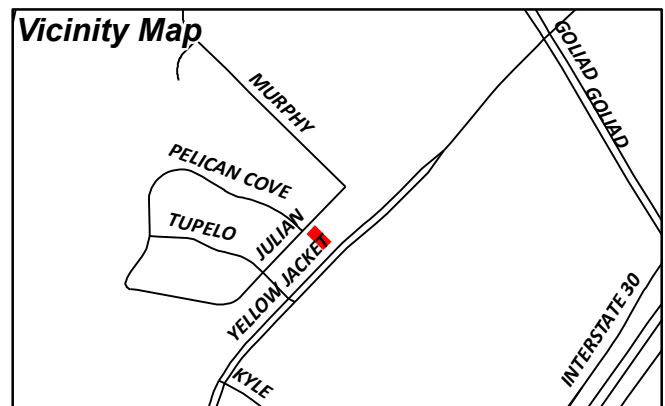
Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive

**Date Created:** 4/17/2020  
 For Questions on this Case Call (972) 771-7745

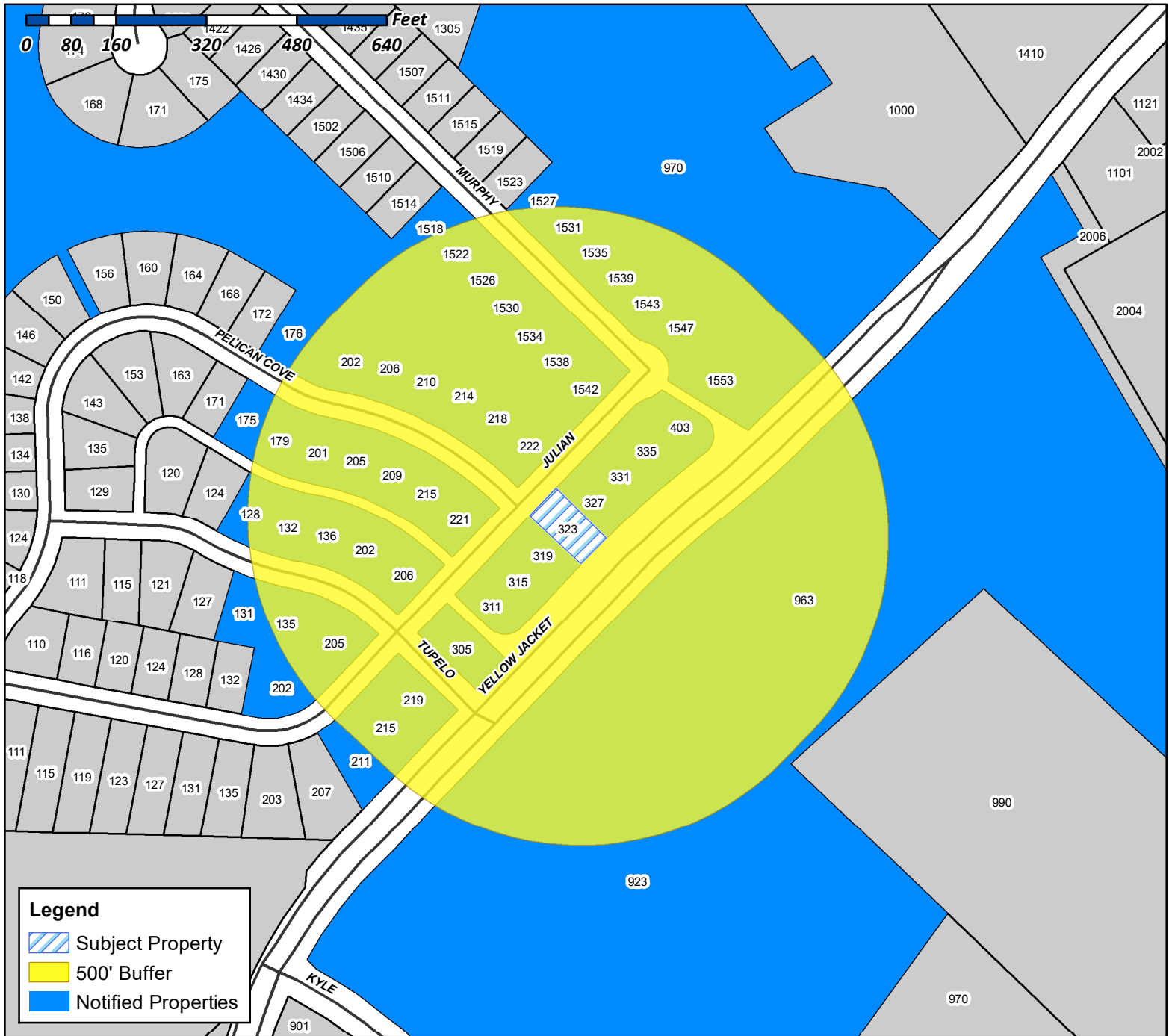




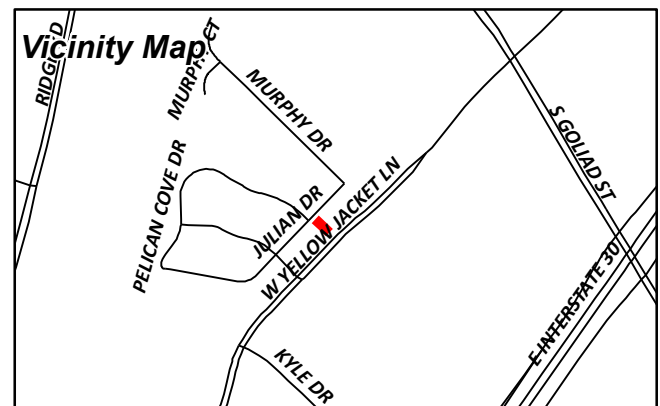
# City of Rockwall

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

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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit (SUP)  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive



**Date Created:** 4/21/2020  
 For Questions on this Case Call (972) 771-7745

WHITEHEAD DARRY M & KELLI D  
128 TUPELO DR  
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE  
13 NW 69TH ST  
LAWTON, OK 73505

WILLIAMS CELIA  
131 TUPELO DR  
ROCKWALL, TX 75087

ANDERSON STEVEN  
132 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
135 TUPELO  
ROCKWALL, TX 75087

LANE JAMES DALE  
136 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1518 MURPHY  
ROCKWALL, TX 75087

PENNELL CHRISTOPHER D  
1522 MURPHY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1526 MURPHY  
ROCKWALL, TX 75087

CHARLES WILLIAM FOX TRUST  
C/O WANDA E FOX  
1527 MURPHY  
ROCKWALL, TX 75087

JONCZAK LAWRENCE J & REBECCA  
1530 MURPHY DR  
ROCKWALL, TX 75087

ALLEN CHRISTINE D  
1531 MURPHY DR  
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA  
1534 MURPHY DR  
ROCKWALL, TX 75087

BARBIERI MARTHA JO  
1535 MURPHY DR  
ROCKWALL, TX 75087

HOUSE MICHAEL  
1538 MURPHY DR  
ROCKWALL, TX 75087

JODAN JASON T  
1539 MURPHY DRIVE  
ROCKWALL, TX 75087

BIERSTEDT MARK A  
1542 MURPHY DR  
ROCKWALL, TX 75087

WARDELL CHASE AND KRISTA  
1543 MURPHY RD  
ROCKWALL, TX 75087

JACKSON SHERAH  
1547 MURPHY DR  
ROCKWALL, TX 75087

NOP SOPHA  
1553 MURPHY DR  
ROCKWALL, TX 75087

SONOMA COURT LTD  
1603 LBJ FWY SUITE 300  
DALLAS, TX 75234

EUBANKS RANDALL S & MARY K  
175 PELICAN COVE DR  
ROCKWALL, TX 75087

CUMMINGS MATTHEW L AND AMANDA L  
176 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

2018 R C HUFFMAN REVOCABLE TRUST  
ROBERT CURTIS HUFFMAN AND CATARINA  
MARIA HUFFMAN-TRUSTEES  
179 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

STRADMANN IVO MOYANO  
1918 STERLING CT  
ROCKWALL, TX 75032

STEINBERGER DANE &  
SHANNON HOLTON  
201 PELICAN COVE DR  
ROCKWALL, TX 75087

IADANZA LIVING TRUST  
THOMAS JOHN IADANZA AND SUSANNE MARIE  
IADANZA-TRUSTEES  
202 JULIAN DR  
ROCKWALL, TX 75087

NANCARROW GREGORY J & LYNN G  
202 PELICAN COVE DR  
ROCKWALL, TX 75087

COLBERT MICHAEL DON & KELLY J  
202 TUPELO DRIVE  
ROCKWALL, TX 75087

MURPHY STEVEN D AND ELIZABETH R  
205 PELICAN COVE DR  
ROCKWALL, TX 75087

VEGA JOHN & PAM  
205 TUPELO DR  
ROCKWALL, TX 75087

JEFFREY BRUCE & LOUISE  
206 PELICAN COVE DR  
ROCKWALL, TX 75087

CASTRO ERNESTO & KATHARINA  
206 TUPELO DR  
ROCKWALL, TX 75087

BRAMAN BRIAN K & ELIZABETH T  
209 PELICAN COVE DR  
ROCKWALL, TX 75087

JOHNSON STEVE  
210 PELICAN COVE DR  
ROCKWALL, TX 75087

WHITTAKER SANDRA  
211 JULIAN DR  
ROCKWALL, TX 75087

LUEB KEVIN J & AMANDA M &  
LYNNE M LUEB  
214 PELICAN COVE DR  
ROCKWALL, TX 75087

HARPER EMILY ERIN  
215 JULIAN DR  
ROCKWALL, TX 75087

BERRY W A & MARIFLOYD  
215 PELICAN COVE DR  
ROCKWALL, TX 75087

CRAWFORD GAIL LYNN  
218 PELICAN COVE DR  
ROCKWALL, TX 75087

SHIELDS GREGORY GILBERT AND  
CHARLENE SHIELDS  
219 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
221 PELICAN COVE  
ROCKWALL, TX 75087

CHILES LARRY & KAY  
222 PELICAN COVE DR  
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA  
2325 S. GOLIAD ST  
ROCKWALL, TX 75032

GRAHAM STEVEN W & JACQUELYNN  
305 JULIAN DR  
ROCKWALL, TX 75087

GEIGER DONALD M  
311 JULIAN DRIVE  
ROCKWALL, TX 75087

LEWIS ROCIE L  
315 JULIAN  
ROCKWALL, TX 75087

CHABROL JASON A  
319 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
323 JULIAN  
ROCKWALL, TX 75087

STEVENS MARK R  
327 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
331 JULIAN  
ROCKWALL, TX 75087

PATEL MUKESH & MINAL  
335 JULIAN DR  
ROCKWALL, TX 75087

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

BEDFORD LUKE FOSTER AND KYLEE  
403 JULIAN DRIVE  
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP  
C/O STARWOOD CAPITAL GROUP GLOBAL LP  
591 W PUTNAM AVE  
GREENWICH, CT 6830

IOSIFESCU SORIN  
820 GRAY FOX DR  
MCKINNEY, TX 75071

CURRENT RESIDENT  
923 YELLOW JACKET  
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC  
C/O HAWTHORN DEVELOPMENT LLC  
9310 NE VANCOUVER MALL DR SUITE 200  
VANCOUVER, WA 98662

CURRENT RESIDENT  
963 W. YELLOWJACKET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 W .YELLOW JACKET  
ROCKWALL, TX 75087

GONZALES LISA BROOKS  
PO BOX 23  
KEMP, TX 75143



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2020-011: SUP for 323 Julian Drive**

*Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

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



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-011: SUP for 323 Julian Drive**

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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

*On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.*

*The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied*

---

*building was delivered. Not happy about but here I am.*

*I hope planning will help me move forward and have to*

*remove the fences again will help anyway I can*

*Thank you for your time.*

*Marlyn Roberts*

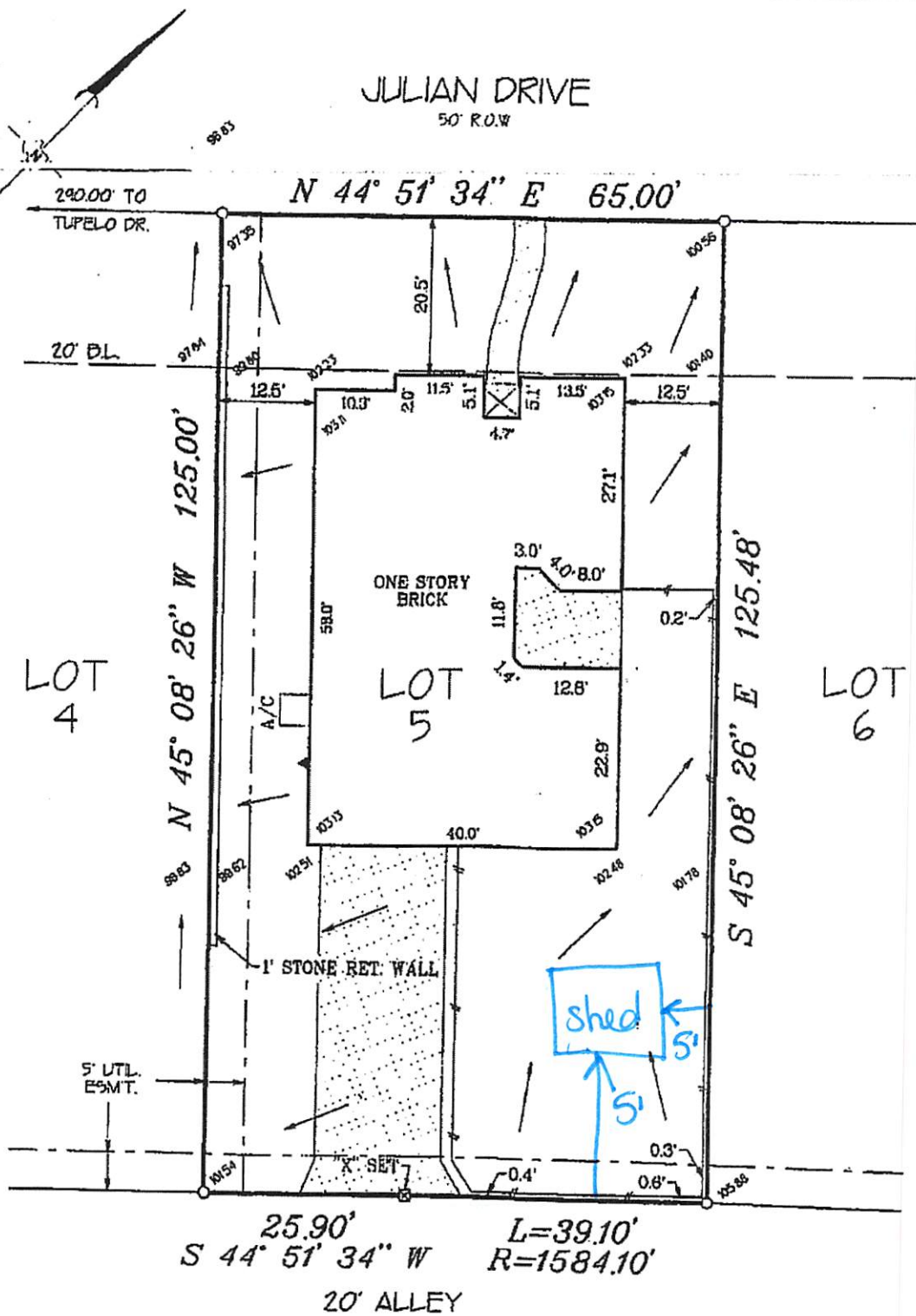
*Marlyn Roberts*

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# 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. 323 JULIAN DRIVE in the city of ROCKWALL, Texas Lot No. 5 Block No. D of WATERSTONE ESTATES ADDITION on Addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT RECORDS thereof recorded in Cabinet C, Slide 237, of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING  
VOLUMES AND PAGES DO NOT AFFECT THE  
ABOVE DESCRIBED PROPERTY:  
VOLUME 39, PAGE 223 VOLUME 28, PAGE 9

NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To FIRST AMERICAN Title Company in connection with the transaction described in GF. 97036271  
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 and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and types of buildings are as shown; EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

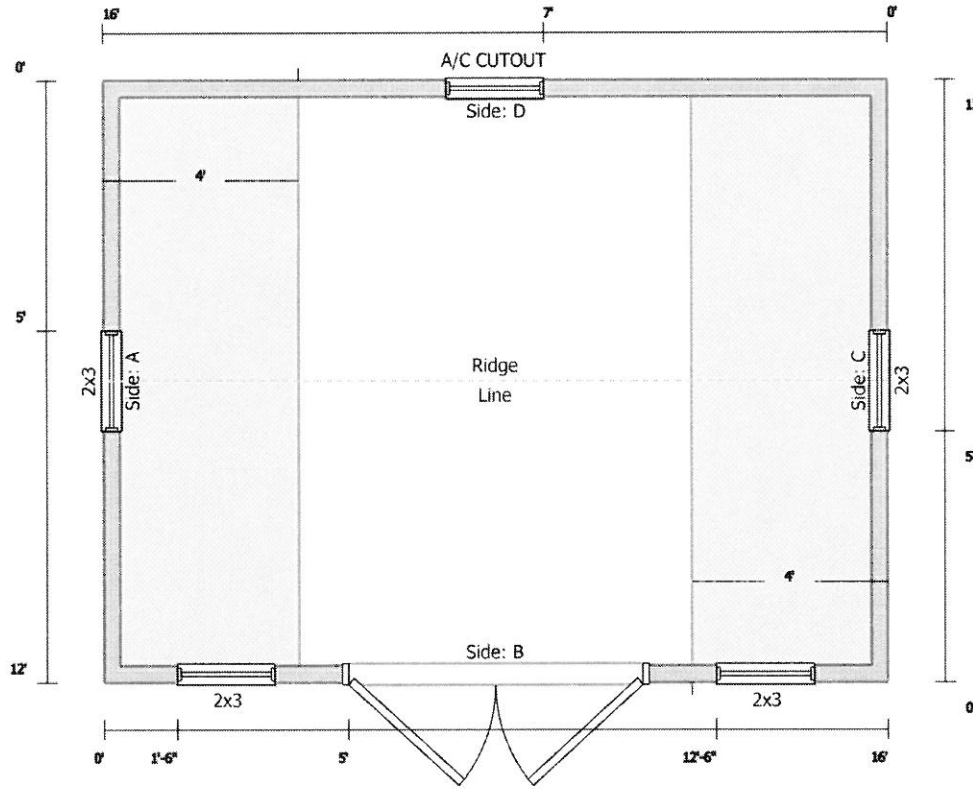


# 12x16 Premier Lofted Barn

Customer: Marlyn Roberts

Due Date:  
 Sale Date: 03/07/2020  
 Ship Via: Truck Delivery

## BUILD ORDER



Serial:	
Siding Color: Deep Walnut	
Trim Color: Cream Delight	
Roofing: Weathered Wood Shingle	
(1) 5x5 Metal Frame Ramp with Cedar Treads	
Wood Fence Removal (up to 2 panels - 1 post)	
Position A1: 2x3 Bronze Window	
Position B1: 2x3 Bronze Window	
Position B2: 72" Double Shed Doors	
Position B3: 2x3 Bronze Window	
Position C1: 2x3 Bronze Window	
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	
<b>Inspection Report</b>	
Nailing pattern	
Nails clipped	
No cull studs showing	
Roof fasteners properly installed	
Siding fasteners properly installed	
Paint Touchup	
Doors squared and spaced	
Building swept out	
Serial plates installed	
By:	

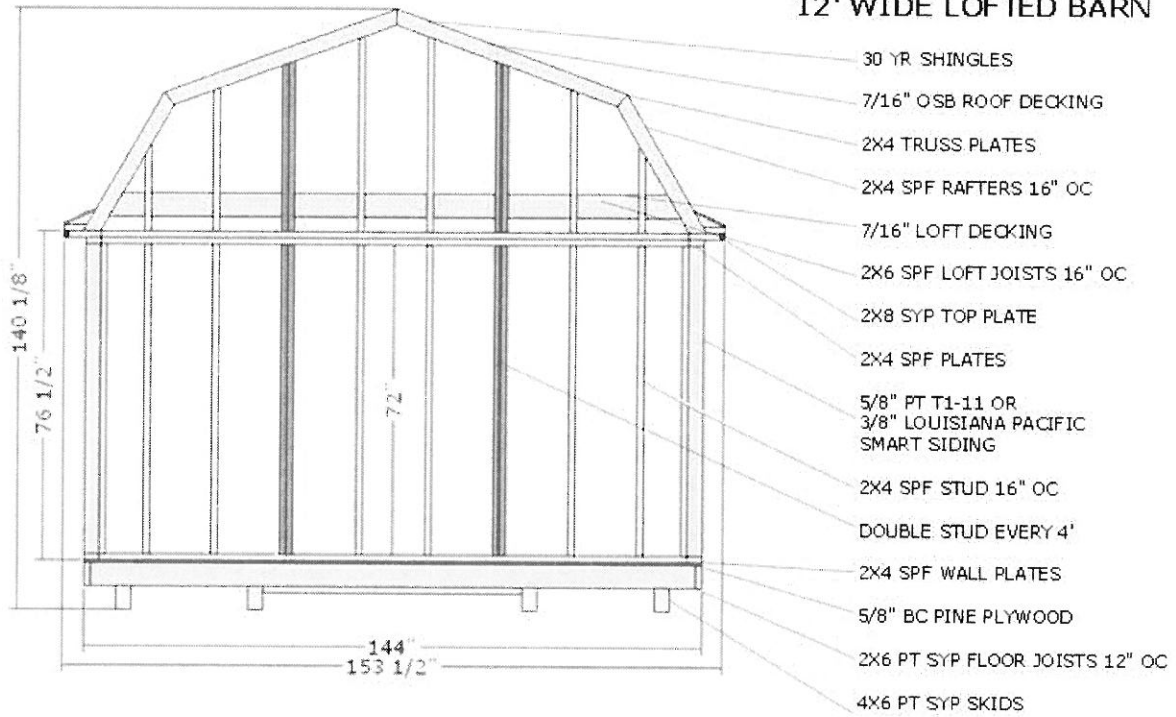
By signing this document, I agree that the above layout is correct, and I understand there will be additional charges for any changes or extra features.

x Marlyn Roberts  
 Customer Signature

Marlyn Robert  
 Print Name

03 / 09 / 2020  
 Date

## 12' WIDE LOFTED BARN





Ulrich Barn Builders, LLC  
ulrichbarns.com | (817) 645-1122

# SALES ORDER

**CUSTOMER**

Marlyn Roberts  
323 Julian Dr  
Rockwall, TX 75087  
214-926-7494  
972-771-9342  
mbrr@att.net

**SHIP TO**

323 Julian Dr  
Rockwall, TX 75087  
VIA: Truck Delivery  
FROM WH: MAIN  
TYPE: New Build  
SERIAL:

DATE: 03/07/2020

ORDER: 12238

ORDER TYPE: Cash Sale

STORE: Ft Worth - Corporate Store

SALES REP: Greg Stubbs

EMAIL: greg.stubbs@ulrichbarns.com

Configuration	Amount
<b>12x16 Premier Lofted Barn</b>	\$7,943.68
<b>Standard Features: 6'6" Sidewalls, Easy Access Wrap Loft, Exclusive Ulrich Heavy Duty Hardware, Heavy Duty Diamond Plate Door Threshold, Standard 72" Double Doors, Premium Ridge and Eave Vent System.</b>	\$0.00
<b>Credit for Included Options: (1) 72" Double Shed Door</b>	(\$295.00)
<b>Position A1: 2x3 Bronze Window</b>	\$150.00
<b>Position B1: 2x3 Bronze Window</b>	\$150.00
<b>Position B2: 72" Double Shed Doors</b>	\$295.00
<b>Position B3: 2x3 Bronze Window</b>	\$150.00
<b>Position C1: 2x3 Bronze Window</b>	\$150.00
<b>Position D1: 24 in. Wide x 24 in. Tall AC Cutout</b>	\$50.00
<b>Siding Color: Deep Walnut</b>	\$0.00
<b>Trim Color: Cream Delight</b>	\$0.00
<b>Roofing: Weathered Wood Shingle</b>	\$0.00
<b>(1) 5x5 Metal Frame Ramp with Cedar Treads</b>	\$295.00
<b>Management fee to pull permits at city (DOES NOT include actual permit fees which the Customer agrees to pay directly to the city or reimburse the Company)</b>	\$175.00
<b>Wood Fence Removal (up to 2 panels - 1 post)</b>	\$145.00

Pricing	Amount
<b>BASE PRICE:</b>	\$7,943.68
<b>TOTAL OPTIONS:</b>	\$1,265.00
<b>PROMO DISCOUNT:</b>	(\$238.00)
<b>CASH DISCOUNT:</b>	(\$556.06)
<b>CREDIT TOWARD UPGRADES:</b>	(\$397.00)
<b>MGR DISC:</b>	(\$397.00)
<b>EMP DISC:</b>	(\$397.00)
<b>RGF ADJUSTMENT</b>	(\$296.00)
<b>TOTAL DISCOUNTS:</b>	(\$2,281.06)
<b>SUBTOTAL:</b>	\$6,927.62
<b>TAX:</b>	\$571.53
<b>TOTAL ORDER:</b>	\$7,499.15
<b>Payment</b>	<b>Amount</b>
<b>PAYMENT 880011347</b>	(\$3,749.58)
<b>DUE UPON DELIVERY:</b>	\$3,749.57
<b>AMT DUE TO PLACE ORDER:</b>	\$3,749.58

**Terms & Conditions - Permits and Restrictions:** Ulrich Barn Builders, LLC and its agents are not responsible for permits, setbacks, restrictions, easements, or covenants. Please contact your local codes department and/or Homeowners. Customer is responsible to comply with all codes, setbacks, restrictions, easements, covenants, codes, or any other restrictions that may apply. Delivery: We reserve the right to reschedule delivery due to unsuitable weather and/or ground conditions, or other unforeseeable circumstances. Customer is responsible for adequate access to the building site and the path to the site free and clear of sprinkler systems, septic systems, etc. Ulrich Barn Builders, LLC is not responsible for yard or driveway damage. Delivery includes one trip; additional trips may incur charges to the customer. **Change Order Policy:** Any changes made to this order after submission will be billed at regular upgrade/change costs if applicable plus a \$100.00 change order fee. **Cancellation Policy:** Cancelled orders will be handled in the following manner. New build items if cancelled before construction begins or in stock inventory items 24 hours before delivery, will have a full refund, otherwise there will be a 15% cancellation fee on cash orders and no refund of down payment on rent to own sales. Ulrich Barn Builders, LLC reserves the right to cancel an order. I, the customer, have read the disclosure(s) above and fully accept the terms provided therein.

X Marlyn Roberts  
Customer Signature

Marlyn Robert  
Print Name

03 / 09 / 2020  
Date

# Premier Building Features

## Floor System:

- 4x6 Treated Runners
- Floor joists - 2x6 Treated 12" on center
- 12" black plastic on plywood seams
- 5/8 BC Plywood Floor on all sheds
- 3/4 Treated Plywood on all garages
- Hurricane Ties on outer skids

## Wall System:

- 2x4 for wall plates
- 2x4 for wall studs 16" O.C
- 2x8 top plate. (Cottage Shed only gets 2x8 on back. Double 2x4 on the front)
- 50 year 3/8" Smart Panel © 8" O.C. Siding

## Roof system:

- 2x4 for all trusses
- 2x4 truss plates on all truss joints
- 7/16" OSB for Roof Decking
- Premium full-length Ridge and Eave vents
- Brown Drip edge
- Dimensional Weathered Wood Shingles
- Hurricane Ties at truss/top plate
- Roof pitch 5/12

## Loft System *(Lofted Barns only)*

- Loft Joists:
- 8', 10', 12' and 14' wide use 2x6
- 16' wide use 2x8
- 7/16" OSB for Loft Decking

## Trim/Windows/Doors:

- 1x Smart© Trim
- 6'x6' Double Barn doors
- Shutters and Flower Boxes on Windows
- Loft door trim only (nonfunctional)
- Black Powder Coated Heavy duty strap hinges (4 bolts and 2 lags per hinge)
- Black Powder Coated Heavy-duty handle
- The building is painted with Sherwin Williams Duration Satin Paint

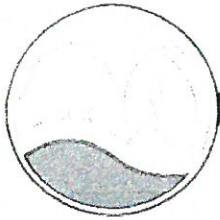
## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2020-011	<b>Owner</b> ROBERTS, MARLYN & BARBARA	<b>Applied</b> 4/17/2020	<b>AG</b>
<b>Project Name</b> SUP for 323 Julian Drive	<b>Applicant</b> Marlyn Roberts	<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> 323 JULIAN		<b>City, State Zip</b> ROCKWALL, TX 75087	
 <b>Subdivision</b> WATERSTONE ESTATES		<b>Tract</b> 5	<b>Block</b> D
		<b>Lot No</b> 5	<b>Parcel No</b> 5227-000D-0005-00-OR
			<b>General Plan</b>
			<b>Zoning</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Amy Williams	3/20/2020	3/27/2020	4/22/2020	33	APPROVED	
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
PLANNING	Ryan Miller	3/20/2020	3/27/2020	4/22/2020	33	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-011; Specific Use Permit (SUP) for 323 Julian Drive						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 323 Julian Drive.						
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.						
M.3 For reference, include the case number (Z2020-011) in the lower right-hand corner of all pages on future submittals.						
I.4 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family 7 (SF-7) District shall adhere to the following requirements:						
(1) Number of Accessory Structures Permitted per Lot: 2						
(2) Maximum SF of Accessory Structure: 144 SF						
(3) Minimum Side and Rear Setback: 3 Feet						
(4) Distance Between Buildings: 6 Feet						
(5) Maximum Building Height						
In addition, all accessory buildings should be constructed to be architecturally compatible to the primary structure and be situated behind the front façade of the building. In this case, the applicant's request conforms to all the requirements with the exception of the size requirements and the requirement that the structure be architecturally compatible with the primary structure. Based on this staff has prepared the attached Draft Ordinance						
M.11 Please review the attached Draft Ordinance prior to the April 28, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 5, 2020.						
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 5, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 12, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 12, 2020.						
I.13 The projected City Council meeting dates for this case will be May 18, 2020 [1st Reading] and June 1, 2020 [2nd Reading].						
I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



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

**STAFF USE ONLY**  
 PLANNING & ZONING CASE NO. 22020-011  
**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)  
 Preliminary Plat (\$200.00 + \$15.00 Acre)  
 Final Plat (\$300.00 + \$20.00 Acre)  
 Replat (\$300.00 + \$20.00 Acre)  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)  
**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)  
 Specific Use Permit (\$200.00 + \$15.00 Acre)  
 PD Development Plans (\$200.00 + \$15.00 Acre)  
**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)  
**Notes:**  
 : 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 323 Julian dr. 323  
 Subdivision Water Stone Lot 5 Block D  
 General Location 323 Julian dr.

