



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-020 P&Z DATE 05/26/20 CC DATE 06/15/20 APPROVED/DENIED

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

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input checked="" 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
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- Variance Request (\$100.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

1308 RIDGE ROAD

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner

Victoria Kaprantzas

Applicant

Contact Person

Victoria Kaprantzas

Contact Person

Brian Baden

Address

2748 Mira Vista Ln.

Address

20603 CR 3310

City, State & Zip

Rockwall Tx 75032

City, State & Zip

Quinton Tx

Phone

214 228-7055

Phone

214 868-0943

E-Mail

ewiagrk@hotmail.com

E-Mail

bbaden@cityofmesquite.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared VICTORIA KAPRANTZAS [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 15 day of MAY, 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."

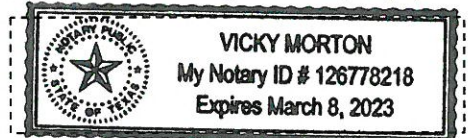
Given under my hand and seal of office on this the 15 day of MAY, 20 2020

Owner's Signature

Victoria Kaprantzas

Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 5/15/2020

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, 05/21/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/21/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/26/2020 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: Z2020-020
Project Name: SUP for 1308 Ridge Road
Project Type: ZONING
Applicant Name: BRIAN BADER
Owner Name: VICTORIA KAPRANTZAS
Project Description:



RECEIPT

Project Number: Z2020-020
Job Address: 1308 RIDGE
ROCKWALL, TX 75087

Receipt Number: B89342

Printed: 5/15/2020 2:22 pm

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

Total Fees Paid:

\$215.00

Date Paid: 5/15/2020 12:00:00AM

Paid By: BRIAN BADER

Pay Method: CHECK 1002

Received By: AG

Scope of work for 1308 Ridge Road

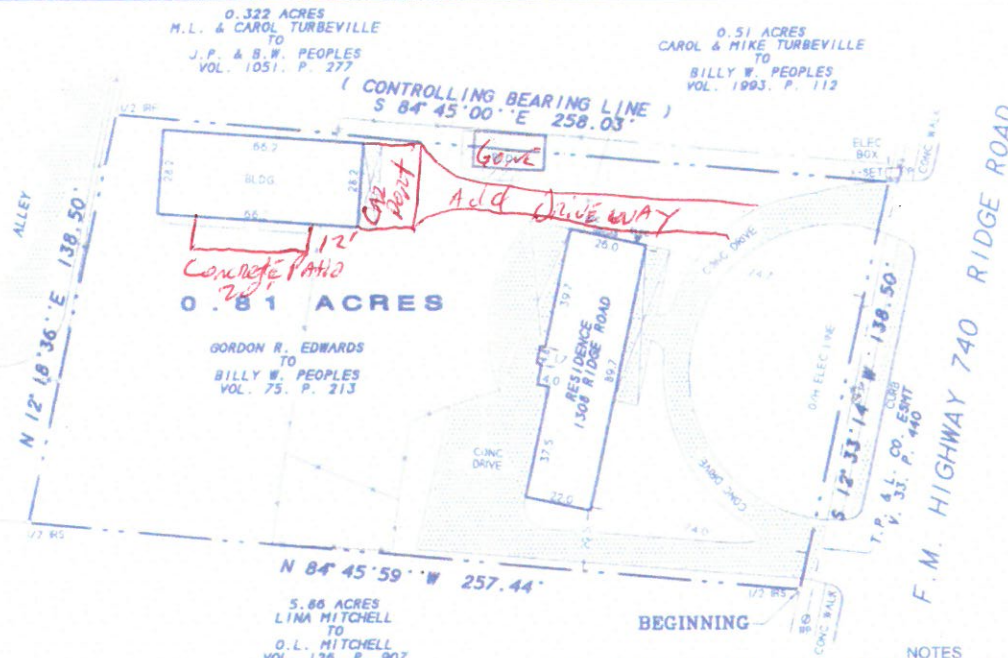
Rockwall Tx 75087

Owner- Victoria Kaprantzas

214-228-7055

This is to address the rear building at this location that was a garage with living quarters. The new owner is converting this structure for their daughter to live in. The main house will be remodeled after this garage/living quarters. I was informed [contractor Brian Bader] that a sup was required to turn entire space into living space. The scope is to enclose all garage doors and install energy efficient windows along the front off the building, add a two carport on the east side toward the main house, add a drive way [concrete] to tie into existing radius driveway in front off main house, add a 12'x20' [concrete] patio in front off building. The entire exterior of the building will be hardy plank...right now it is "r panel" that is rusted. Carport will be shingles to match existing roof. The existing kitchen and bathroom will be removed and two-bedroom, two baths will be replacing all original interior. All plumbing/electric/hvac will be removed and upgraded to current code. Also, all insulation will be spray foam. If you have any question please contact me at 214-869-0943
Brian Bader

RIDGE ROAD VILLAGE
CAB. A. SLIDE 131



0.322 ACRES
M.L. & CAROL TURBEVILLE
TO
J.P. & B.W. PEOPLES
VOL. 1051, P. 277

0.51 ACRES
CAROL & MIKE TURBEVILLE
TO
BILLY W. PEOPLES
VOL. 1993, P. 112

GORDON R. EDWARDS
TO
BILLY W. PEOPLES
VOL. 75, P. 213

5.86 ACRES
LINA MITCHELL
TO
O.L. MITCHELL
VOL. 126, P. 907

Buyer's Order 7-1-2004

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being all of that 0.817 acres tract of land as described in a Warranty deed from Gordon R. Edwards to Billy W. Peoples, dated March 31, 1966 and being recorded in Volume 75, Page 213 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of F.M. Highway 740 Ridge Road, at the Southeast corner of said 0.817 acres tract of land, said point being at the Northeast corner of a 5.86 acres tract of land as described in a Deed from Linda Mitchell to O.L. Mitchell, as recorded in Volume 126, Page 907 of the Deed Records of Rockwall County, Texas.

THENCE N. 84 deg. 45 min. 59 sec. W. along the North line of said Mitchell tract, a distance of 257.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of RIDGE ROAD VILLAGE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 131 of the Plat Records of Rockwall County, Texas.

THENCE N. 12 deg. 18 min. 36 sec. E. along the East line of said Addition, a distance of 138.50 feet to a 1/2" iron rod found for corner at the Northwest corner of said Peoples tract;

THENCE S. 84 deg. 45 min. 00 sec. E. (Controlling bearing line) along the North line of said Peoples tract, a distance of 258.03 feet to an "X" cut in concrete for corner at the Northeast corner of same, said point being in the West right-of-way line of F.M. Highway 740 Ridge Road;

THENCE S. 12 deg. 33 min. 14 sec. W. along said right-of-way line, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.81 acres of land.

BEGINNING

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 75, PG. 213, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, WMC MORTGAGE CORP., and BILLY W. PEOPLES at 1308 RIDGE ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of May, 2004.

Harold D. Fetty III

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
1/2" IRON ROD	IRON ROD
1/4" IRON ROD	IRON ROD
1/8" IRON ROD	IRON ROD
1/2" IRON ROD WITH YELLOW PLASTIC CAP	IRON ROD WITH YELLOW PLASTIC CAP
1/2" IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE	IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE
1/2" IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034"	IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034"
1/2" IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034" AND "1308 RIDGE ROAD"	IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034" AND "1308 RIDGE ROAD"
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1/2" IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034" AND "1308 RIDGE ROAD" AND "CONCRETE DRIVE" AND "CONCRETE WALK"	IRON ROD WITH YELLOW PLASTIC CAP AND "X" CUT IN CONCRETE AND "R.S.C.I. RPLS 5034" AND "1308 RIDGE ROAD" AND "CONCRETE DRIVE" AND "CONCRETE WALK"
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R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

MAY 13 2004
20040513
R344530

RESIDENTIAL

FOR SALE

\$161.23/SF - \$445,000



NRT



1308 RIDGE ROAD, ROCKWALL, TX 75087

BILLY W PEOPLES SR ESTATE



Property Information

SF

2760 residence

PRICE

\$445,000 - \$161.23/SF

Features

Amazing sunrise/sunsets – panoramic views
Charming estate property, balconies, covered porches
0.81 acre lot with rear garage entry
Grandfathered metal shop/garage on site
4 BR – 3 full bath – 2 living – 2 dining – 2 story

Built 1975

Residence of Rockwall Icon Billy W Peoples, Sr.