**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 HB316Z the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	Marlyn Roberts	<input checked="" type="checkbox"/> Applicant	Marlyn Roberts
Contact Person	Marlyn Roberts	Contact Person	same as owner
Address	323 Julian dr.	Address	same as owner
City, State & Zip	Rockwall, Texas 75087	City, State & Zip	
Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

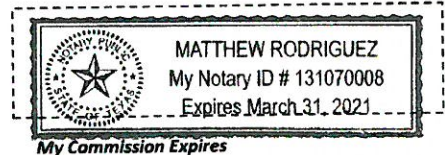
**NOTARY VERIFICATION [REQUIRED]**

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

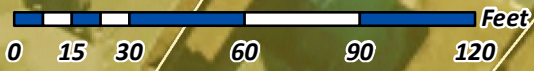
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 04 day of April, 2020. By signing this application, 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 16<sup>th</sup> day of April, 2020.

Owner's Signature Marlyn Roberts  
 Notary Public in and for the State of Texas Matthew Rodriguez







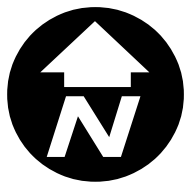
Z2020-011- SUP FOR 323 JULIAN DRIVE  
ZONING - LOCATION MAP =



# 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.

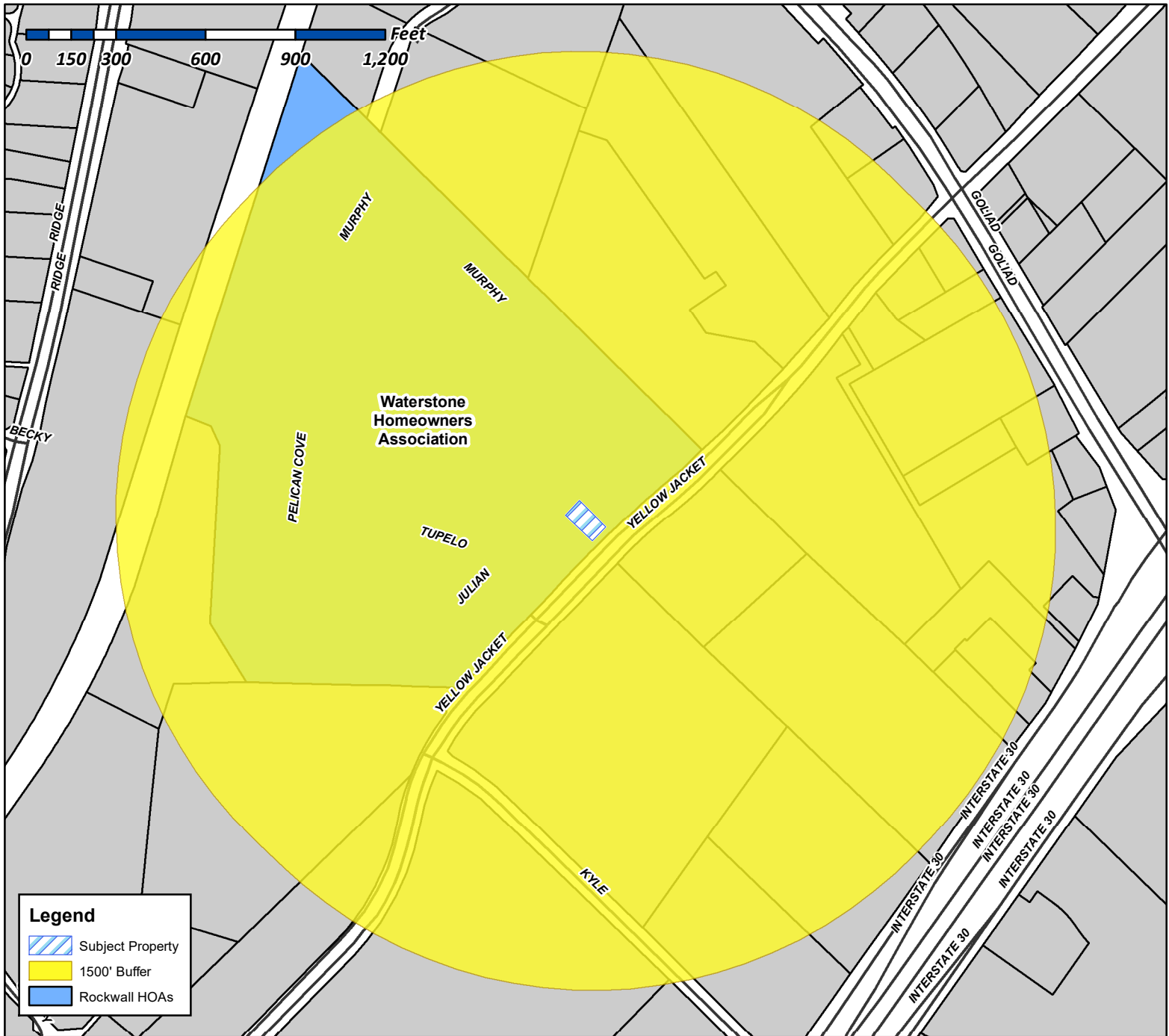




# City of Rockwall

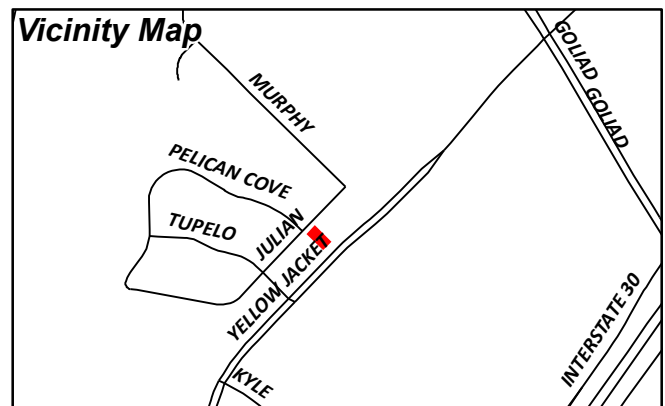
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive

**Date Created:** 4/17/2020  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Wednesday, April 22, 2020 10:10:30 AM  
**Attachments:** [HOA Map \(04.20.2020\).pdf](#)  
[Public Notice \(04.20.2020\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 1, 2020](#). The Planning and Zoning Commission will hold a virtual public meeting on [Tuesday, May 12, 2020 at 6:00 PM](#), and the City Council will hold a virtual public meeting on [Monday, May 18, 2020 at 6:00 PM](#). Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Case No. Z2020-011: SUP for 323 Julian Drive

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

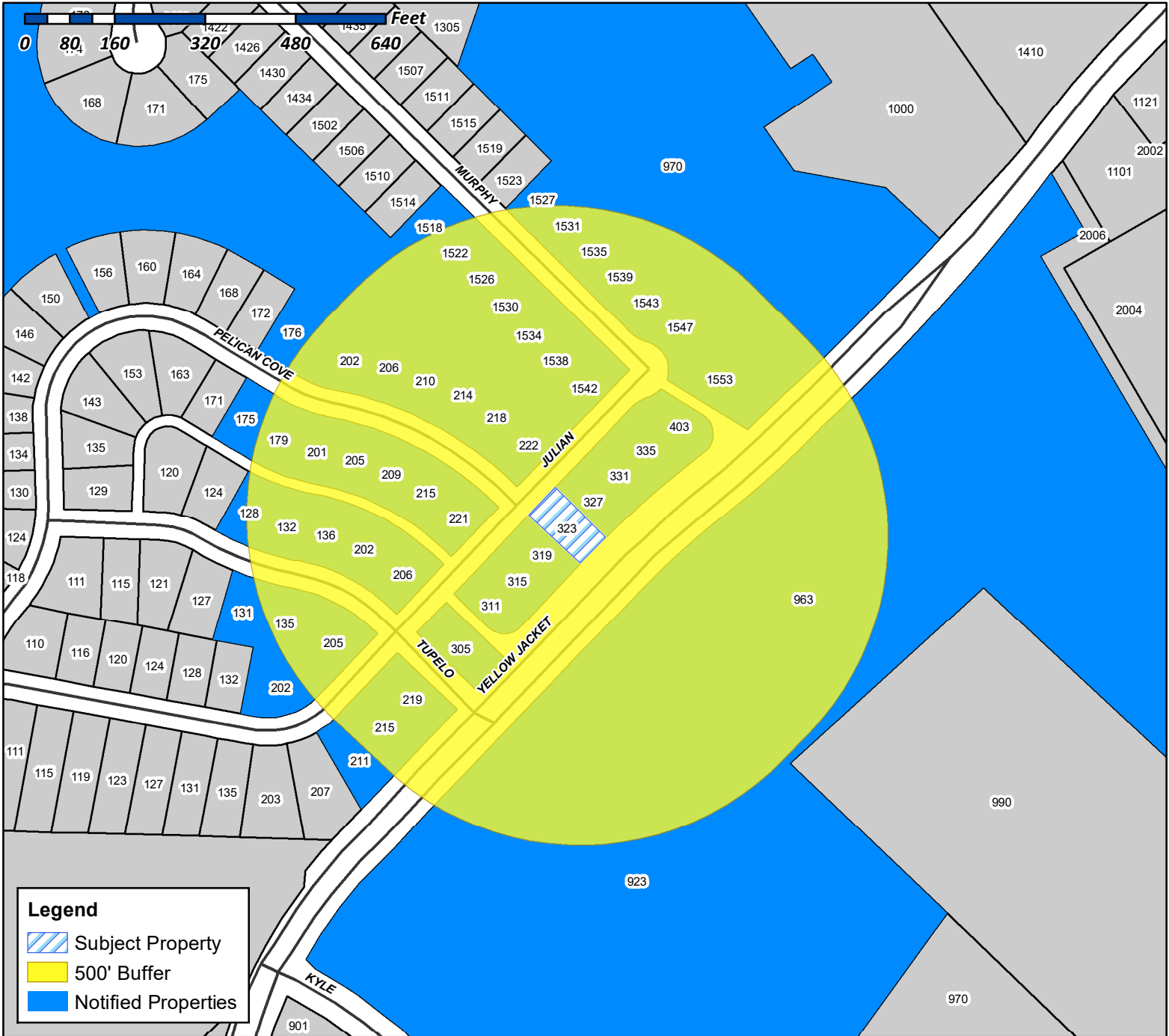
<http://www.rockwall.com/planning/>



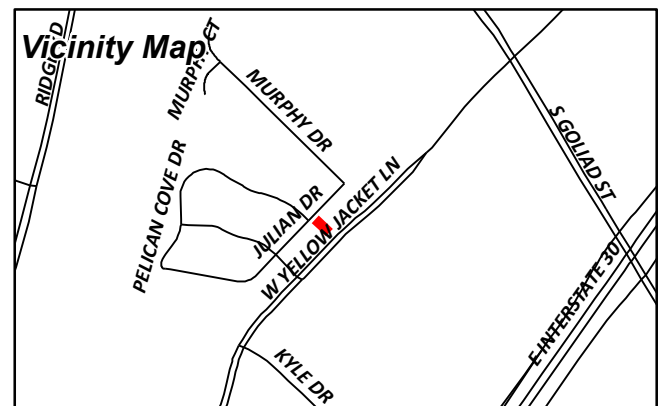
# City of Rockwall

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

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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit (SUP)  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive



**Date Created:** 4/21/2020  
 For Questions on this Case Call (972) 771-7745

WHITEHEAD DARRY M & KELLI D  
128 TUPELO DR  
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE  
13 NW 69TH ST  
LAWTON, OK 73505

WILLIAMS CELIA  
131 TUPELO DR  
ROCKWALL, TX 75087

ANDERSON STEVEN  
132 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
135 TUPELO  
ROCKWALL, TX 75087

LANE JAMES DALE  
136 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1518 MURPHY  
ROCKWALL, TX 75087

PENNELL CHRISTOPHER D  
1522 MURPHY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1526 MURPHY  
ROCKWALL, TX 75087

CHARLES WILLIAM FOX TRUST  
C/O WANDA E FOX  
1527 MURPHY  
ROCKWALL, TX 75087

JONCZAK LAWRENCE J & REBECCA  
1530 MURPHY DR  
ROCKWALL, TX 75087

ALLEN CHRISTINE D  
1531 MURPHY DR  
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA  
1534 MURPHY DR  
ROCKWALL, TX 75087

BARBIERI MARTHA JO  
1535 MURPHY DR  
ROCKWALL, TX 75087

HOUSE MICHAEL  
1538 MURPHY DR  
ROCKWALL, TX 75087

JODAN JASON T  
1539 MURPHY DRIVE  
ROCKWALL, TX 75087

BIERSTEDT MARK A  
1542 MURPHY DR  
ROCKWALL, TX 75087

WARDELL CHASE AND KRISTA  
1543 MURPHY RD  
ROCKWALL, TX 75087

JACKSON SHERAH  
1547 MURPHY DR  
ROCKWALL, TX 75087

NOP SOPHA  
1553 MURPHY DR  
ROCKWALL, TX 75087

SONOMA COURT LTD  
1603 LBJ FWY SUITE 300  
DALLAS, TX 75234

EUBANKS RANDALL S & MARY K  
175 PELICAN COVE DR  
ROCKWALL, TX 75087

CUMMINGS MATTHEW L AND AMANDA L  
176 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

2018 R C HUFFMAN REVOCABLE TRUST  
ROBERT CURTIS HUFFMAN AND CATARINA  
MARIA HUFFMAN-TRUSTEES  
179 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

STRADMANN IVO MOYANO  
1918 STERLING CT  
ROCKWALL, TX 75032

STEINBERGER DANE &  
SHANNON HOLTON  
201 PELICAN COVE DR  
ROCKWALL, TX 75087

IADANZA LIVING TRUST  
THOMAS JOHN IADANZA AND SUSANNE MARIE  
IADANZA-TRUSTEES  
202 JULIAN DR  
ROCKWALL, TX 75087

NANCARROW GREGORY J & LYNN G  
202 PELICAN COVE DR  
ROCKWALL, TX 75087

COLBERT MICHAEL DON & KELLY J  
202 TUPELO DRIVE  
ROCKWALL, TX 75087

MURPHY STEVEN D AND ELIZABETH R  
205 PELICAN COVE DR  
ROCKWALL, TX 75087

VEGA JOHN & PAM  
205 TUPELO DR  
ROCKWALL, TX 75087

JEFFREY BRUCE & LOUISE  
206 PELICAN COVE DR  
ROCKWALL, TX 75087

CASTRO ERNESTO & KATHARINA  
206 TUPELO DR  
ROCKWALL, TX 75087

BRAMAN BRIAN K & ELIZABETH T  
209 PELICAN COVE DR  
ROCKWALL, TX 75087

JOHNSON STEVE  
210 PELICAN COVE DR  
ROCKWALL, TX 75087

WHITTAKER SANDRA  
211 JULIAN DR  
ROCKWALL, TX 75087

LUEB KEVIN J & AMANDA M &  
LYNNE M LUEB  
214 PELICAN COVE DR  
ROCKWALL, TX 75087

HARPER EMILY ERIN  
215 JULIAN DR  
ROCKWALL, TX 75087

BERRY W A & MARIFLOYD  
215 PELICAN COVE DR  
ROCKWALL, TX 75087

CRAWFORD GAIL LYNN  
218 PELICAN COVE DR  
ROCKWALL, TX 75087

SHIELDS GREGORY GILBERT AND  
CHARLENE SHIELDS  
219 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
221 PELICAN COVE  
ROCKWALL, TX 75087

CHILES LARRY & KAY  
222 PELICAN COVE DR  
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA  
2325 S. GOLIAD ST  
ROCKWALL, TX 75032

GRAHAM STEVEN W & JACQUELYNN  
305 JULIAN DR  
ROCKWALL, TX 75087

GEIGER DONALD M  
311 JULIAN DRIVE  
ROCKWALL, TX 75087

LEWIS ROCIE L  
315 JULIAN  
ROCKWALL, TX 75087

CHABROL JASON A  
319 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
323 JULIAN  
ROCKWALL, TX 75087

STEVENS MARK R  
327 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
331 JULIAN  
ROCKWALL, TX 75087

PATEL MUKESH & MINAL  
335 JULIAN DR  
ROCKWALL, TX 75087

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

BEDFORD LUKE FOSTER AND KYLEE  
403 JULIAN DRIVE  
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP  
C/O STARWOOD CAPITAL GROUP GLOBAL LP  
591 W PUTNAM AVE  
GREENWICH, CT 6830

IOSIFESCU SORIN  
820 GRAY FOX DR  
MCKINNEY, TX 75071

CURRENT RESIDENT  
923 YELLOW JACKET  
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC  
C/O HAWTHORN DEVELOPMENT LLC  
9310 NE VANCOUVER MALL DR SUITE 200  
VANCOUVER, WA 98662

CURRENT RESIDENT  
963 W. YELLOWJACKET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 W .YELLOW JACKET  
ROCKWALL, TX 75087

GONZALES LISA BROOKS  
PO BOX 23  
KEMP, TX 75143



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

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

**Case No. Z2020-011: SUP for 323 Julian Drive**

*Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

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



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-011: SUP for 323 Julian Drive**

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

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



*On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.*

*The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied*

---

*building was delivered. Not happy about but here I am.*

*I hope planning will help me move forward and have to*

*remove the fences again will help anyway I can*

*Thank you for your time.*

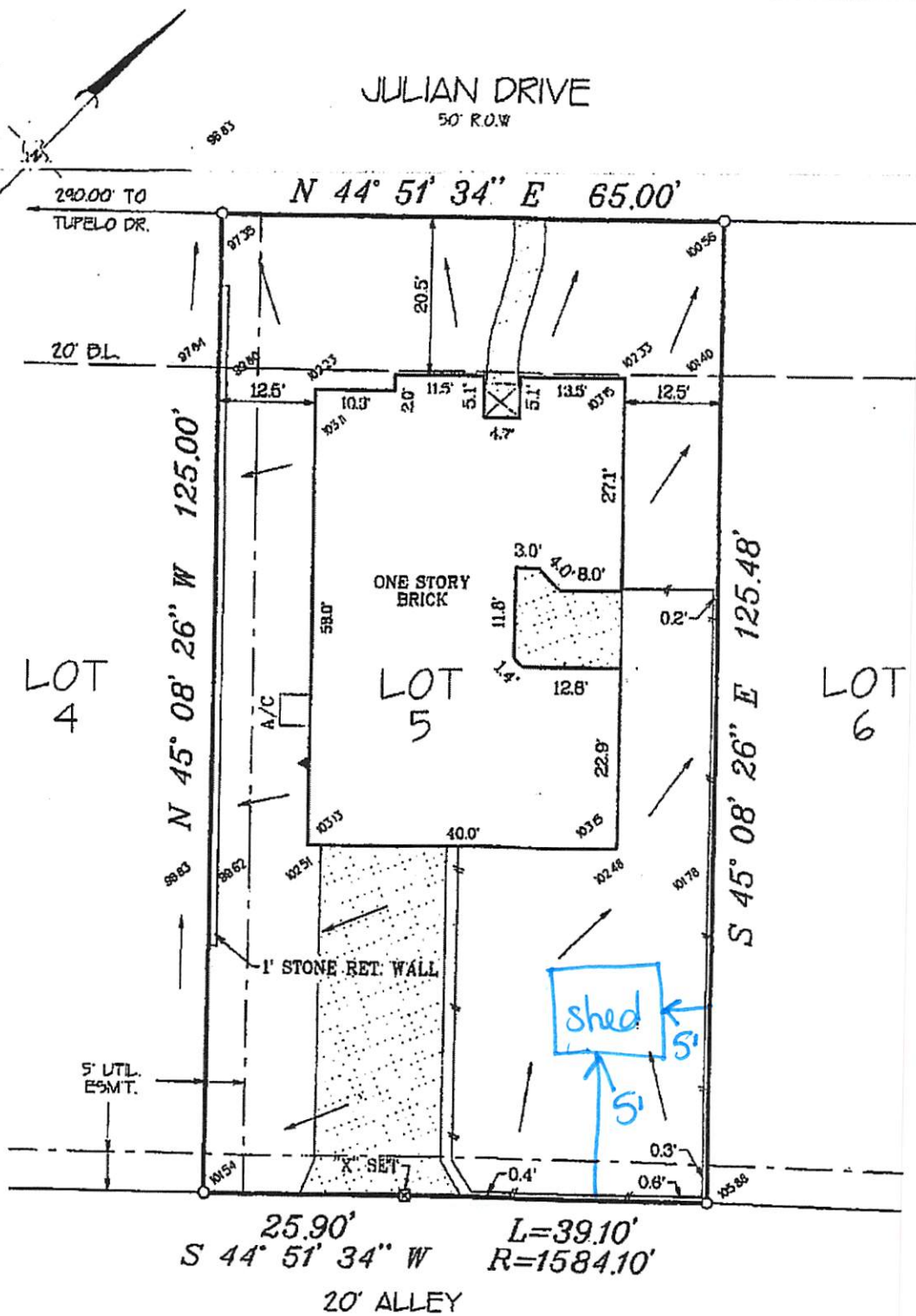
*Marlyn Roberts*

*Marlyn Roberts*

---

# 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. 323 JULIAN DRIVE in the city of ROCKWALL, Texas Lot No. 5 Block No. D of WATERSTONE ESTATES ADDITION on Addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT RECORDS thereof recorded in Cabinet C, Slide 237, of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING  
VOLUMES AND PAGES DO NOT AFFECT THE  
ABOVE DESCRIBED PROPERTY:  
VOLUME 39, PAGE 223 VOLUME 28, PAGE 9

NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To FIRST AMERICAN Title Company in connection with the transaction described in GF. 97036271  
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 and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and types of buildings are as shown; EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

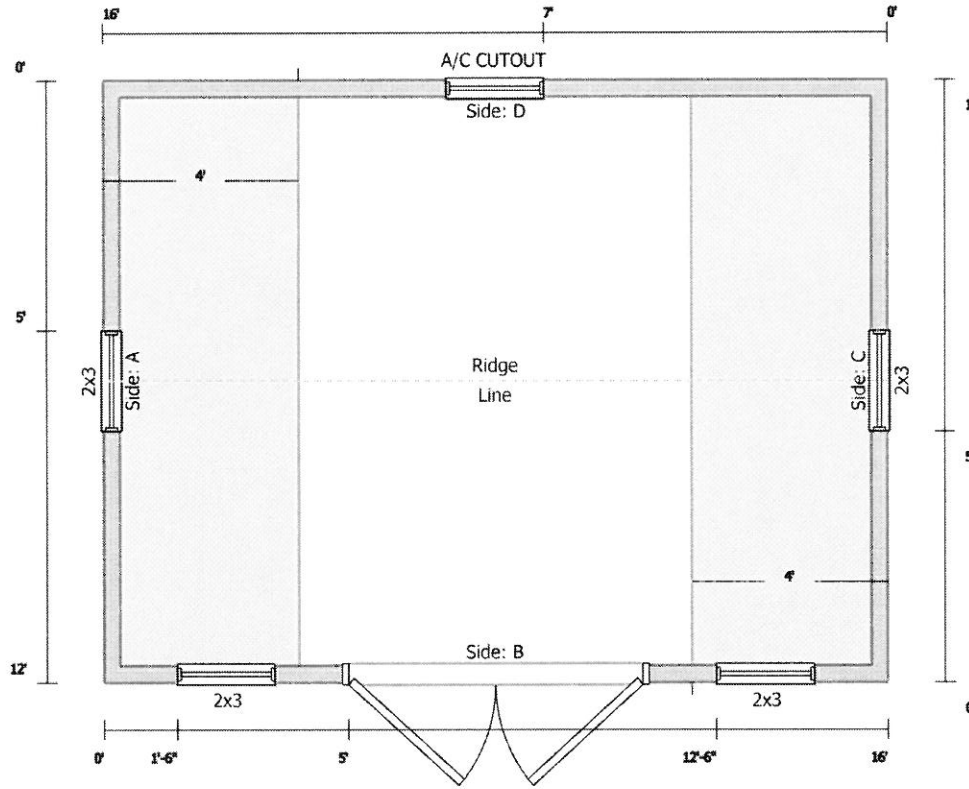


# 12x16 Premier Lofted Barn

Customer: Marlyn Roberts

Due Date:  
 Sale Date: 03/07/2020  
 Ship Via: Truck Delivery

# BUILD ORDER



Serial:	
Siding Color: Deep Walnut	
Trim Color: Cream Delight	
Roofing: Weathered Wood Shingle	
(1) 5x5 Metal Frame Ramp with Cedar Treads	
Wood Fence Removal (up to 2 panels - 1 post)	
Position A1: 2x3 Bronze Window	
Position B1: 2x3 Bronze Window	
Position B2: 72" Double Shed Doors	
Position B3: 2x3 Bronze Window	
Position C1: 2x3 Bronze Window	
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	
<b>Inspection Report</b>	
Nailing pattern	
Nails clipped	
No cull studs showing	
Roof fasteners properly installed	
Siding fasteners properly installed	
Paint Touchup	
Doors squared and spaced	
Building swept out	
Serial plates installed	
By:	

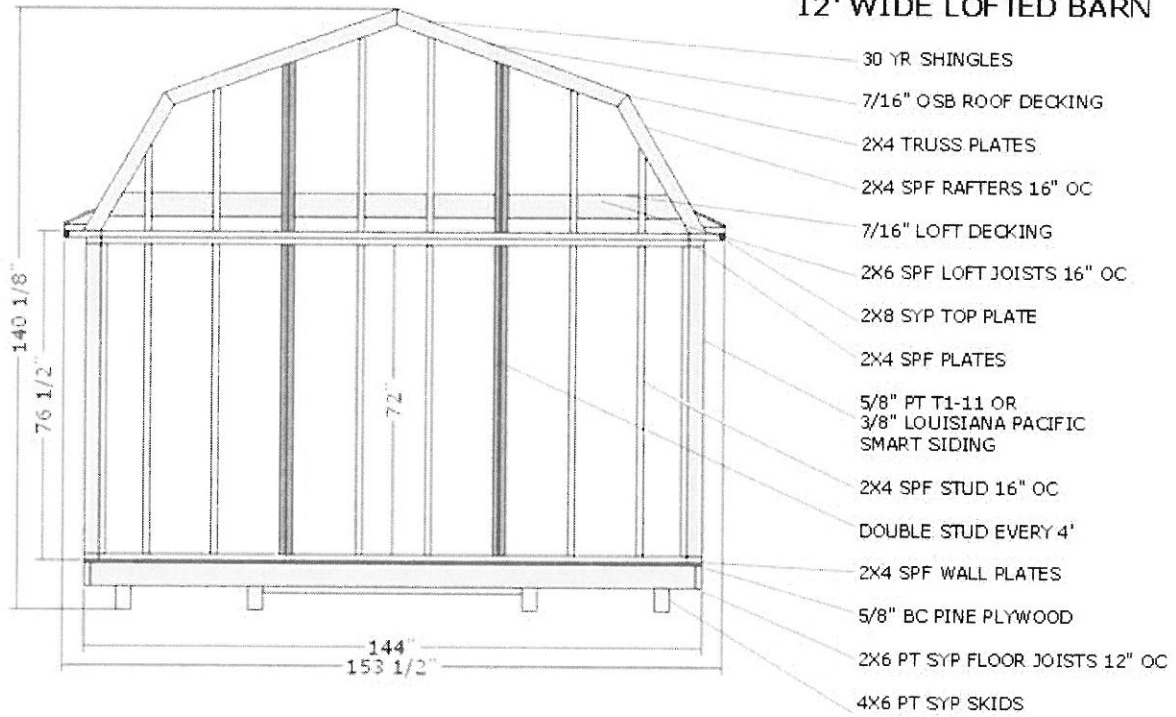
By signing this document, I agree that the above layout is correct, and I understand there will be additional charges for any changes or extra features.

x Marlyn Roberts  
 Customer Signature

Marlyn Robert  
 Print Name

03 / 09 / 2020  
 Date

## 12' WIDE LOFTED BARN





Ulrich Barn Builders, LLC  
ulrichbarns.com | (817) 645-1122

# SALES ORDER

**CUSTOMER**

Marlyn Roberts  
323 Julian Dr  
Rockwall, TX 75087  
214-926-7494  
972-771-9342  
mbrr@att.net

**SHIP TO**

323 Julian Dr  
Rockwall, TX 75087  
VIA: Truck Delivery  
FROM WH: MAIN  
TYPE: New Build  
SERIAL:

DATE: 03/07/2020

ORDER: 12238

ORDER TYPE: Cash Sale

STORE: Ft Worth - Corporate Store

SALES REP: Greg Stubbs

EMAIL: greg.stubbs@ulrichbarns.com

Configuration	Amount
<b>12x16 Premier Lofted Barn</b>	\$7,943.68
<b>Standard Features: 6'6" Sidewalls, Easy Access Wrap Loft, Exclusive Ulrich Heavy Duty Hardware, Heavy Duty Diamond Plate Door Threshold, Standard 72" Double Doors, Premium Ridge and Eave Vent System.</b>	\$0.00
<b>Credit for Included Options: (1) 72" Double Shed Door</b>	(\$295.00)
<b>Position A1: 2x3 Bronze Window</b>	\$150.00
<b>Position B1: 2x3 Bronze Window</b>	\$150.00
<b>Position B2: 72" Double Shed Doors</b>	\$295.00
<b>Position B3: 2x3 Bronze Window</b>	\$150.00
<b>Position C1: 2x3 Bronze Window</b>	\$150.00
<b>Position D1: 24 in. Wide x 24 in. Tall AC Cutout</b>	\$50.00
<b>Siding Color: Deep Walnut</b>	\$0.00
<b>Trim Color: Cream Delight</b>	\$0.00
<b>Roofing: Weathered Wood Shingle</b>	\$0.00
<b>(1) 5x5 Metal Frame Ramp with Cedar Treads</b>	\$295.00
<b>Management fee to pull permits at city (DOES NOT include actual permit fees which the Customer agrees to pay directly to the city or reimburse the Company)</b>	\$175.00
<b>Wood Fence Removal (up to 2 panels - 1 post)</b>	\$145.00