PEG PANNELL SMITH, CCIM

972-489-0788

peg@pegpannellsmith.com

CBCWORLDWIDE.COM

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Coldwell Banker Commercial

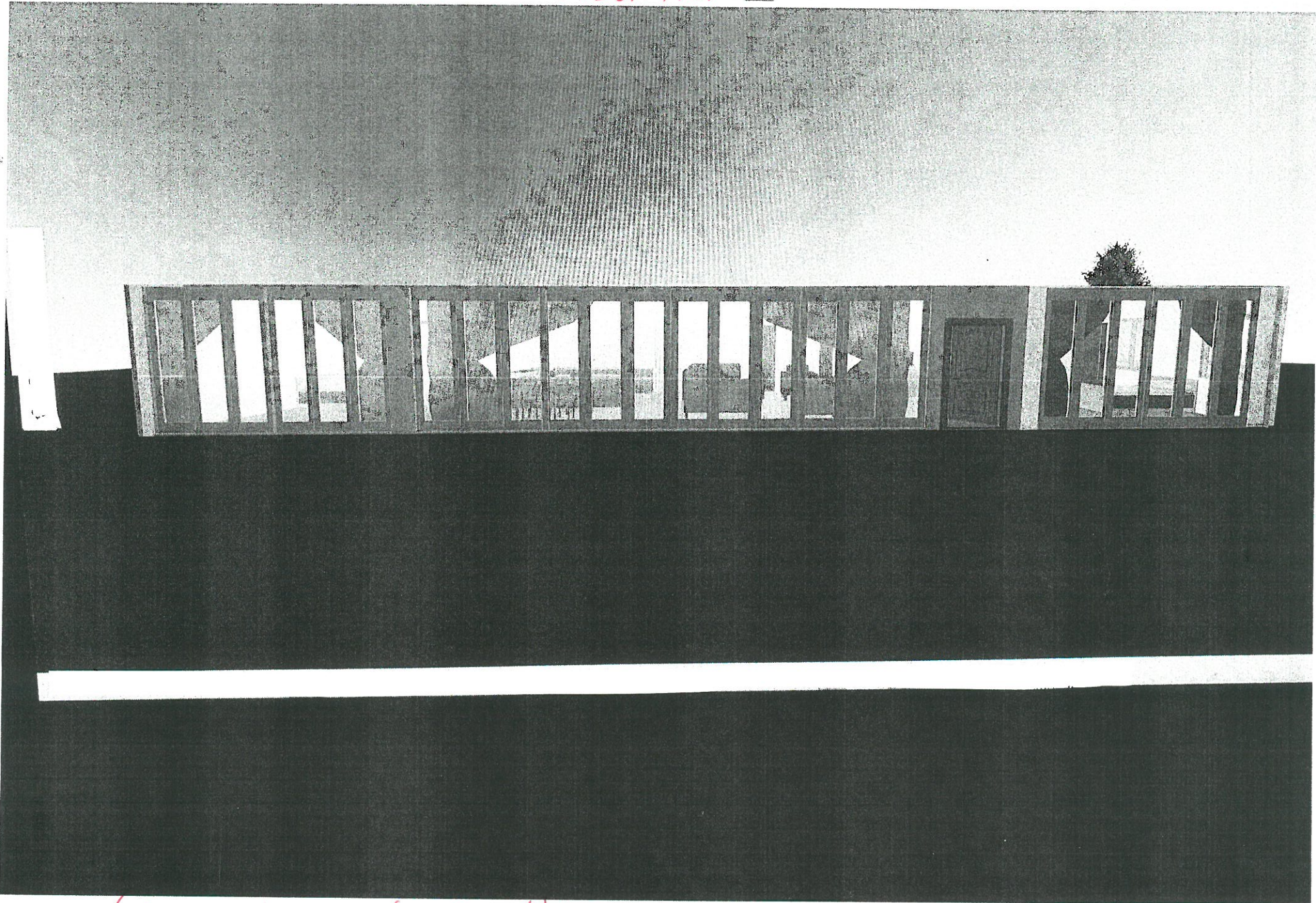
NRT

3018 Ridge Road, Suite 130

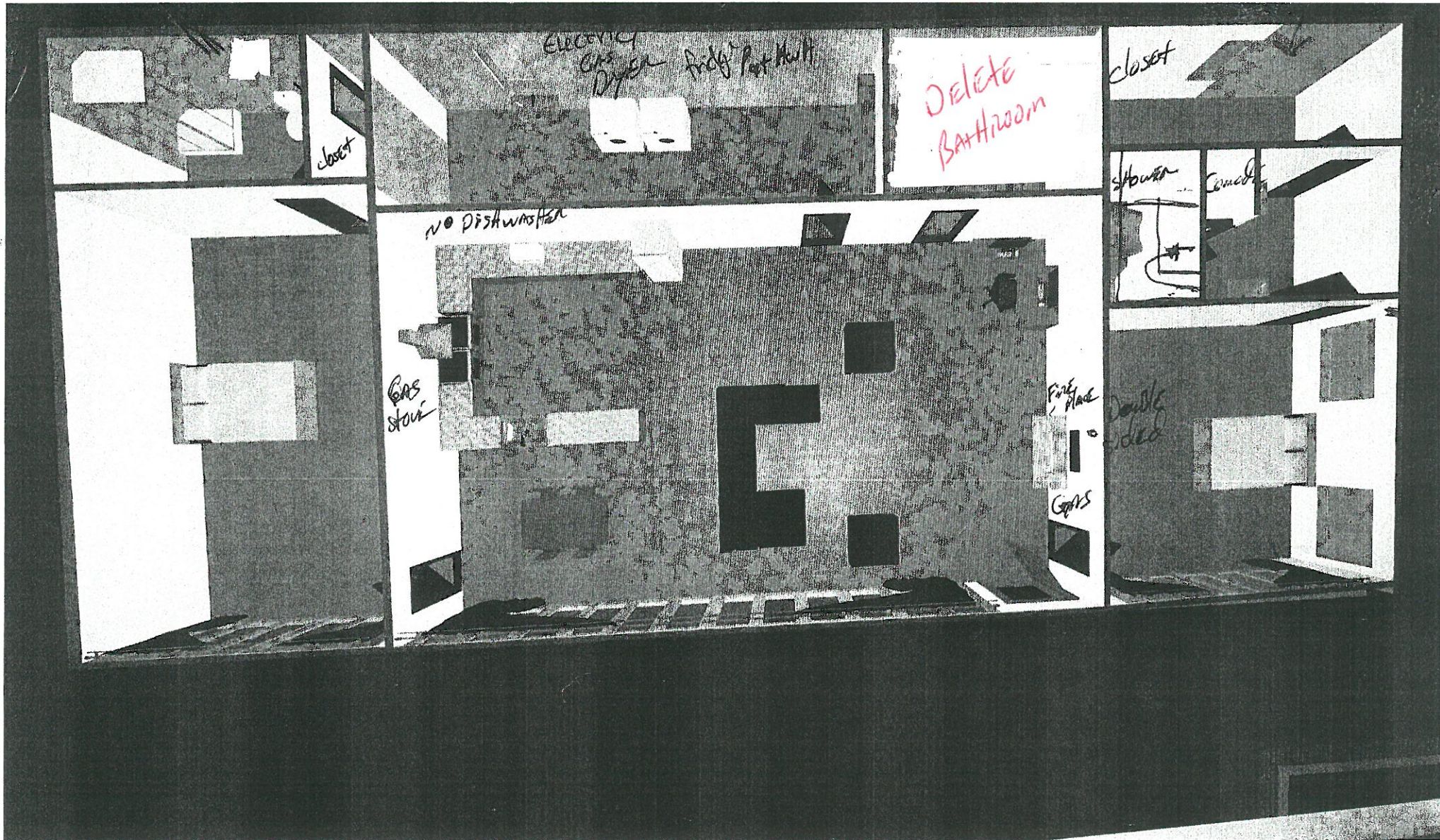
Rockwall, Texas 75032

972-489-0788

FRONT ELEVATION



(ENTIRE HOME HARDIE PLANK)



Floor Plan



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

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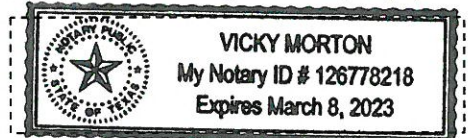
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Victoria Kaprantzas


Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires

0 30 60 120 180 240 Feet

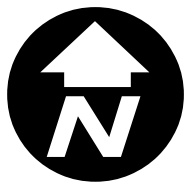
Z2020-020- SUP FOR 1308 RIDGE ROAD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

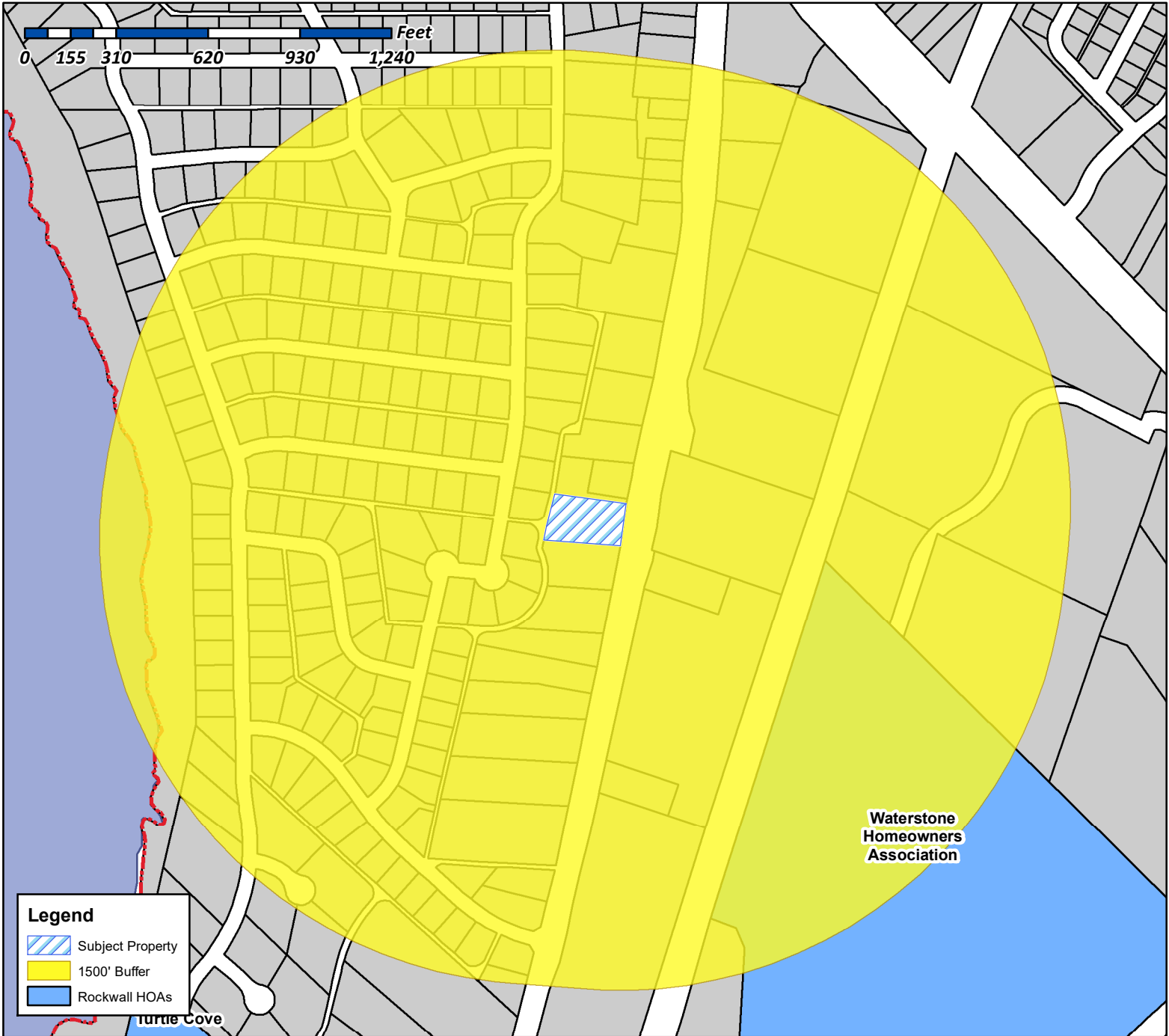




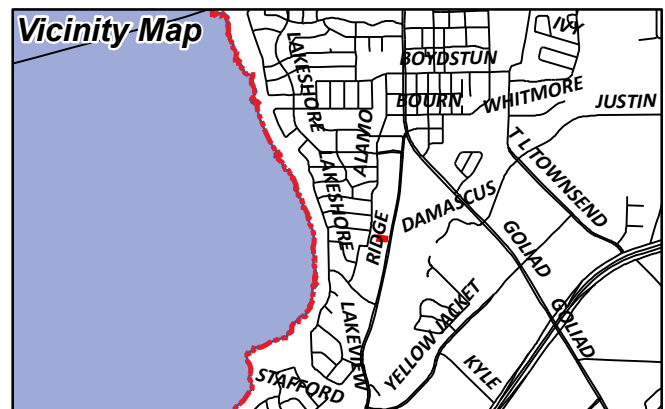
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road