Pricing	Amount
<b>BASE PRICE:</b>	\$7,943.68
<b>TOTAL OPTIONS:</b>	\$1,265.00
<b>PROMO DISCOUNT:</b>	(\$238.00)
<b>CASH DISCOUNT:</b>	(\$556.06)
<b>CREDIT TOWARD UPGRADES:</b>	(\$397.00)
<b>MGR DISC:</b>	(\$397.00)
<b>EMP DISC:</b>	(\$397.00)
<b>RGF ADJUSTMENT</b>	(\$296.00)
<b>TOTAL DISCOUNTS:</b>	(\$2,281.06)
<b>SUBTOTAL:</b>	\$6,927.62
<b>TAX:</b>	\$571.53
<b>TOTAL ORDER:</b>	\$7,499.15
<b>Payment</b>	<b>Amount</b>
<b>PAYMENT 880011347</b>	(\$3,749.58)
<b>DUE UPON DELIVERY:</b>	\$3,749.57
<b>AMT DUE TO PLACE ORDER:</b>	\$3,749.58

**Terms & Conditions - Permits and Restrictions:** Ulrich Barn Builders, LLC and its agents are not responsible for permits, setbacks, restrictions, easements, or covenants. Please contact your local codes department and/or Homeowners. Customer is responsible to comply with all codes, setbacks, restrictions, easements, covenants, codes, or any other restrictions that may apply. Delivery: We reserve the right to reschedule delivery due to unsuitable weather and/or ground conditions, or other unforeseeable circumstances. Customer is responsible for adequate access to the building site and the path to the site free and clear of sprinkler systems, septic systems, etc. Ulrich Barn Builders, LLC is not responsible for yard or driveway damage. Delivery includes one trip; additional trips may incur charges to the customer. **Change Order Policy:** Any changes made to this order after submission will be billed at regular upgrade/change costs if applicable plus a \$100.00 change order fee. **Cancellation Policy:** Cancelled orders will be handled in the following manner. New build items if cancelled before construction begins or in stock inventory items 24 hours before delivery, will have a full refund, otherwise there will be a 15% cancellation fee on cash orders and no refund of down payment on rent to own sales. Ulrich Barn Builders, LLC reserves the right to cancel an order. I, the customer, have read the disclosure(s) above and fully accept the terms provided therein.

X Marlyn Roberts  
Customer Signature

Marlyn Robert  
Print Name

03 / 09 / 2020  
Date

# Premier Building Features

## Floor System:

- 4x6 Treated Runners
- Floor joists - 2x6 Treated 12" on center
- 12" black plastic on plywood seams
- 5/8 BC Plywood Floor on all sheds
- 3/4 Treated Plywood on all garages
- Hurricane Ties on outer skids

## Wall System:

- 2x4 for wall plates
- 2x4 for wall studs 16" O.C
- 2x8 top plate. (Cottage Shed only gets 2x8 on back. Double 2x4 on the front)
- 50 year 3/8" Smart Panel © 8" O.C. Siding

## Roof system:

- 2x4 for all trusses
- 2x4 truss plates on all truss joints
- 7/16" OSB for Roof Decking
- Premium full-length Ridge and Eave vents
- Brown Drip edge
- Dimensional Weathered Wood Shingles
- Hurricane Ties at truss/top plate
- Roof pitch 5/12

## Loft System *(Lofted Barns only)*

- Loft Joists:
- 8', 10', 12' and 14' wide use 2x6
- 16' wide use 2x8
- 7/16" OSB for Loft Decking

## Trim/Windows/Doors:

- 1x Smart© Trim
- 6'x6' Double Barn doors
- Shutters and Flower Boxes on Windows
- Loft door trim only (nonfunctional)
- Black Powder Coated Heavy duty strap hinges (4 bolts and 2 lags per hinge)
- Black Powder Coated Heavy-duty handle
- The building is painted with Sherwin Williams Duration Satin Paint

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 AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.1865-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK D, WATERSTONE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 Marlyn Roberts for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.1865-acre parcel of land being described as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 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 an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require 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 1<sup>ST</sup> DAY OF JUNE, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2020

2<sup>nd</sup> Reading: June 1, 2020

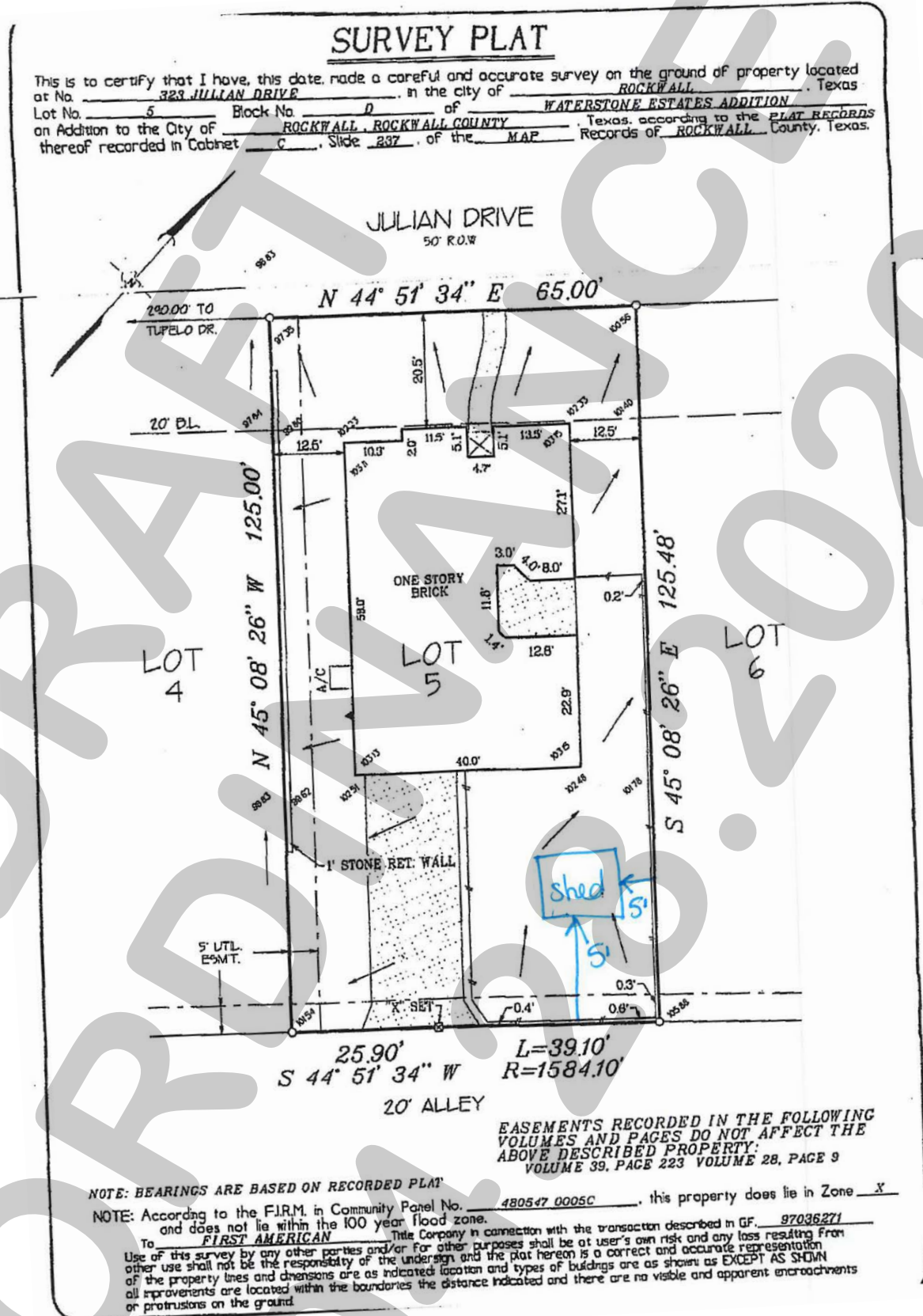
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 323 Julian Drive

Legal Description: Lot 5, Block D, Waterstone Estates Addition

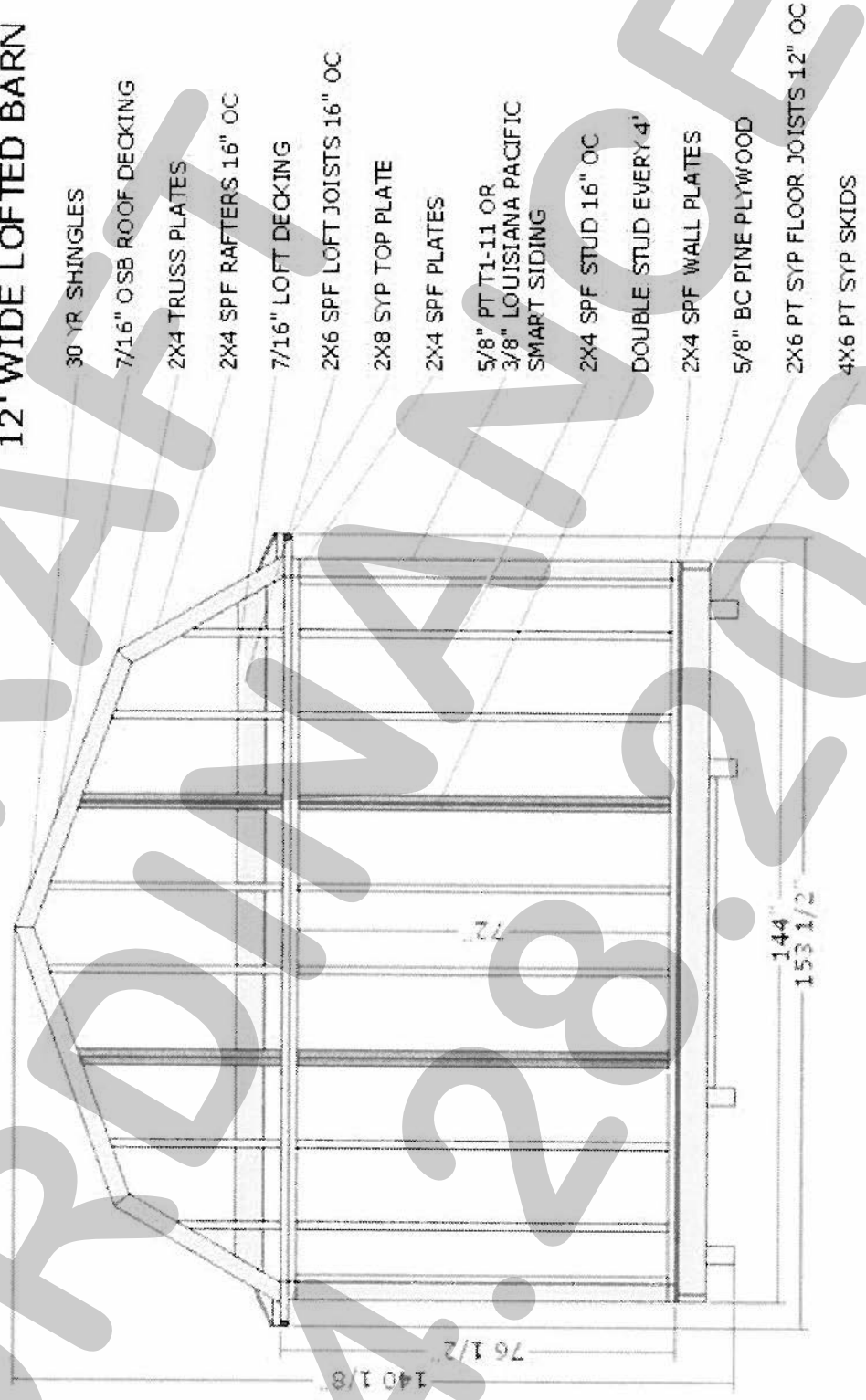


**Exhibit 'B':  
Concept Plan**



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

**12' WIDE LOFTED BARN**





# 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:** May 12, 2020  
**APPLICANT:** Marlyn Roberts  
**CASE NUMBER:** Z2020-011; *Specific Use Permit for an Accessory Building at 323 Julian Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Multi-Family 15 (MF-15) District. On July 11, 1994, the City Council approved a zoning change [*Case No. PZ1994-002-01; Ordinance No. 94-24*] changing the zoning from Multi-Family 15 (MF-15) District to a Single-Family 7 (SF-7) District. Following this approval, a final plat [*Case No. PZ1994-011-01*] was approved by the City Council for the Waterstone Estates Subdivision, which was filed with Rockwall County on November 30, 1994. This plat established the subject property as Lot 5, Block D, Waterstone Estates Addition. According to the Rockwall Central Appraisal District (RCAD), a 2,179 SF single-family home -- *with 1,779 SF of conditioned space* -- was constructed on the subject property in 1997.

On March 30, 2020, the applicant's builder -- *Ulrich Barn Builders, LLC* -- submitted a building permit requesting to build a 12-foot by 16-foot (*or 192 SF*) accessory building. This permit was denied on April 7, 2020 by the Building Inspections Department, and an email was sent to Ulrich Bard Builders, LLC notifying them that the proposed accessory building would require a Specific Use Permit (SUP). According to the applicant's letter the building was delivered and installed on April 9, 2020. The applicant has indicated that he was unaware that the builder had not obtained a building permit. The applicant goes on to state that Ulrich Barn Builders, LLC contacted him on April 15, 2020 to let him know that he needed to apply for a Specific Use Permit (SUP).

### PURPOSE

The property owner and applicant -- *Marlyn Roberts* -- is requesting the approval of a Specific Use Permit (SUP) to permit a previously constructed accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 323 Julian Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Waterstone Estates Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this is a greenbelt followed by railroad right-of-way owned by the *M. K. & T. Railroad*. North of the railway is a mixed-use development (*i.e. Rockwall Commons*) zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

South: Directly south of the subject property is W. Yellow Jacket Lane, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a congregate care facility (*i.e. Liberty Heights Retirement Community*) and a multi-family apartment complex (*i.e. the Missions Rockwall Apartments*). These properties are zoned General Retail (GR) District and Multi-Family 14 (MF-14) District.

East: Directly east of the subject property is the remainder of the Waterstone Estates Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this are two (2) multi-family apartment complexes (*i.e. Sonoma Court and Pebblebrook Apartment Complexes*). These properties are zoned Multi-Family 14 (MF-14) District and Planned Development District 39 (PD-39) for Multi-Family 15 (MF-15) District land uses.