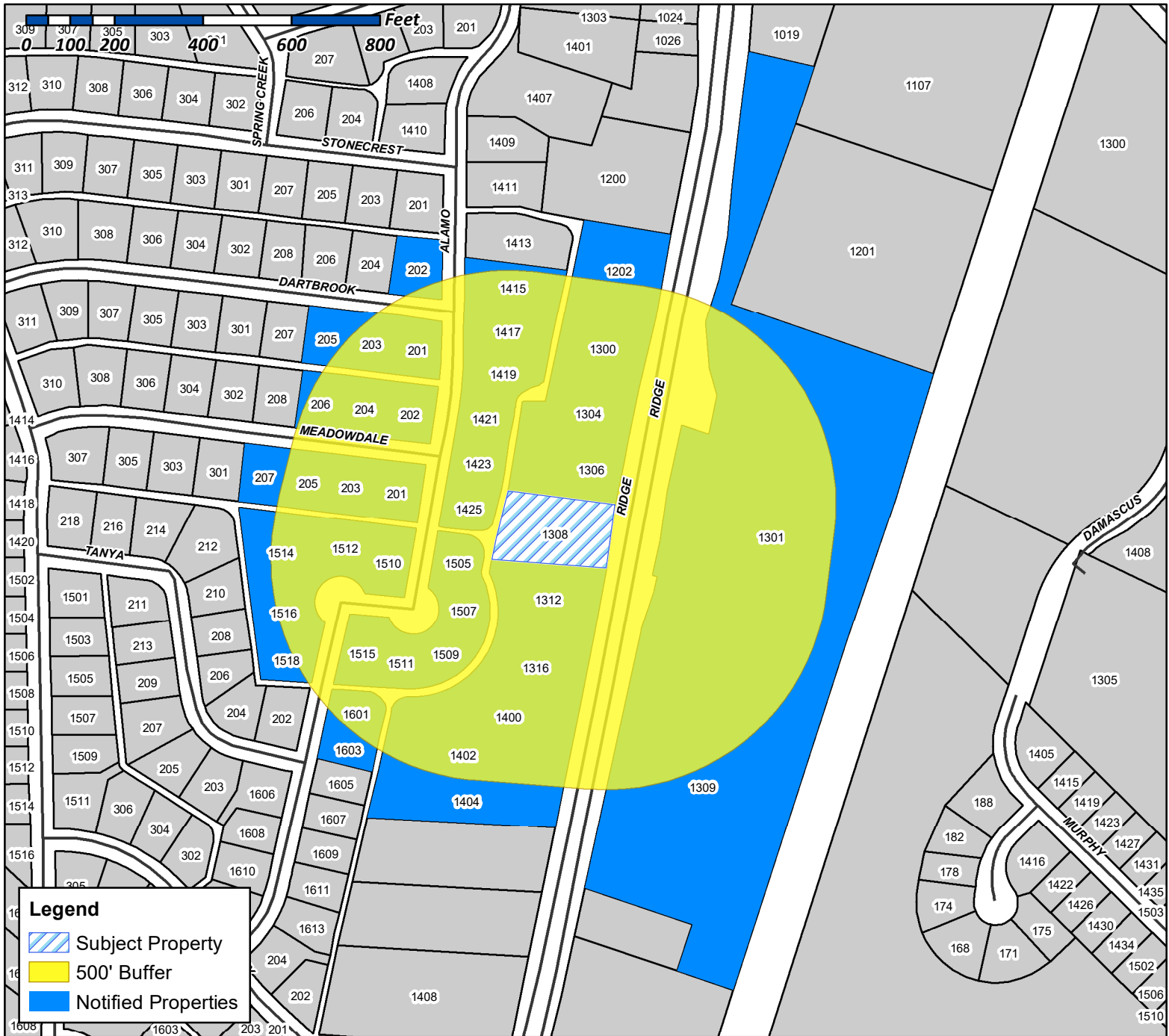
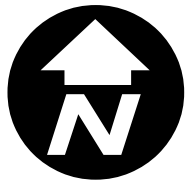
Date Created: 5/18/2020
 For Questions on this Case Call (972) 771-7745



City of Rockwall

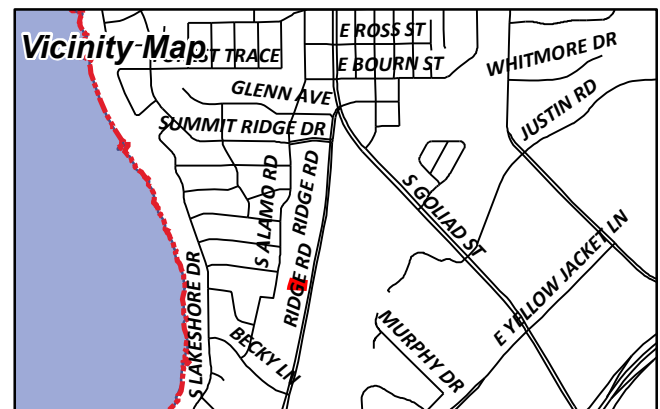
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Case Number: Z2020-020
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Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
For Questions on this Case Call (972) 771-7745



VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE
ROCKWALL, TX 75087

STEGMAN WILLIAM JR
12640 EAST NORTHWEST HWY SUITE 409
DALLAS, TX 75228

CURRENT RESIDENT
1300 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1301 RIDGE
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
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ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
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ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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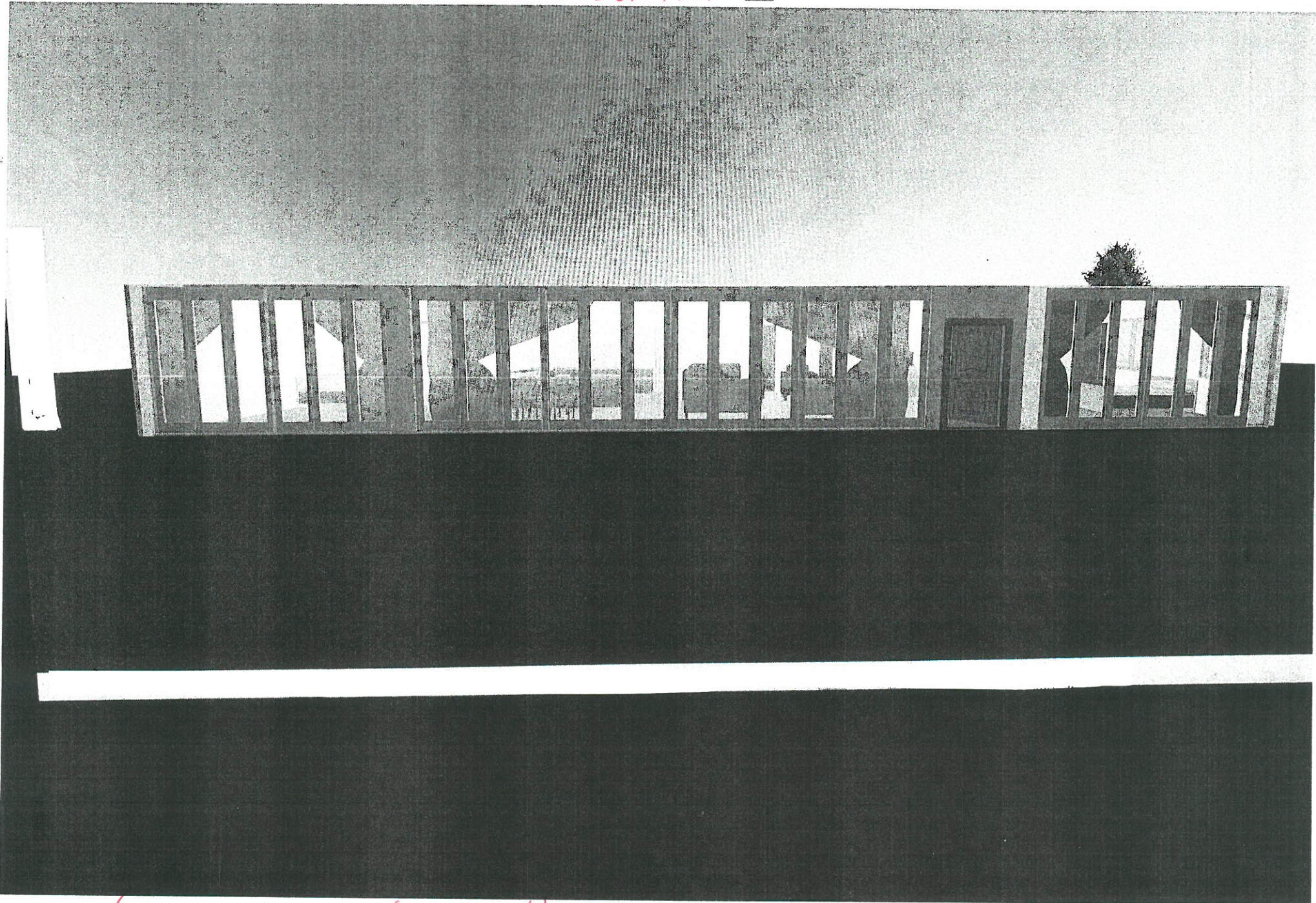
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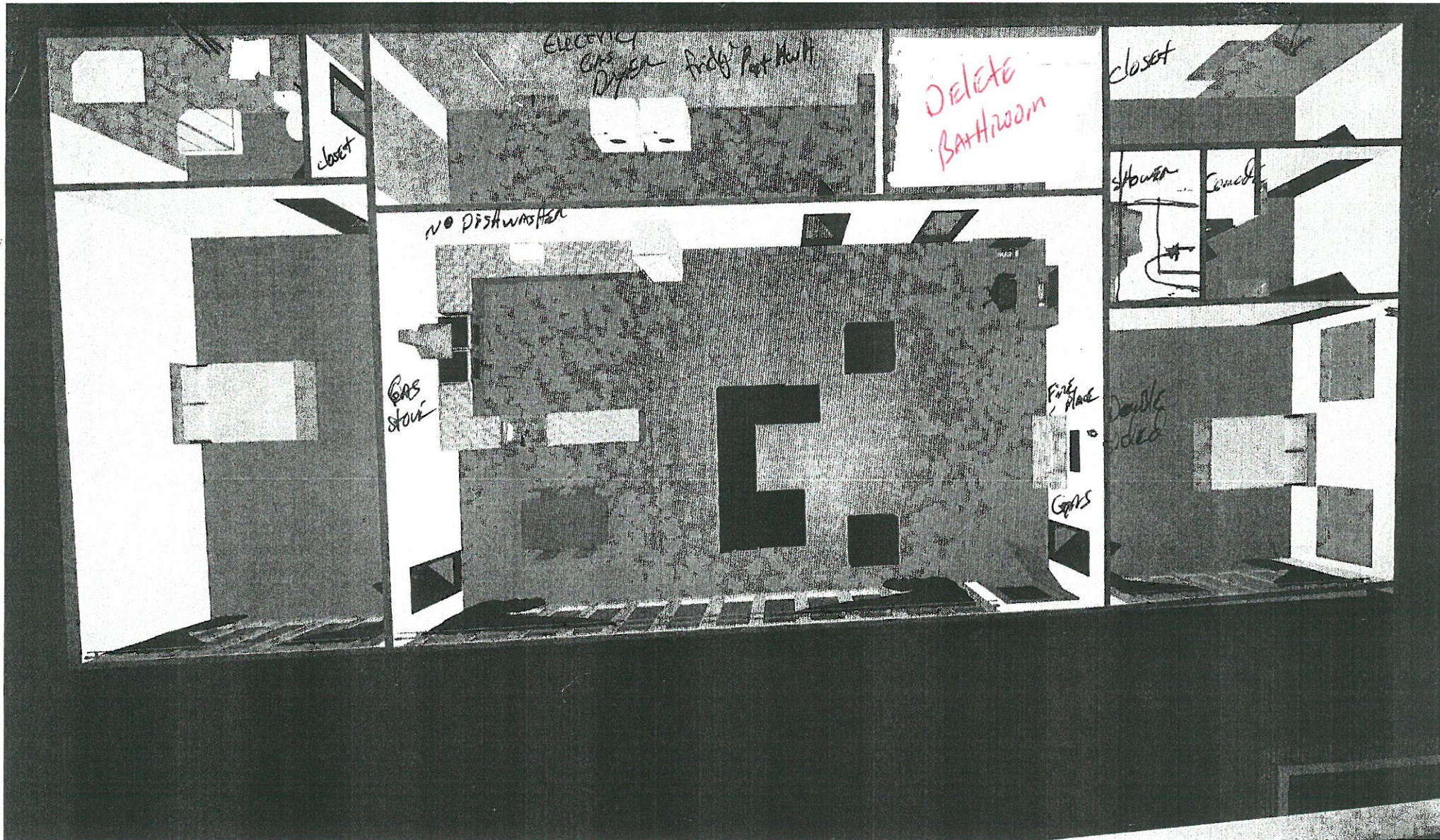
PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

CRUSE ROBERT B AND MARGARET A
PO BOX 5468
ROCKWALL, TX 75087

FRONT ELEVATION



(ENTIRE HOME HARDIE PLANK)



Floor Plan

City of Rockwall Project Plan Review History



Project Number Z2020-020	Owner VICTORIA KAPRANTZAS	Applied 5/15/2020 AG
Project Name SUP for 1308 Ridge Road	Applicant BRIAN BADER	Approved
Type ZONING		Closed
Subtype REZONE		Expired
Status NEED REVISIONS		Status 5/19/2020 RM

Site Address 1308 RIDGE	City, State Zip ROCKWALL, TX 75087	Zoning
-----------------------------------	--	---------------

Subdivision EAGLE POINT ESTATES	Tract 27	Block	Lot No 27	Parcel No 0001-0000-0027-00-0R	General Plan
---	--------------------	--------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/18/2020	5/25/2020	5/18/2020		APPROVED	
ENGINEERING (5/20/2020 10:52 AM SJ) M - Must show the existing drive to be removed. If not, the propeerty will need to engineer detention for the new impervious areas. Show square footage of removal and new driveway. M - New driveway must be concrete. No new curb cut will be allowed on Ridge Road.	Sarah Johnston	5/15/2020	5/22/2020	5/20/2020	5	COMMENTS	
FIRE	Ariana Hargrove	5/15/2020	5/22/2020	5/19/2020	4	APPROVED	
PLANNING	Ryan Miller	5/15/2020	5/22/2020	5/19/2020	4	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-020; Specific Use Permit (SUP) for 1308 Ridge Road						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 Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, and addressed as 1308 Ridge Road.
I.2						For questions or comments concerning this case please contact Ryan Miller in the Planning Department at(972) 772-6441 or email rmiller@rockwall.com.
M.3						For reference, include the case number (Z2020-020) in the lower right-hand corner of all pages on future submittals.
I.4						According to the Rockwall Central Appraisal District(RCAD) the home on the subject property has a building footprint of~3,276 SF and was constructed in 1975. The detached garage behind the home is shown to be 1,848 SF and was constructed in 1978.
I.5						According to Article 04, Permissible Uses, of the Unified Development Code (UDC) a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit is permitted by-right in a Single-Family 10 (SF-10) District pending the quarters not exceed 30% of the primary structure. Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit that are larger than 30% of the primary structure require the approval of a Specific Use Permit(SUP). Based on this the maximum Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit permitted on the subject property is 982.80 SF.
I.6						According to Article 05, District Development Standards, of the Unified Development Code (UDC) a carport up to 500 SF is permitted on the subject property as long as it is architecturally integrated into the primary structure and be located a minimum of 20-feet behind the front façade of the primary structure. Carports larger than 500 SF require a Specific Use Permit (SUP). In addition, properties in a Single-Family 10 (SF-10) District are permitted to have up to two(2) accessory structures per property.
I.7						Based on the site plan submitted, a Specific Use Permit (SUP) is required for [1] the size of the guest quarters (proposed 1,848 SF), and [2] the size and position of the carport (proposed 588 SF).
M.8						The minimum side yard setback in a Single-Family 10 (SF-10) District is six (6) feet. The carport will need to be a minimum of six (6) feet from the northern property line or will require approval of a variance from the Board of Adjustments(BOA).
M.9						Please review the attached Draft Ordinance prior to the May 26, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 2, 2020.
I.10						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 2, 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 June 9, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 26, 2020.
I.11						The projected City Council meeting dates for this case will be June 15, 2020 [1st Reading] and July 6, 2020 [2nd Reading].
I.12						Due to the current COVID-19 situation, the Planning and Zoning Commission Work Session Meeting will be held both in person and via Zoom. Your case will require a representative to answer the Planning and Zoning Commission's questions either via Zoom or in person. Should you have any questions or concerns please contact staff prior to the day of the meeting to discuss.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

1308 RIDGE ROAD

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner

Victoria Kaprantzas

Applicant

Contact Person

Victoria Kaprantzas

Contact Person

Brian Baden

Address

2748 Mira Vista Ln.

Address

20603 CR 3310

City, State & Zip

Rockwall Tx 75032

City, State & Zip

Quinton Tx

Phone

214 228-7055

Phone

214 868-0943

E-Mail

ewiagrk@hotmail.com

E-Mail

bbaden@cityofmesquite.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared VICTORIA KAPRANTZAS [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 15 day of MAY, 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."

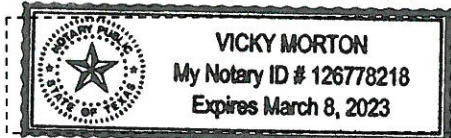
Given under my hand and seal of office on this the 15 day of MAY, 202020

Owner's Signature

Victoria Kaprantzas


Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires

0 30 60 120 180 240 Feet

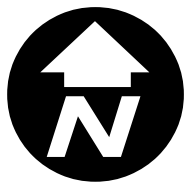
Z2020-020- SUP FOR 1308 RIDGE ROAD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

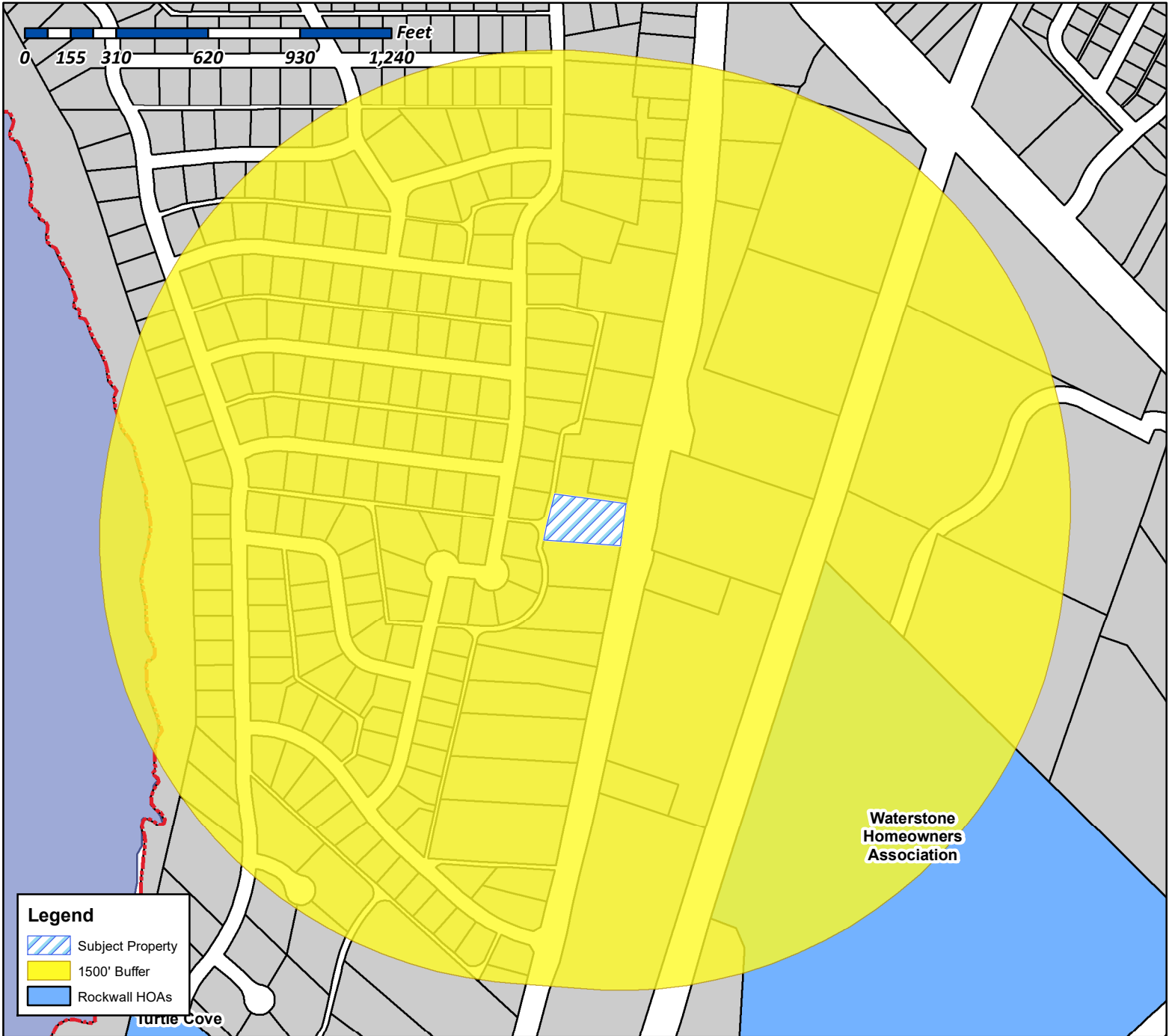
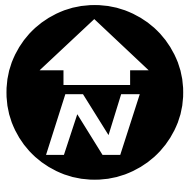




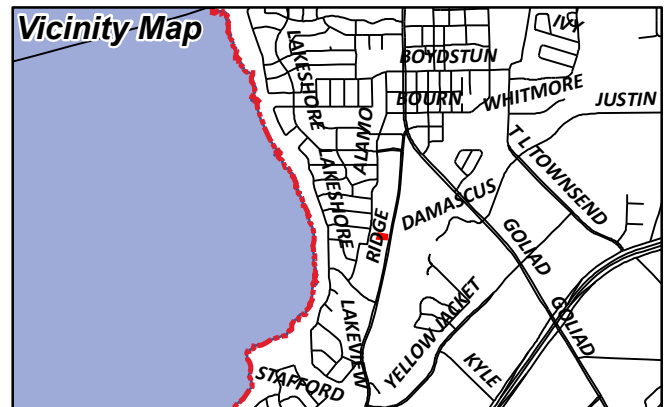
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road



Date Created: 5/18/2020
 For Questions on this Case Call (972) 771-7745

From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program
Date: Wednesday, May 20, 2020 11:44:54 AM
Attachments: [HOA Map \(05.18.2020\).pdf](#)
[PUBLIC NOTICE.PDF](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 29, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 9, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 15, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-020 SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a [Specific Use Permit \(SUP\)](#) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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/>