West: Directly west of the subject property is the remainder of the Waterstone Estate Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this is the *Spring Sports Complex*, which is owned by the Rockwall Independent School District (RISD). These properties are zoned Single Family 7 (SF-7) District.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and drawings requesting to permit a previously constructed 12-foot by 16-foot (*i.e. 192 SF*) accessory building. Per the drawings provided by the applicant the accessory building has a gambrel roof with a total height of ~11-feet, 8-inches. The exterior of the accessory building is clad in a composite siding and the roof utilizes an asphalt shingle that is similar to the asphalt shingle used on the primary structure. The building is situated at the rear of the subject property, adjacent to the alleyway, behind a six (6) foot tall wood fence. The building is setback approximately five (5) feet from the southern and eastern property lines. The accessory building is slightly visible from W. Yellow Jacket Lane; however, it should be pointed out that the property located directly east of the subject property (*i.e. 327 Julian Drive*) has an accessory building that is approximately the same size, and has the same visibility as the accessory building on the subject property.

### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from all property lines. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

### **STAFF ANALYSIS**

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 48 SF. Staff should note that, while it is debatable whether the accessory building is architecturally compatible with the primary structure, it will be situated behind the primary structure and only slightly visible from W. Yellow Jacket Lane. Additionally, there is a similar structure on the adjacent property, which has similar visibility to the accessory structure on the subject property. With this being said, approval of a Specific Use Permit (SUP) request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On April 28, 2020, staff mailed 61 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA), which is the only HOA/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, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified

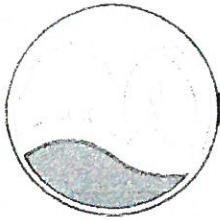
Development Code (UDC). At the time this report was drafted staff had received two (2) response in favor of the applicant's request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, 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 *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 192 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (3) 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.





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

**STAFF USE ONLY**  
**PLANNING & ZONING CASE NO.** 22020-011  
**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)  
 Preliminary Plat (\$200.00 + \$15.00 Acre)  
 Final Plat (\$300.00 + \$20.00 Acre)  
 Replat (\$300.00 + \$20.00 Acre)  
 Amending or Minor Plat (\$150.00)  
 Plat Reinstatement Request (\$100.00)  
**Site Plan Application Fees:**  
 Site Plan (\$250.00 + \$20.00 Acre)  
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**  
 Zoning Change (\$200.00 + \$15.00 Acre)  
 Specific Use Permit (\$200.00 + \$15.00 Acre)  
 PD Development Plans (\$200.00 + \$15.00 Acre)  
**Other Application Fees:**  
 Tree Removal (\$75.00)  
 Variance Request (\$100.00)  
**Notes:**  
 : 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 323 Julian dr. 323  
 Subdivision Water Stone Lot 5 Block D  
 General Location 323 Julian dr.

**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 HB316Z the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	Marlyn Roberts	<input checked="" type="checkbox"/> Applicant	Marlyn Roberts
Contact Person	Marlyn Roberts	Contact Person	same as owner
Address	323 Julian dr.	Address	same as owner
City, State & Zip	Rockwall, Texas 75087	City, State & Zip	
Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

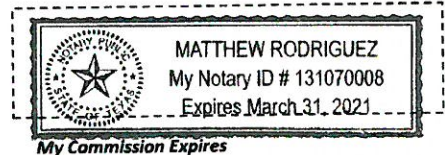
**NOTARY VERIFICATION [REQUIRED]**

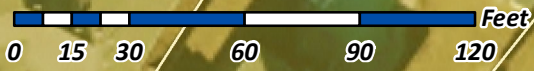
Before me, the undersigned authority, on this day personally appeared Marlyn Roberts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 04 day of April, 20 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 16<sup>th</sup> day of April, 20 20.

Owner's Signature Marlyn Roberts  
 Notary Public in and for the State of Texas Matthew Rodriguez





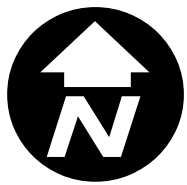
Z2020-011- SUP FOR 323 JULIAN DRIVE  
ZONING - LOCATION MAP =



# 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.

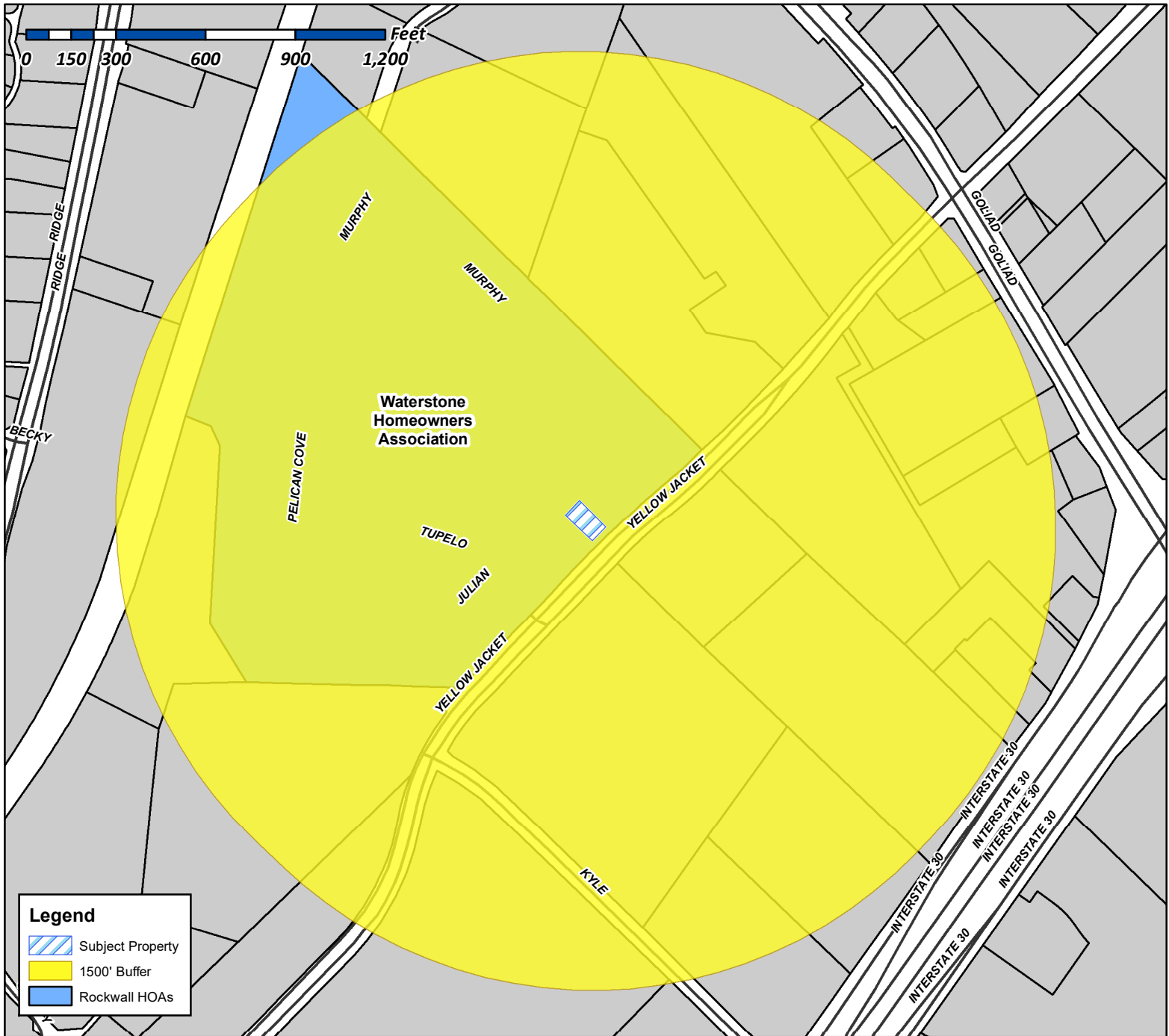




# City of Rockwall

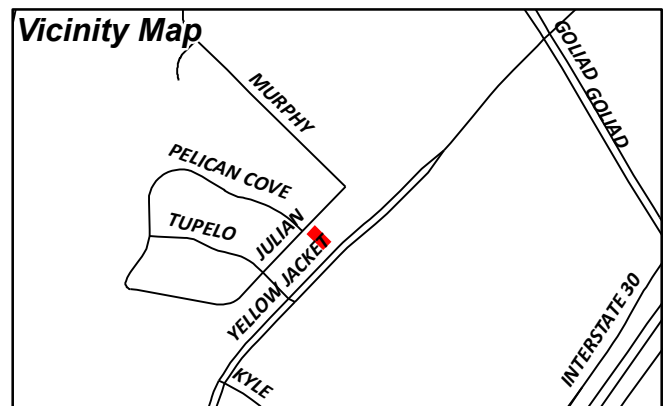
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive

**Date Created:** 4/17/2020  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Wednesday, April 22, 2020 10:10:30 AM  
**Attachments:** [HOA Map \(04.20.2020\).pdf](#)  
[Public Notice \(04.20.2020\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 1, 2020](#). The Planning and Zoning Commission will hold a virtual public meeting on [Tuesday, May 12, 2020 at 6:00 PM](#), and the City Council will hold a virtual public meeting on [Monday, May 18, 2020 at 6:00 PM](#). Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Case No. Z2020-011: SUP for 323 Julian Drive

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

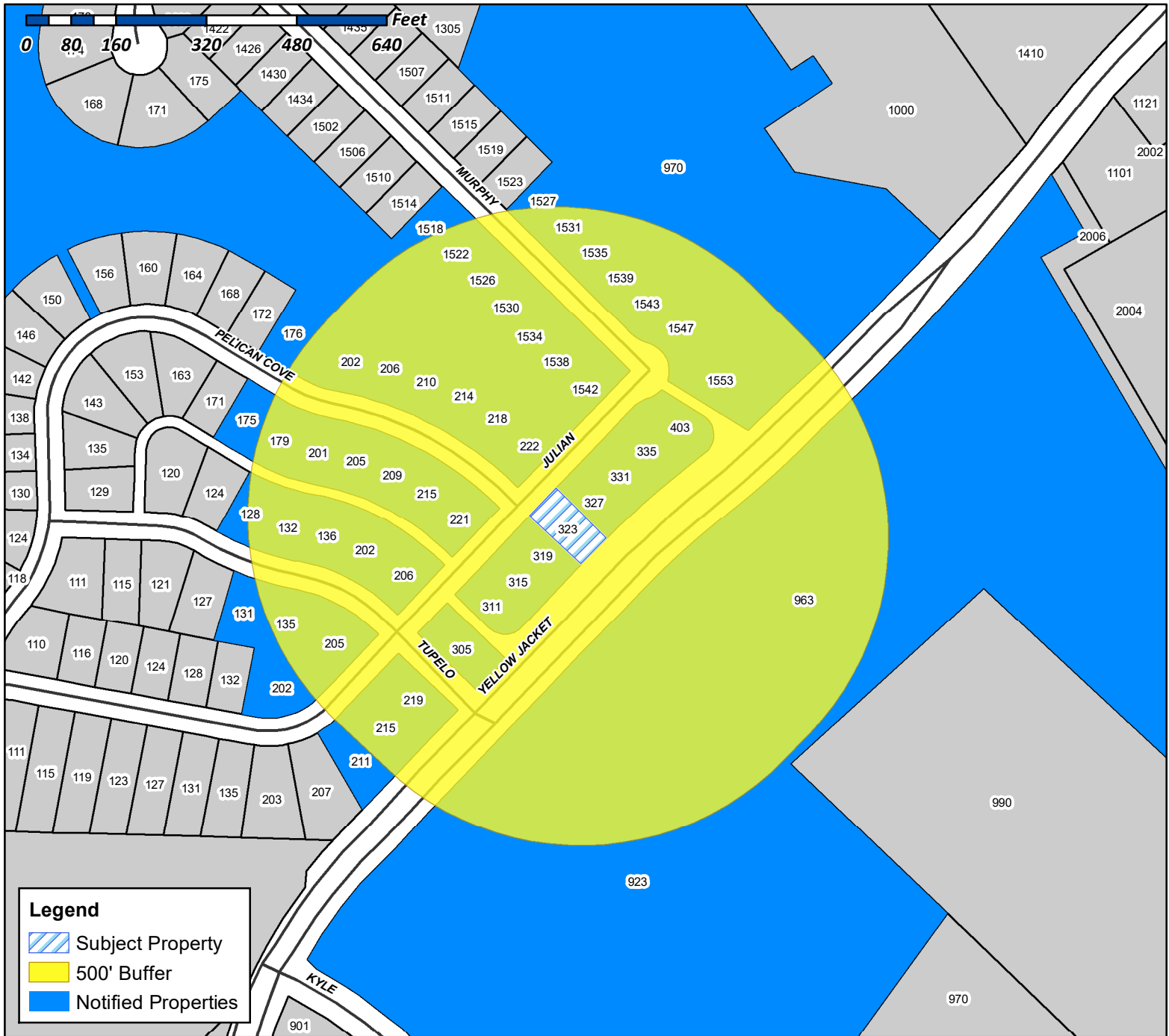
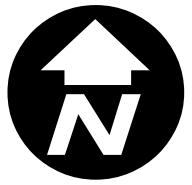
<http://www.rockwall.com/planning/>



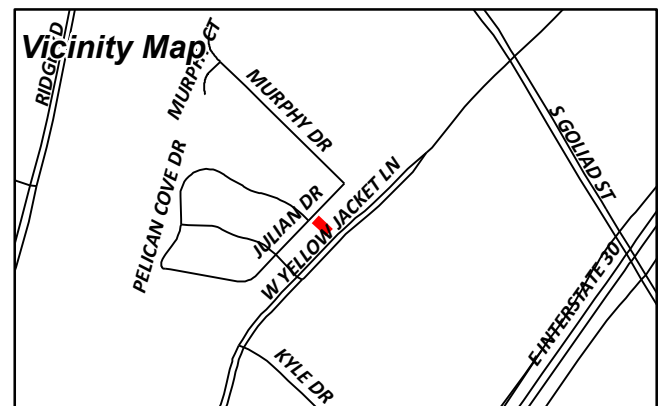
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit (SUP)  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive



**Date Created:** 4/21/2020  
 For Questions on this Case Call (972) 771-7745

WHITEHEAD DARRY M & KELLI D  
128 TUPELO DR  
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE  
13 NW 69TH ST  
LAWTON, OK 73505

WILLIAMS CELIA  
131 TUPELO DR  
ROCKWALL, TX 75087

ANDERSON STEVEN  
132 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
135 TUPELO  
ROCKWALL, TX 75087

LANE JAMES DALE  
136 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1518 MURPHY  
ROCKWALL, TX 75087

PENNELL CHRISTOPHER D  
1522 MURPHY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1526 MURPHY  
ROCKWALL, TX 75087

CHARLES WILLIAM FOX TRUST  
C/O WANDA E FOX  
1527 MURPHY  
ROCKWALL, TX 75087

JONCZAK LAWRENCE J & REBECCA  
1530 MURPHY DR  
ROCKWALL, TX 75087

ALLEN CHRISTINE D  
1531 MURPHY DR  
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA  
1534 MURPHY DR  
ROCKWALL, TX 75087

BARBIERI MARTHA JO  
1535 MURPHY DR  
ROCKWALL, TX 75087

HOUSE MICHAEL  
1538 MURPHY DR  
ROCKWALL, TX 75087

JODAN JASON T  
1539 MURPHY DRIVE  
ROCKWALL, TX 75087

BIERSTEDT MARK A  
1542 MURPHY DR  
ROCKWALL, TX 75087

WARDELL CHASE AND KRISTA  
1543 MURPHY RD  
ROCKWALL, TX 75087

JACKSON SHERAH  
1547 MURPHY DR  
ROCKWALL, TX 75087

NOP SOPHA  
1553 MURPHY DR  
ROCKWALL, TX 75087

SONOMA COURT LTD  
1603 LBJ FWY SUITE 300  
DALLAS, TX 75234

EUBANKS RANDALL S & MARY K  
175 PELICAN COVE DR  
ROCKWALL, TX 75087

CUMMINGS MATTHEW L AND AMANDA L  
176 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

2018 R C HUFFMAN REVOCABLE TRUST  
ROBERT CURTIS HUFFMAN AND CATARINA  
MARIA HUFFMAN-TRUSTEES  
179 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

STRADMANN IVO MOYANO  
1918 STERLING CT  
ROCKWALL, TX 75032

STEINBERGER DANE &  
SHANNON HOLTON  
201 PELICAN COVE DR  
ROCKWALL, TX 75087

IADANZA LIVING TRUST  
THOMAS JOHN IADANZA AND SUSANNE MARIE  
IADANZA-TRUSTEES  
202 JULIAN DR  
ROCKWALL, TX 75087

NANCARROW GREGORY J & LYNN G  
202 PELICAN COVE DR  
ROCKWALL, TX 75087

COLBERT MICHAEL DON & KELLY J  
202 TUPELO DRIVE  
ROCKWALL, TX 75087

MURPHY STEVEN D AND ELIZABETH R  
205 PELICAN COVE DR  
ROCKWALL, TX 75087

VEGA JOHN & PAM  
205 TUPELO DR  
ROCKWALL, TX 75087

JEFFREY BRUCE & LOUISE  
206 PELICAN COVE DR  
ROCKWALL, TX 75087

CASTRO ERNESTO & KATHARINA  
206 TUPELO DR  
ROCKWALL, TX 75087

BRAMAN BRIAN K & ELIZABETH T  
209 PELICAN COVE DR  
ROCKWALL, TX 75087

JOHNSON STEVE  
210 PELICAN COVE DR  
ROCKWALL, TX 75087

WHITTAKER SANDRA  
211 JULIAN DR  
ROCKWALL, TX 75087

LUEB KEVIN J & AMANDA M &  
LYNNE M LUEB  
214 PELICAN COVE DR  
ROCKWALL, TX 75087

HARPER EMILY ERIN  
215 JULIAN DR  
ROCKWALL, TX 75087

BERRY W A & MARIFLOYD  
215 PELICAN COVE DR  
ROCKWALL, TX 75087

CRAWFORD GAIL LYNN  
218 PELICAN COVE DR  
ROCKWALL, TX 75087

SHIELDS GREGORY GILBERT AND  
CHARLENE SHIELDS  
219 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
221 PELICAN COVE  
ROCKWALL, TX 75087

CHILES LARRY & KAY  
222 PELICAN COVE DR  
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA  
2325 S. GOLIAD ST  
ROCKWALL, TX 75032

GRAHAM STEVEN W & JACQUELYNN  
305 JULIAN DR  
ROCKWALL, TX 75087

GEIGER DONALD M  
311 JULIAN DRIVE  
ROCKWALL, TX 75087

LEWIS ROCIE L  
315 JULIAN  
ROCKWALL, TX 75087

CHABROL JASON A  
319 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
323 JULIAN  
ROCKWALL, TX 75087

STEVENS MARK R  
327 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
331 JULIAN  
ROCKWALL, TX 75087

PATEL MUKESH & MINAL  
335 JULIAN DR  
ROCKWALL, TX 75087

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

BEDFORD LUKE FOSTER AND KYLEE  
403 JULIAN DRIVE  
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP  
C/O STARWOOD CAPITAL GROUP GLOBAL LP  
591 W PUTNAM AVE  
GREENWICH, CT 6830

IOSIFESCU SORIN  
820 GRAY FOX DR  
MCKINNEY, TX 75071

CURRENT RESIDENT  
923 YELLOW JACKET  
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC  
C/O HAWTHORN DEVELOPMENT LLC  
9310 NE VANCOUVER MALL DR SUITE 200  
VANCOUVER, WA 98662

CURRENT RESIDENT  
963 W. YELLOWJACKET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 W .YELLOW JACKET  
ROCKWALL, TX 75087

GONZALES LISA BROOKS  
PO BOX 23  
KEMP, TX 75143





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2020-011: SUP for 323 Julian Drive**

*Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

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



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-011: SUP for 323 Julian Drive**

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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

PLEASE RETURN THE DEED

Case No. Z2020-011: SUP for 323 Julia.

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

I think it will be unobstructed

Name:

Amanda & Matthew Cummings

Address:

176 Pelican Cove Dr Rockwall

**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.

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
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*Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

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



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

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

**Case No. Z2020-011: SUP for 323 Julian Drive**

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.

Large empty rectangular box for providing reasons for support or opposition.

Name: Steve Anderson

Address: 132 Tupelo Drive Rockwall, TX. 75087

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

*On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.*

*The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied*

---

*building was delivered. Not happy about but here I am.*

*I hope planning will help me move forward and have to*

*remove the fences again will help anyway I can*

*Thank you for your time.*

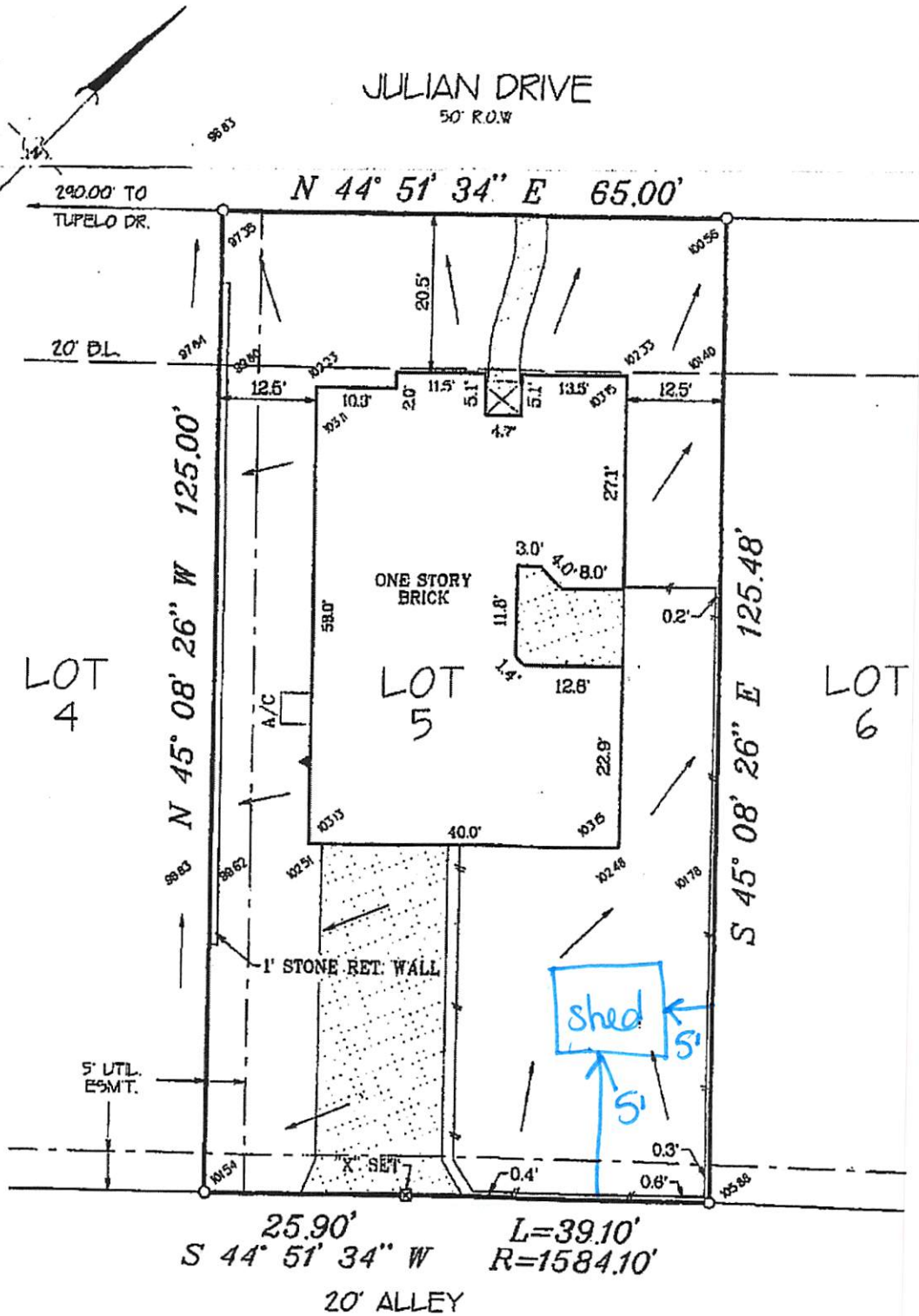
*Marlyn Roberts*

*Marlyn Roberts*

---

# 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. 323 JULIAN DRIVE in the city of ROCKWALL, Texas Lot No. 5 Block No. D of WATERSTONE ESTATES ADDITION on Addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT RECORDS thereof recorded in Cabinet C, Slide 237, of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING  
VOLUMES AND PAGES DO NOT AFFECT THE  
ABOVE DESCRIBED PROPERTY:  
VOLUME 39, PAGE 223 VOLUME 28, PAGE 9

NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To FIRST AMERICAN Title Company in connection with the transaction described in GF. 97036271  
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 and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and types of buildings are as shown; EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

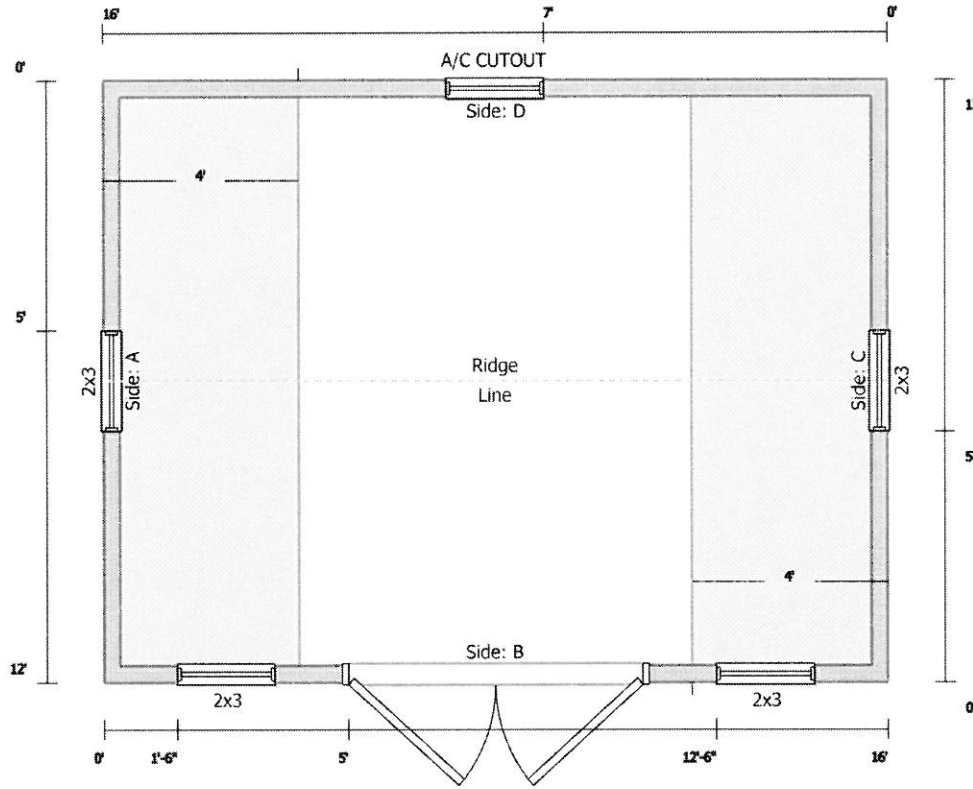


# 12x16 Premier Lofted Barn

Customer: Marlyn Roberts

Due Date:  
 Sale Date: 03/07/2020  
 Ship Via: Truck Delivery

## BUILD ORDER



Serial:	
Siding Color: Deep Walnut	
Trim Color: Cream Delight	
Roofing: Weathered Wood Shingle	
(1) 5x5 Metal Frame Ramp with Cedar Treads	
Wood Fence Removal (up to 2 panels - 1 post)	
Position A1: 2x3 Bronze Window	
Position B1: 2x3 Bronze Window	
Position B2: 72" Double Shed Doors	
Position B3: 2x3 Bronze Window	
Position C1: 2x3 Bronze Window	
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	
<b>Inspection Report</b>	
Nailing pattern	
Nails clipped	
No cull studs showing	
Roof fasteners properly installed	
Siding fasteners properly installed	
Paint Touchup	
Doors squared and spaced	
Building swept out	
Serial plates installed	
By:	

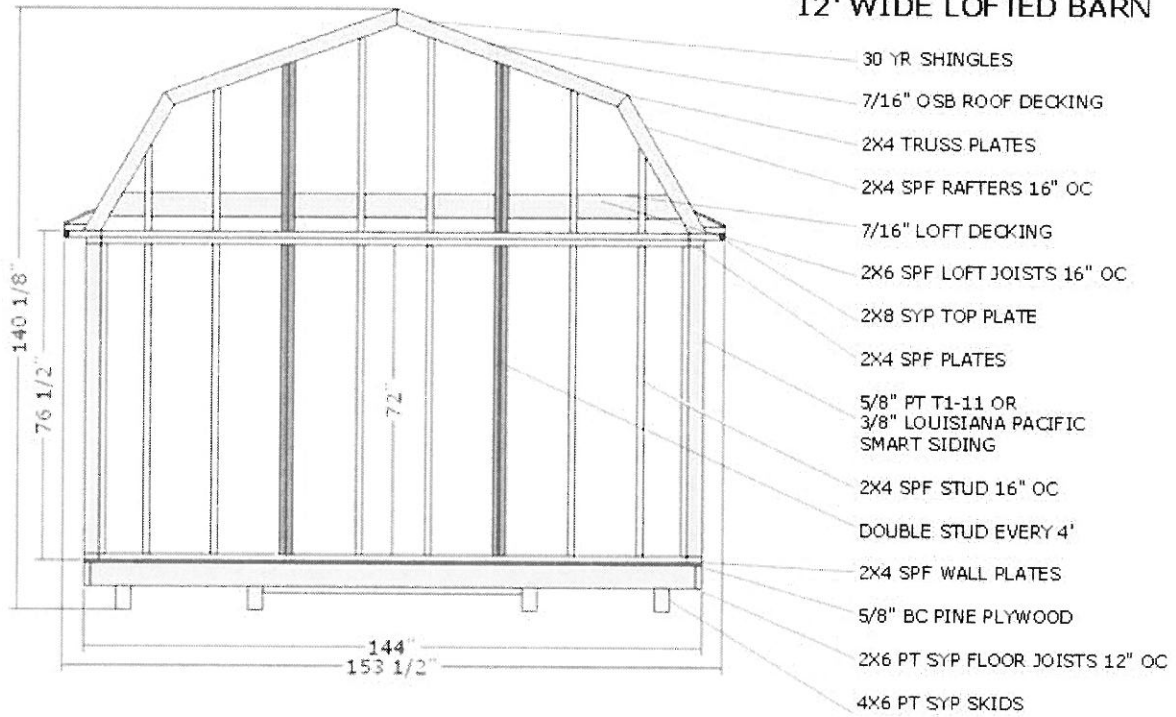
By signing this document, I agree that the above layout is correct, and I understand there will be additional charges for any changes or extra features.