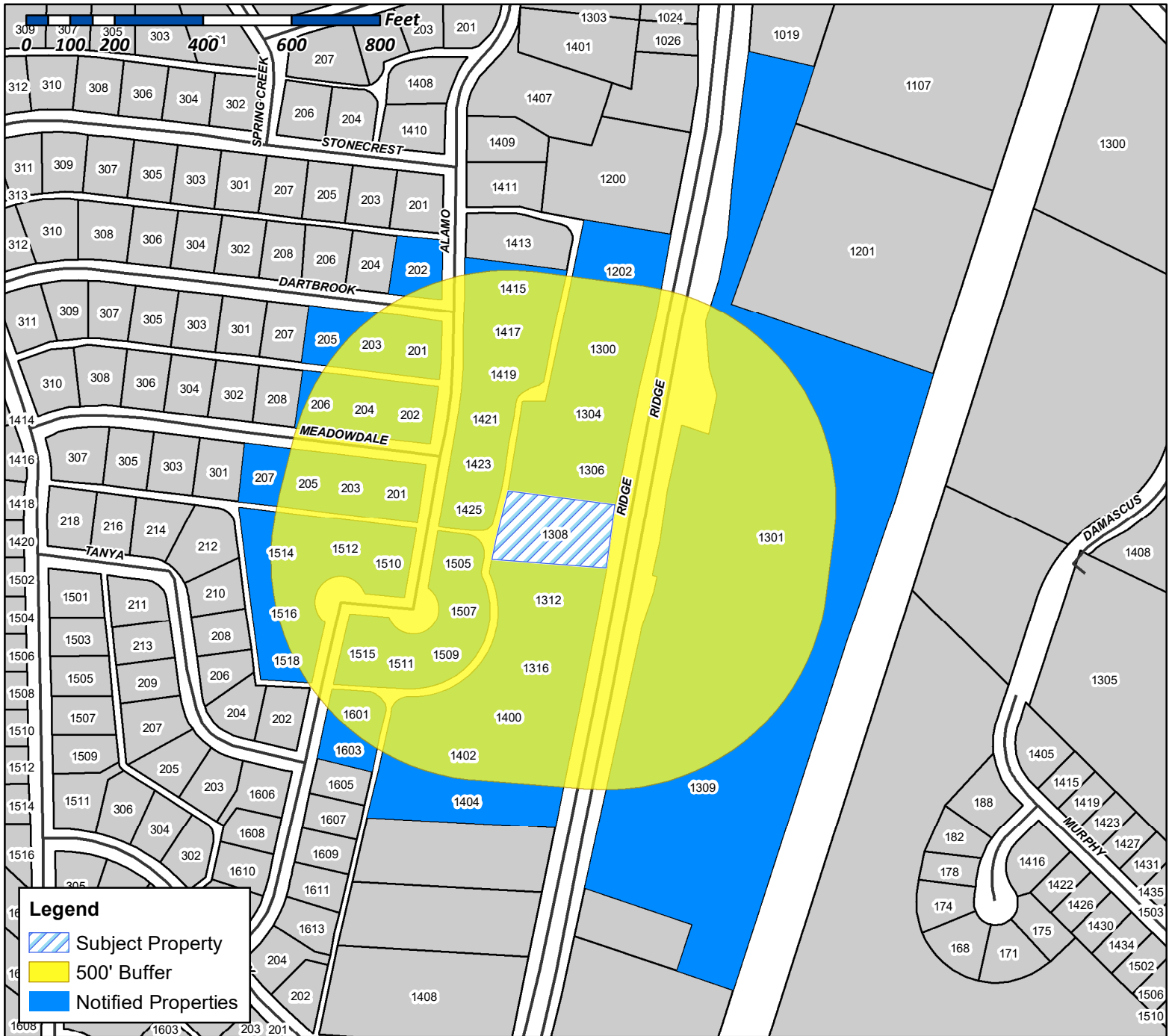
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
For Questions on this Case Call (972) 771-7745



VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE
ROCKWALL, TX 75087

STEGMAN WILLIAM JR
12640 EAST NORTHWEST HWY SUITE 409
DALLAS, TX 75228

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1300 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1301 RIDGE
ROCKWALL, TX 75087

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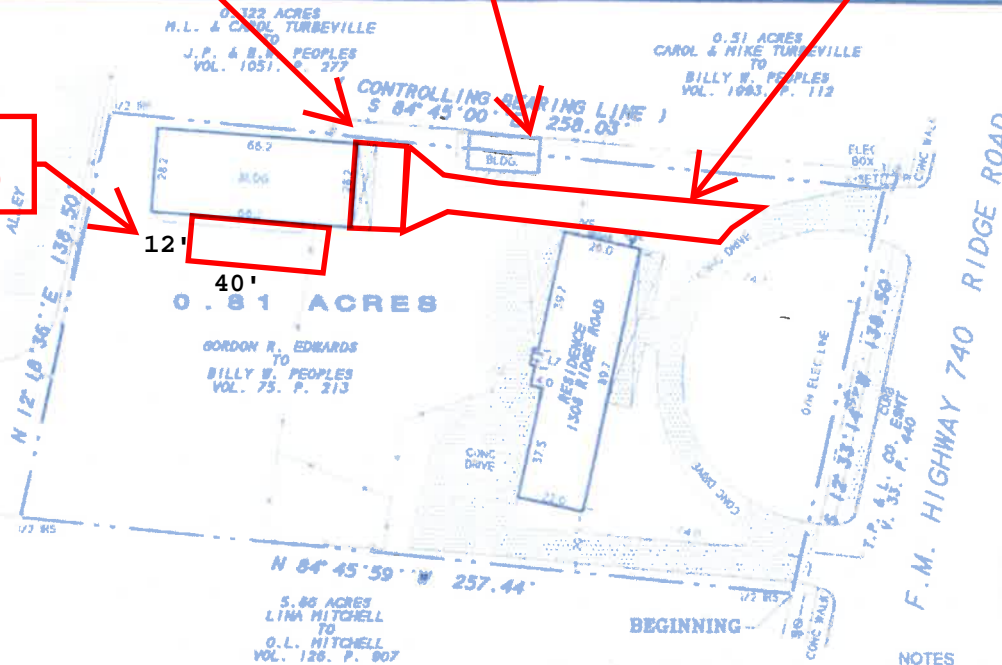
NEW 28' X 21' CARPORT

STRUCTURE REMOVED

NEW 12' DRIVEWAY TO GUEST QUARTERS

NEW 12' X 40' CONCRETE PATIO

RIDGE ROAD VILLAGE
CAB. A. SLIDE 131



Buyer's Reader 7-12-04

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being all of that 0.817 acres tract of land as described in a Warranty deed from Gordon R. Edwards to Billy W. Peoples, dated March 31, 1986 and being recorded in Volume 75, Page 213 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of F.M. Highway 740 Ridge Road, at the Southeast corner of said 0.817 acres tract of land, said point being at the Northeast corner of a 5.86 acres tract of land as described in a Deed from Linda Mitchell to O.L. Mitchell, as recorded in Volume 126, Page 907 of the Deed Records of Rockwall County, Texas;

THENCE N. 84 deg. 45 min. 58 sec. W. along the North line of said Mitchell tract, a distance of 257.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of RIDGE ROAD VILLAGE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 131 of the Plat Records of Rockwall County, Texas;

THENCE N. 12 deg. 18 min. 36 sec. E. along the East line of said Addition, a distance of 138.50 feet to a 1/2" iron rod found for corner at the Northwest corner of said Peoples tract;

THENCE S. 84 deg. 45 min. 00 sec. E. (Controlling bearing line) along the North line of said Peoples tract, a distance of 258.03 feet to an "X" cut in concrete for corner at the Northeast corner of same, said point being in the West right-of-way line of F.M. Highway 740 Ridge Road;

THENCE S. 12 deg. 33 min. 14 sec. W. along said right-of-way line, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.81 acres of land.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED DEED IN VOL. 75, PG. 213, D.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Petty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, WMC MORTGAGE CORP., and BILLY W/ PEOPLES at 1308 RIDGE ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of May, 2004.

Harold D. Petty III
Harold D. Petty III, R.P.L.S. No. 5034



SYMBOL LEGEND

TV	GA	TEL	PH	PP
TABLE	LINE	ROCK	POST	TRUSS
BLK	BLK	BLK	BLK	BLK
BLK	BLK	BLK	BLK	BLK
BLK	BLK	BLK	BLK	BLK

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 661 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX
MAY 13 2004
RPLS 5034
PEOPLES





CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* AND *CARPORT* THAT EXCEED THE MAXIMUM ALLOWABLE SIZE ON A 0.81-ACRE TRACT OF LAND IDENTIFIED AS TRACT 27 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, 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 Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that exceed the maximum allowable size on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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 a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* as stipulated by Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 to the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in *Exhibits 'B', 'C' & 'D'* of this ordinance.
- (2) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum size of 1,848 SF.
- (3) The *Carport* shall not exceed a maximum size of 588 SF.
- (4) The subject property shall not have more than the two (2) accessory structures (*i.e. [1] guest quarters/secondary living unit/accessory dwelling unit, and [2] carport*) without amending this Specific Use Permit (SUP).
- (5) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport*.
- (6) Prior to the acceptance of the *Carport* the existing driveway shall be extended to the accessory structure as depicted in *Exhibit 'B'* of this ordinance.

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 6TH DAY OF JULY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 15, 2020

2nd Reading: July 6, 2020

Exhibit 'A'
Location Map

Address: 1308 Ridge Road

Legal Description: Tract 27 of the D. Atkins Survey, Abstract No. 1



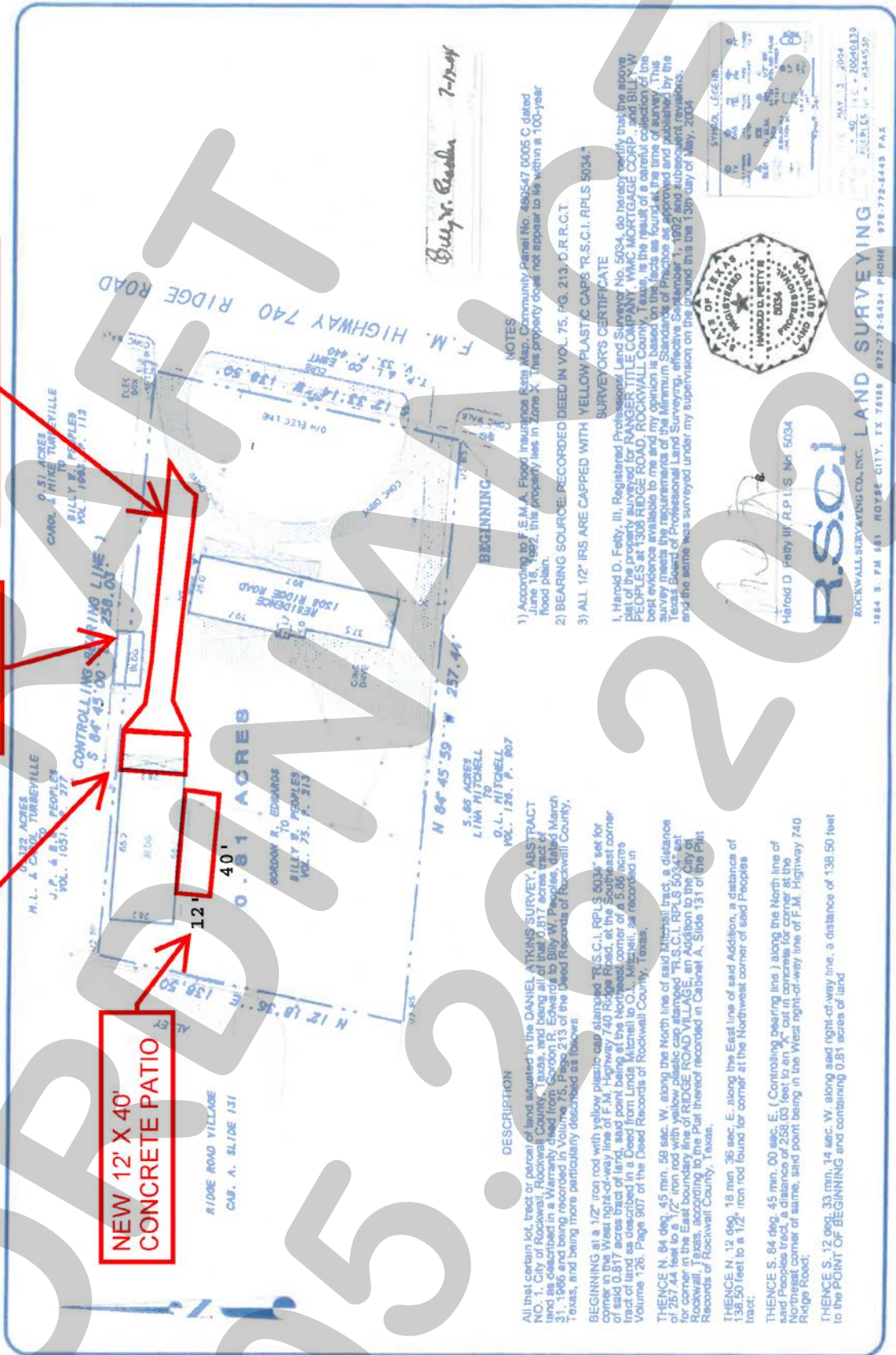
Exhibit 'B':
Concept Plan

NEW 12' DRIVEWAY
TO GUEST QUARTERS

STRUCTURE
REMOVED

NEW 28' X 21'
CARPORT

NEW 12' X 40'
CONCRETE PATIO



Buyer's Rec'd 7-12-04

NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 489547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED DEED IN VOL. 75, PG. 213, D.R.R.C.T.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS TR.S.C.I. RPLS 5034.

YELLOW PLOASTIC CAPS TR.S.C.I. RPLS 5034.
I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TRACT, CONCEPT PLAN, TR.S.C.I. RPLS 5034, and BILLY W. PEOPLES at 1308 RIDGE ROAD, ROCKWALL COUNTY, TEXAS, is the result of a true and correct survey. The best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the 13th day of May, 2004.



Harold D Feby III, R.P.L.S. No. 5034
R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1884 S. FM 661, ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows: Lot and as described in a Warranty deed from Scotton R. Edwards to Billy W. Peoples dated March 31, 1966 and being recorded in Volume 75, Page 213 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034", set for of said 0.817 West right-of-way line of F.M. Highway 740 Ridge Road, at the Southeast corner of said 0.817 West right-of-way line, a 10" cast point being at the Northwest corner of a 5.86 acres tract of land as described in a Warranty deed from Scotton R. Edwards to Billy W. Peoples dated March 31, 1966 and being recorded in Volume 75, Page 213 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE N. 84 deg. 45 min. 59 sec. W. along the North line of said Mitchell tract, a distance of 257.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of RIDGE ROAD VILLAGE, an Addition to the City of Rockwall, Texas, according to the Plat thereon recorded in Cabinet A, Slide 131 of the Plat Records of Rockwall County, Texas.

THENCE N. 12 deg. 08' 36" W. along the East line of said Addition, a distance of 138.50 feet to a 1/2" iron rod found for corner at the Northwest corner of said Peoples tract;

THENCE S. 84 deg. 45 min. 00 sec. E. (Controlling bearing line) along the North line of said Peoples tract, a distance of 259.60 feet to a 10" cast point in concrete for corner at the Northeast corner of same, said point being in the West right-of-way line of F.M. Highway 740 Ridge Road;

THENCE S. 12 deg. 33 min. 14 sec. W. along said right-of-way line, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.81 acres of land

Exhibit 'C':
Conceptual Building Elevations



Exhibit 'D':
Conceptual Floor Plan





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: June 9, 2020
APPLICANT: Brian Bader
CASE NUMBER: Z2020-020; *Specific Use Permit for a Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport at 1308 Ridge Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. According to the City's historic zoning maps, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. As of May 16, 1983, this designation had been changed to Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District (RCAD), the single-family home on the subject property was constructed in 1975 and has a building footprint of ~3,276 SF (2,760 SF of Living Area). In 1978, a 1,848 SF detached garage was constructed. According to the applicant a portion of this garage was converted into a *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit*.

Staff should note that prior to submitting this request the applicant began demolition of the existing detached garage without securing a demolition permit; however, upon staff pointing this out before the Planning and Zoning Commission Work Session Meeting, the applicant applied for and was issued a demolition permit (BLD2020-1303).

PURPOSE

The applicant -- *Brian Bader* -- is requesting the approval of a Specific Use Permit (SUP) for: [1] a *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit* that exceeds more than 30% of the primary structure in conformance with Subsection 02.02(B)(6), *Guest Quarters/Secondary Living Unit*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), [2] and for a carport attached to a secondary structure that exceeds the maximum square footage permitted for carports 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 1308 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) tracts of land (*i.e. two [2] vacant tracts of land and six [6] single-family homes*) zoned Single-Family 10 (SF-10) District. Beyond this are ten (10) tracts of land with eight (8) single-family homes that have been converted to office buildings. These properties are zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses.

South: Directly south of the subject property are two (2) vacant parcels of land (*i.e. Lots 1 & 2, Block B, Eagle Point Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this are nine (9) single-family homes zoned

Single-Family 10 (SF-10) District. South of this is Becky Lane, which is identified as an R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Ridge Road, which is designated as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.802-acre parcel of land (*i.e. Lot 6, Block A, Rockwall Commons Addition*) that is currently developed with a 140-unit apartment complex (*i.e. Lakeridge Apartments*). This property is zoned Planned Development District 1 (PD-1) for multifamily land uses.

West: Directly west of the subject property is the Eagle Point Estates Subdivision, which is zoned Single-Family 10 (SF-10) District and contains 13 single-family residential lots. Also, west of the subject property is the Ridge Road Village Subdivision, which is zoned Single-Family 10 (SF-10) District and contains 185 single-family residential lots. Beyond this is the takeline for Lake Ray Hubbard, followed by the corporate limits for the City of Rockwall.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, site plan, and drawings showing the interior layout of the proposed *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit*. Based on the site plan, a 28-foot by 21-foot (*i.e. 588 SF*) carport will be constructed on the eastern building façade of the existing 1,848 SF accessory building. Images provided by the applicant show that the carport will be architecturally integrated into the existing accessory building (*i.e. the pitched roof of the carport will be integrated into the pitched roof of the accessory building*), and will be accessible via a 12-foot wide concrete driveway that will be extended from the existing circular concrete drive in front of the primary structure. In addition, a 12-foot by 40-foot (*i.e. 480 SF*) concrete patio will be constructed adjacent to the southern building façade. The floor plan submitted by the applicant shows that the *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit* will be contained within the existing accessory building, and that the building will not be expanded to accommodate the proposed use. In addition, according to the applicant's letter the metal R-Panel on the exterior of the existing building will be removed and replaced with HardiBoard siding.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Guest Quarters/Secondary Living Unit* is permitted as an accessory use in the Single-Family 10 (SF-10) District. In addition, Subsection 02.03(B)(6), *Guest Quarters/Secondary Living Unit*, of this Article goes on to state that *Guest Quarters/Secondary Living Units* must be: [1] ancillary to a single-family home, [2] no more than 30% of the area of the primary structure, and [3] not sold or conveyed separately. *Guest Quarters/Secondary Living Units* not meeting these requirements can request a Specific Use Permit (SUP). In this case, the primary structure has a building footprint of ~3,276 SF, which would allow a maximum *Guest Quarters/Secondary Living Unit* of 982.80 SF. The proposed expansion of the existing *Guest Quarters/Secondary Living Unit* would increase the total area of this use to 1,848 SF or 865.20 SF larger than what is permitted by the UDC. Based on this the applicant is requesting a Specific Use Permit (SUP) for the size of the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), carports are permitted to be a maximum of 500 SF and should be architecturally integrated into the primary structure. This section goes on to state that, "(a)ccessory buildings or structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In this case, the applicant is proposing a 588 SF carport, which is 88 SF over what is permitted by the UDC. In addition, the carport will be attached to the existing accessory building and not to the primary structure. Based on these issues, the applicant is requesting a Specific Use Permit (SUP) for the size and location of the carport.

STAFF ANALYSIS

The accessory building at the rear of the subject property was constructed in 1978 and was constructed as a detached garage and *Guest Quarters/Secondary Living Unit*. Staff does not have any information on the square footage breakdown between the *Guest Quarters/Secondary Living Unit* and the detached garage, but -- *based on the applicant* -- approximately 30% or

-554.40 SF of the existing floor area was dedicated to the *Guest Quarters/Secondary Living Unit* land use. Based on this the applicant's request represents an increase of 70% of the existing *Guest Quarters/Secondary Living Unit* area. Staff should point out that based on the estimate provided by the applicant, the structure is currently in compliance with the floor area requirement (*i.e. 30% of the primary structure*) permitted by-right within the Single-Family 10 (SF-10) District.

Article 13, *Definitions*, of the Unified Development Code (UDC), defines *Guest Quarters/Secondary Living Unit* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration [*money paid for work or a service*] and is not rented or otherwise used as a separate domicile." According to the property owner's letter the purpose of converting this structure is to provide a place for their daughter to live. Based on the floor plan provided by the applicant, the *Guest Quarters/Secondary Living Unit* will consist of two (2) bedrooms, two (2) full bathrooms, a full kitchen, living room, and laundry room. In addition, the proposed carport (*which will be accessible via driveway extension off of the existing circular drive in the front of the primary structure*) will provide two (2) parking spaces for the *Guest Quarters/Secondary Living Unit*.

Staff should point out that the existing structure is located behind the front façade of the primary structure, and only has slight visibility -- *through two (2) vacant lots* -- from Ridge Road. At the rear of the subject property there is a thick tree line impairing visibility of the structure from the alleyway and the adjacent houses to the west of the subject property. In addition, the proposed carport should only add slight visibility of the roofline from Ridge Road. Staff should point out that there are two (2) other detached garages of a similar size to the existing accessory building (*i.e. at 1400 & 1404 Ridge Road*); however, there does not appear to be any other detached *Guest Quarters/Secondary Living Unit* in the area. With all this being said, the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and carport is a discretionary decision for the City Council, upon a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 27, 2020, staff mailed 48 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Waterstone Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning 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 a *Guest Quarters/Secondary Living Unit/ Accessory Dwelling Unit* and *Carport* that exceed 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in *Exhibits 'B', 'C' & 'D'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum size of 1,848 SF.
 - (c) The *Carport* shall not exceed a maximum size of 588 SF.
 - (d) The subject property shall not have more than the two (2) accessory structures (*i.e. [1] guest quarters/secondary living unit/accessory dwelling unit, and [2] carport*) without amending this Specific Use Permit (SUP).
 - (e) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport*.

- (f) Prior to the acceptance of the *Carport* the existing driveway shall be extended to the accessory structure as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

1308 RIDGE ROAD

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner

Victoria Kaprantzas

Applicant

Contact Person

Victoria Kaprantzas

Contact Person

Brian Baden

Address

2748 Mira Vista Ln.

Address

20603 CR 3310

City, State & Zip

Rockwall Tx 75032

City, State & Zip

Quinton Tx

Phone

214 228-7055

Phone

214 868-0943

E-Mail

ewiagrk@hotmail.com

E-Mail

bbaden@cityofmesquite.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared VICTORIA KAPRANTZAS [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 15 day of MAY, 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."

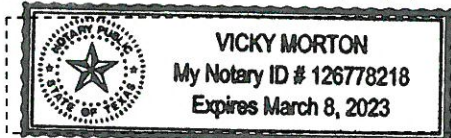
Given under my hand and seal of office on this the 15 day of MAY, 202020

Owner's Signature

Victoria Kaprantzas


Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires

0 30 60 120 180 240 Feet

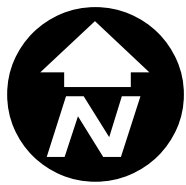
Z2020-020- SUP FOR 1308 RIDGE ROAD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

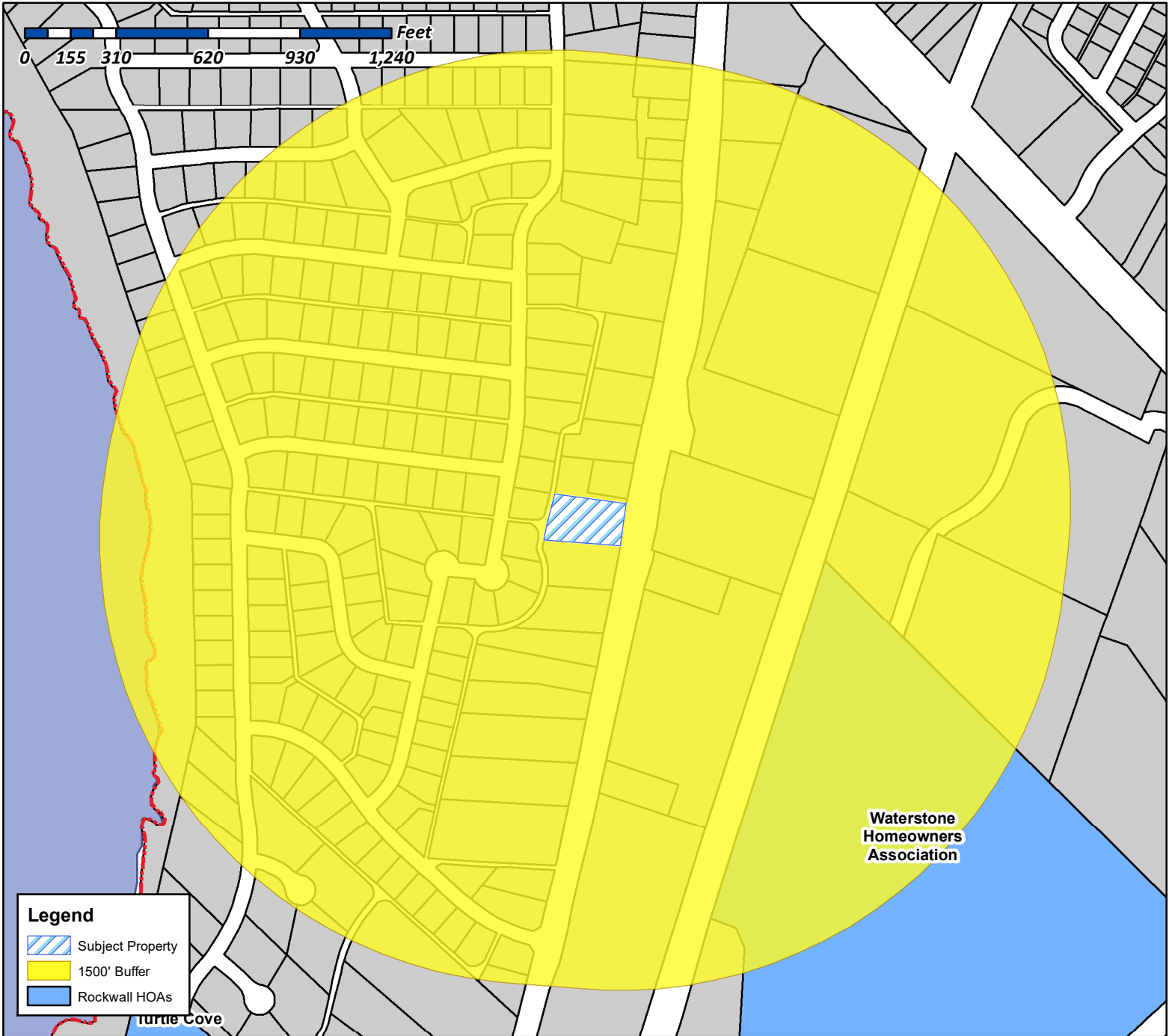
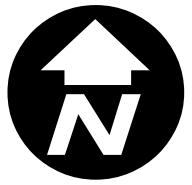




City of Rockwall

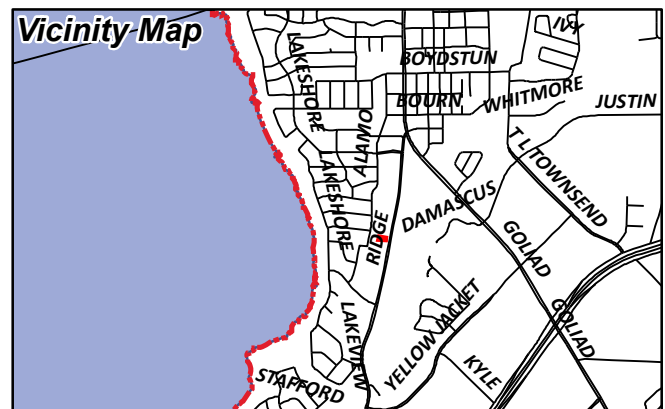
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program
Date: Wednesday, May 20, 2020 11:44:54 AM
Attachments: [HOA Map \(05.18.2020\).pdf](#)
[PUBLIC NOTICE.PDF](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 29, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 9, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 15, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-020 SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a [Specific Use Permit \(SUP\)](#) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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/>

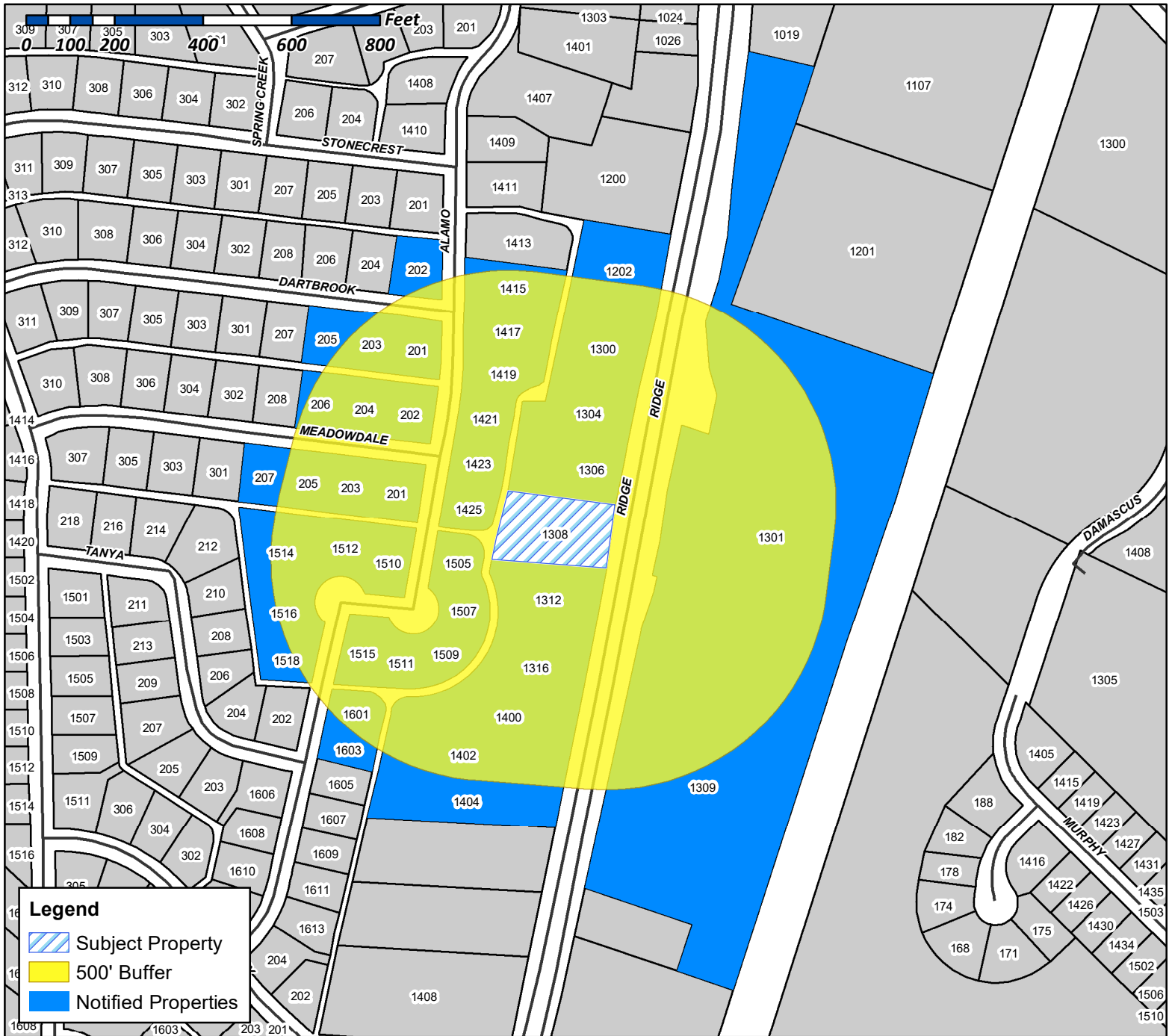
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City of Rockwall

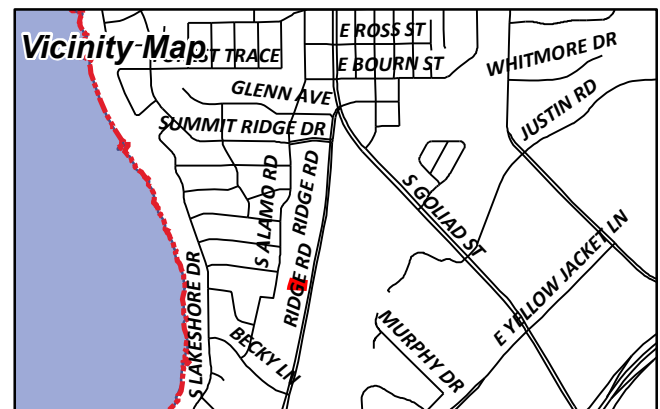
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
For Questions on this Case Call (972) 771-7745



VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE
ROCKWALL, TX 75087

STEGMAN WILLIAM JR
12640 EAST NORTHWEST HWY SUITE 409
DALLAS, TX 75228

CURRENT RESIDENT
1300 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1301 RIDGE
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L
1415 S ALAMO RD
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN
1417 S ALAMO
ROCKWALL, TX 75087

BROOKS RICHARD L
1419 S ALAMO RD
ROCKWALL, TX 75087

DEEN JASON AND JENNIFER
1421 S ALAMO RD
ROCKWALL, TX 75087

ROSS JOSHUA A
1423 S ALAMO RD
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA
1425 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1505 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1509 S ALAMO
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F
1510 S ALAMO RD
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE
1511 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS JUSTIN D
1512 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1514 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1515 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1516 S ALAMO
ROCKWALL, TX 75087

CARLSEN SCOTT & JAMIE
1518 S ALAMO
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS
1592 EDMONDSON TRL
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY SUITE 300
DALLAS, TX 75248

HOTT SARI D
201 DARTBROOK
ROCKWALL, TX 75087

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

BARNHILL BARNEY
202 DARTBROOK
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

MURPHREE MICHAEL G AND AMANDA L
203 DARTBROOK
ROCKWALL, TX 75087

HERRIN MARVIN ET UX
203 MEADOWDALE DR
ROCKWALL, TX 75087

TSARDOULIAS HRISTOS
204 MEADOWDALE DRIVE
ROCKWALL, TX 75087

NOLAN DANIEL & DENISE
205 DARTBROOK
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D
205 MEADOWDALE DR
ROCKWALL, TX 75087

HAGNEY PETER F
206 MEADOWDALE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
207 MEADOWDALE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL COMMONS LLC
341 VERA CLIFF CT
OVIEDO, FL 32765

REID STEPHEN M II AND JAN K
3437 W 7TH ST #123
FORT WORTH, TX 76107

WON HOME CORPORATION
4321 BUCKNELL DRIVE
GARLAND, TX 75042

GREEN KRIS
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

KEEGAN MARTHA SUE
LIBERTY HEIGHTS GRACIOUS RETIREMENT
LIVING
936 W. YELLOW JACKET LANE
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

CRUSE ROBERT B AND MARGARET A
PO BOX 5468
ROCKWALL, TX 75087



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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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, 6/9/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/15/2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

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

Your comments must be received by **6/15/2020** 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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Please place a check mark on the appropriate line below:

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

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

Name:

Grey bar for entering the respondent's name.

Address:

Grey bar for entering the respondent's address.

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

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















CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* AND *CARPORT* THAT EXCEED THE MAXIMUM ALLOWABLE SIZE ON A 0.81-ACRE TRACT OF LAND IDENTIFIED AS TRACT 27 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, 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 Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that exceed the maximum allowable size on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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 a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* as stipulated by Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 to the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in *Exhibits 'B', 'C' & 'D'* of this ordinance.
- (2) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum size of 1,848 SF.
- (3) The *Carport* shall not exceed a maximum size of 588 SF.
- (4) The subject property shall not have more than the two (2) accessory structures (*i.e. [1] guest quarters/secondary living unit/accessory dwelling unit, and [2] carport*) without amending this Specific Use Permit (SUP).
- (5) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport*.
- (6) Prior to the acceptance of the *Carport* the existing driveway shall be extended to the accessory structure as depicted in *Exhibit 'B'* of this ordinance.

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 6TH DAY OF JULY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 15, 2020

2nd Reading: July 6, 2020

Exhibit 'A'
Location Map

Address: 1308 Ridge Road

Legal Description: Tract 27 of the D. Atkins Survey, Abstract No. 1



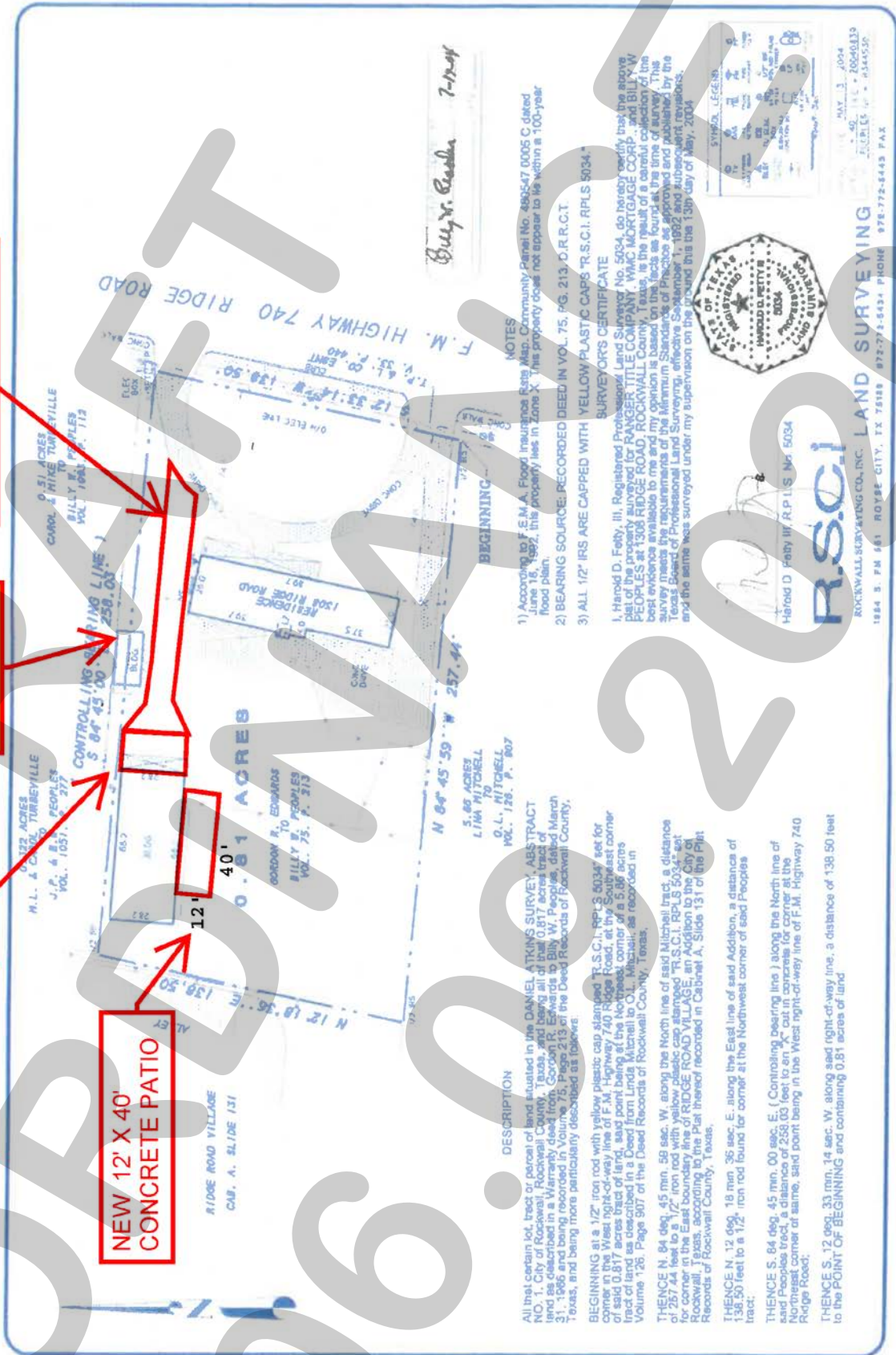
Exhibit 'B':
Concept Plan

NEW 12' DRIVEWAY
TO GUEST QUARTERS

STRUCTURE
REMOVED

NEW 28' X 21'
CARPORT

NEW 12' X 40'
CONCRETE PATIO



Buyer's Recd 7-12-04

NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 489547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED DEED IN VOL. 75, PG. 213, D.R.R.C.T.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS TR.S.C.I. RPLS 5034.

SURVEYOR'S CERTIFICATE
I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITILE COMPANY, a subsidiary of GEORGE CORP., and BILLY W. PEOPLES at 1308 RIDGE ROAD, ROCKWALL COUNTY, TEXAS, is the result of a true and correct survey. The best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of May, 2004.



R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1884 S. FM 661, ROYSE, CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

DATE: MAY 13, 2004
SCALE: AS SHOWN
PROJECT NO.: 00660139
SHEET NO.: 1 OF 1
DRAFTER: H.D.F.

Exhibit 'C':
Conceptual Building Elevations



Exhibit 'D':
Conceptual Floor Plan





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: June 15, 2020

APPLICANT: Brian Bader

CASE NUMBER: Z2020-020; *Specific Use Permit for a Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport at 1308 Ridge Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. According to the City's historic zoning maps, the subject property was zoned Single-Family 2 (SF-2) District as of January 3, 1972. As of May 16, 1983, this designation had been changed to Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District (RCAD), the single-family home on the subject property was constructed in 1975 and has a building footprint of ~3,276 SF (2,760 SF of Living Area). In 1978, a 1,848 SF detached garage was constructed. According to the applicant a portion of this garage was converted into a *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit*.

Staff should note that prior to submitting this request the applicant began demolition of the existing detached garage without securing a demolition permit; however, upon staff pointing this out before the Planning and Zoning Commission Work Session Meeting, the applicant applied for and was issued a demolition permit (*BLD2020-1303*).

PURPOSE

The applicant -- *Brian Bader* -- is requesting the approval of a Specific Use Permit (SUP) for: [1] a *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit* that exceeds more than 30% of the primary structure in conformance with Subsection 02.02(B)(6), *Guest Quarters/Secondary Living Unit*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), [2] and for a carport attached to a secondary structure that exceeds the maximum square footage permitted for carports 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 1308 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) tracts of land (*i.e. two [2] vacant tracts of land and six [6] single-family homes*) zoned Single-Family 10 (SF-10) District. Beyond this are ten (10) tracts of land with eight (8) single-family homes that have been converted to office buildings. These properties are zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses.

South: Directly south of the subject property are two (2) vacant parcels of land (*i.e. Lots 1 & 2, Block B, Eagle Point Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this are nine (9) single-family homes zoned

Single-Family 10 (SF-10) District. South of this is Becky Lane, which is identified as an R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Ridge Road, which is designated as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.802-acre parcel of land (*i.e. Lot 6, Block A, Rockwall Commons Addition*) that is currently developed with a 140-unit apartment complex (*i.e. Lakeridge Apartments*). This property is zoned Planned Development District 1 (PD-1) for multifamily land uses.

West: Directly west