x Marlyn Roberts  
 Customer Signature

Marlyn Robert  
 Print Name

03 / 09 / 2020  
 Date

# 12' WIDE LOFTED BARN







Ulrich Barn Builders, LLC  
ulrichbarns.com | (817) 645-1122

# SALES ORDER

**CUSTOMER**

Marlyn Roberts  
323 Julian Dr  
Rockwall, TX 75087  
214-926-7494  
972-771-9342  
mbrr@att.net

**SHIP TO**

323 Julian Dr  
Rockwall, TX 75087  
VIA: Truck Delivery  
FROM WH: MAIN  
TYPE: New Build  
SERIAL:

DATE: 03/07/2020

ORDER: 12238

ORDER TYPE: Cash Sale

STORE: Ft Worth - Corporate Store

SALES REP: Greg Stubbs

EMAIL: greg.stubbs@ulrichbarns.com

Configuration	Amount
<b>12x16 Premier Lofted Barn</b>	\$7,943.68
<b>Standard Features: 6'6" Sidewalls, Easy Access Wrap Loft, Exclusive Ulrich Heavy Duty Hardware, Heavy Duty Diamond Plate Door Threshold, Standard 72" Double Doors, Premium Ridge and Eave Vent System.</b>	\$0.00
<b>Credit for Included Options: (1) 72" Double Shed Door</b>	(\$295.00)
<b>Position A1: 2x3 Bronze Window</b>	\$150.00
<b>Position B1: 2x3 Bronze Window</b>	\$150.00
<b>Position B2: 72" Double Shed Doors</b>	\$295.00
<b>Position B3: 2x3 Bronze Window</b>	\$150.00
<b>Position C1: 2x3 Bronze Window</b>	\$150.00
<b>Position D1: 24 in. Wide x 24 in. Tall AC Cutout</b>	\$50.00
<b>Siding Color: Deep Walnut</b>	\$0.00
<b>Trim Color: Cream Delight</b>	\$0.00
<b>Roofing: Weathered Wood Shingle</b>	\$0.00
<b>(1) 5x5 Metal Frame Ramp with Cedar Treads</b>	\$295.00
<b>Management fee to pull permits at city (DOES NOT include actual permit fees which the Customer agrees to pay directly to the city or reimburse the Company)</b>	\$175.00
<b>Wood Fence Removal (up to 2 panels - 1 post)</b>	\$145.00

Pricing	Amount
<b>BASE PRICE:</b>	\$7,943.68
<b>TOTAL OPTIONS:</b>	\$1,265.00
<b>PROMO DISCOUNT:</b>	(\$238.00)
<b>CASH DISCOUNT:</b>	(\$556.06)
<b>CREDIT TOWARD UPGRADES:</b>	(\$397.00)
<b>MGR DISC:</b>	(\$397.00)
<b>EMP DISC:</b>	(\$397.00)
<b>RGF ADJUSTMENT</b>	(\$296.00)
<b>TOTAL DISCOUNTS:</b>	(\$2,281.06)
<b>SUBTOTAL:</b>	\$6,927.62
<b>TAX:</b>	\$571.53
<b>TOTAL ORDER:</b>	\$7,499.15
<b>Payment</b>	<b>Amount</b>
<b>PAYMENT 880011347</b>	(\$3,749.58)
<b>DUE UPON DELIVERY:</b>	\$3,749.57
<b>AMT DUE TO PLACE ORDER:</b>	\$3,749.58

**Terms & Conditions - Permits and Restrictions:** Ulrich Barn Builders, LLC and its agents are not responsible for permits, setbacks, restrictions, easements, or covenants. Please contact your local codes department and/or Homeowners. Customer is responsible to comply with all codes, setbacks, restrictions, easements, covenants, codes, or any other restrictions that may apply. Delivery: We reserve the right to reschedule delivery due to unsuitable weather and/or ground conditions, or other unforeseeable circumstances. Customer is responsible for adequate access to the building site and the path to the site free and clear of sprinkler systems, septic systems, etc. Ulrich Barn Builders, LLC is not responsible for yard or driveway damage. Delivery includes one trip; additional trips may incur charges to the customer. **Change Order Policy:** Any changes made to this order after submission will be billed at regular upgrade/change costs if applicable plus a \$100.00 change order fee. **Cancellation Policy:** Cancelled orders will be handled in the following manner. New build items if cancelled before construction begins or in stock inventory items 24 hours before delivery, will have a full refund, otherwise there will be a 15% cancellation fee on cash orders and no refund of down payment on rent to own sales. Ulrich Barn Builders, LLC reserves the right to cancel an order. I, the customer, have read the disclosure(s) above and fully accept the terms provided therein.

X Marlyn Roberts  
Customer Signature

Marlyn Robert  
Print Name

03 / 09 / 2020  
Date

# Premier Building Features

## Floor System:

- 4x6 Treated Runners
- Floor joists - 2x6 Treated 12" on center
- 12" black plastic on plywood seams
- 5/8 BC Plywood Floor on all sheds
- 3/4 Treated Plywood on all garages
- Hurricane Ties on outer skids

## Wall System:

- 2x4 for wall plates
- 2x4 for wall studs 16" O.C
- 2x8 top plate. (Cottage Shed only gets 2x8 on back. Double 2x4 on the front)
- 50 year 3/8" Smart Panel © 8" O.C. Siding

## Roof system:

- 2x4 for all trusses
- 2x4 truss plates on all truss joints
- 7/16" OSB for Roof Decking
- Premium full-length Ridge and Eave vents
- Brown Drip edge
- Dimensional Weathered Wood Shingles
- Hurricane Ties at truss/top plate
- Roof pitch 5/12

## Loft System *(Lofted Barns only)*

- Loft Joists:
- 8', 10', 12' and 14' wide use 2x6
- 16' wide use 2x8
- 7/16" OSB for Loft Decking

## Trim/Windows/Doors:

- 1x Smart© Trim
- 6'x6' Double Barn doors
- Shutters and Flower Boxes on Windows
- Loft door trim only (nonfunctional)
- Black Powder Coated Heavy duty strap hinges (4 bolts and 2 lags per hinge)
- Black Powder Coated Heavy-duty handle
- The building is painted with Sherwin Williams Duration Satin Paint

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 AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.1865-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK D, WATERSTONE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 Marlyn Roberts for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.1865-acre parcel of land being described as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 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 an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require 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 1<sup>ST</sup> DAY OF JUNE, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2020

2<sup>nd</sup> Reading: June 1, 2020

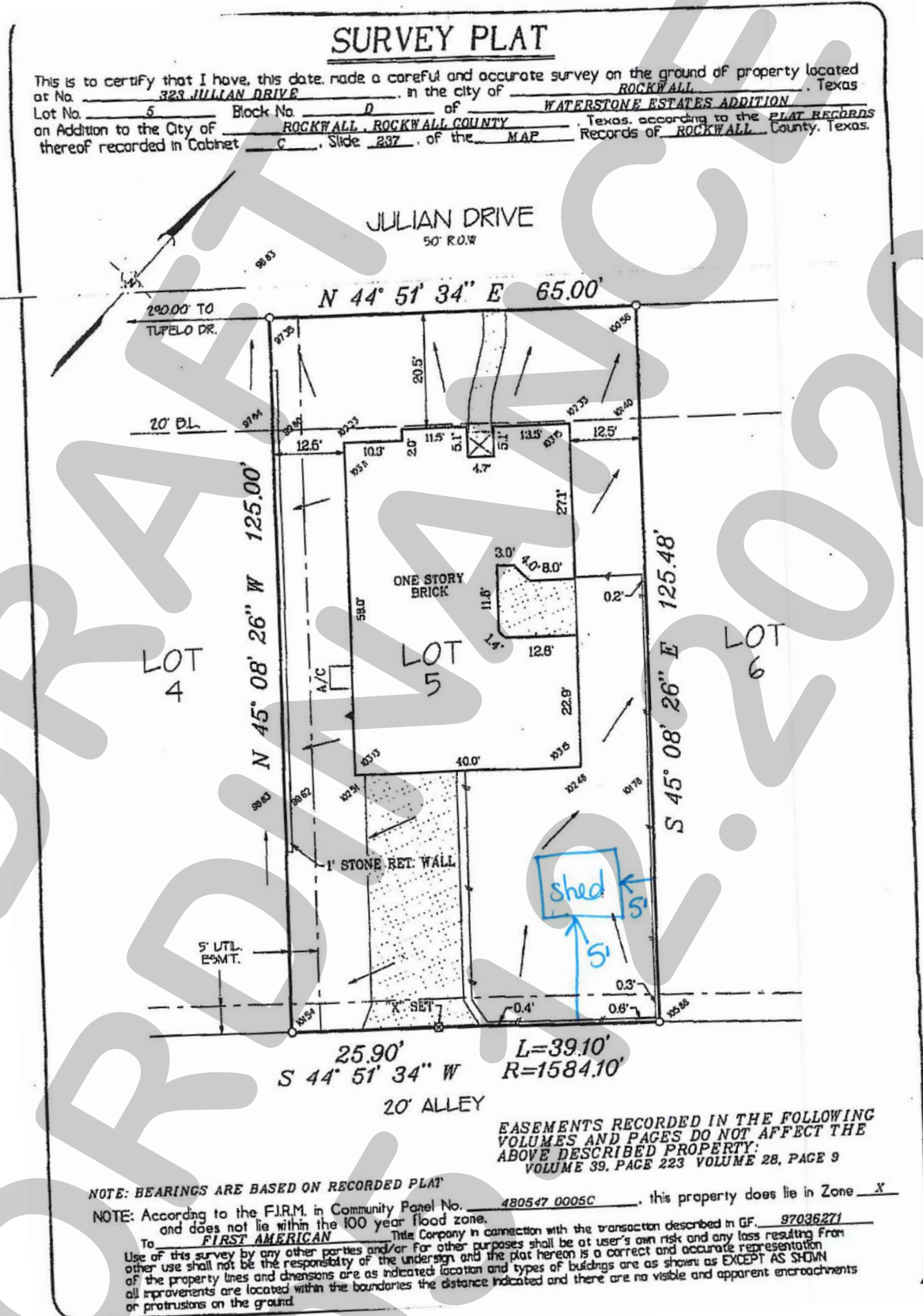
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 323 Julian Drive

Legal Description: Lot 5, Block D, Waterstone Estates Addition

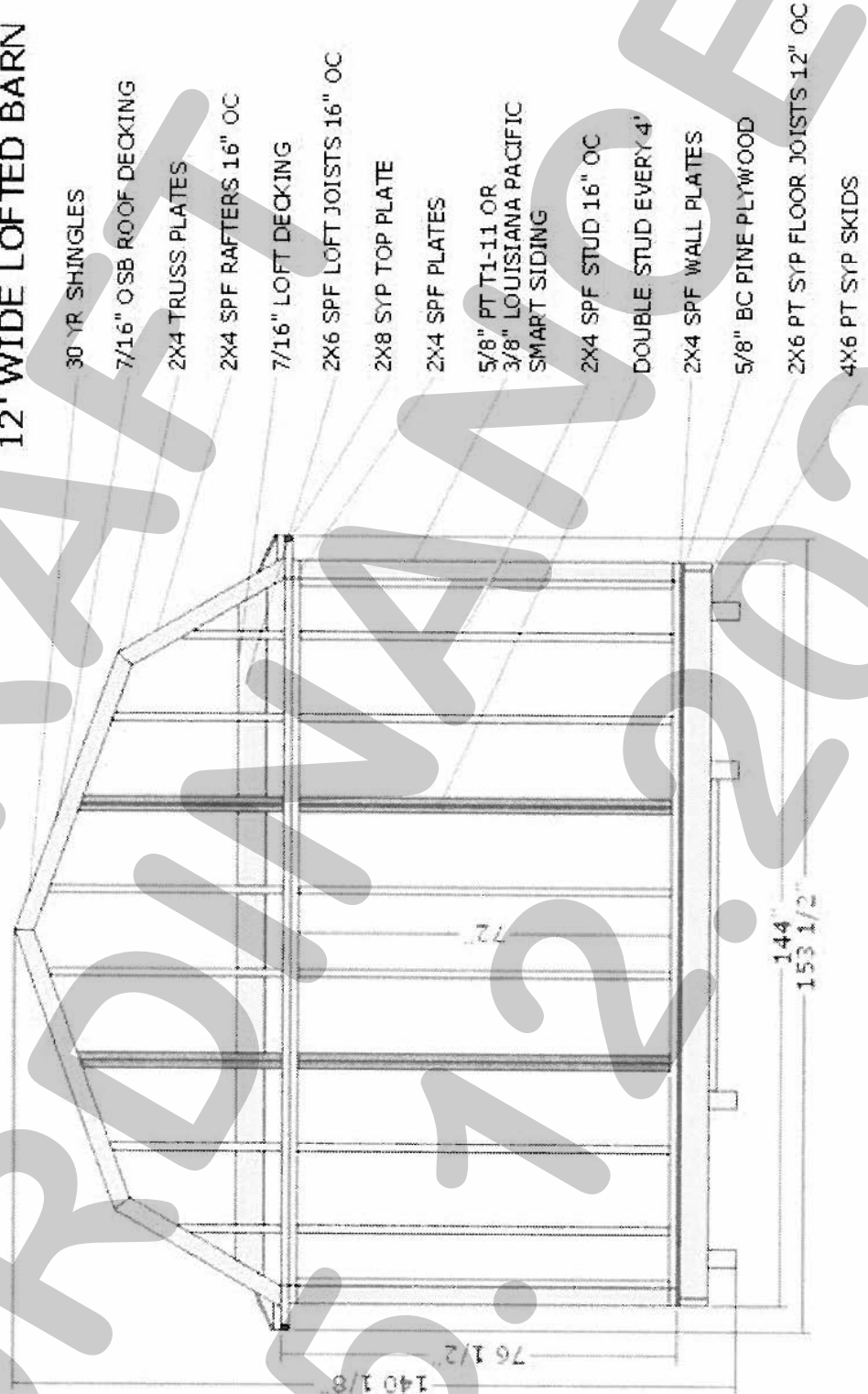


**Exhibit 'B':  
Concept Plan**



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

**12' WIDE LOFTED BARN**







June 16, 2020

TO: Marlyn Roberts  
323 Julian Drive  
Rockwall, TX 75087

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

SUBJECT: Z2020-011; Specific Use Permit (SUP) for an Accessory Building

Mr. Echols:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on June 1, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the Specific Use Permit (SUP) ordinance; and
  - (b) The Accessory Building shall not exceed a maximum size of 192 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (3) 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.

Planning and Zoning Commission

On May 12, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On May 18, 2020, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0 [1<sup>st</sup> Reading].

On June 1, 2020, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0 [2<sup>nd</sup> Reading].

Included with this letter is a copy of Ordinance No. 20-20, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning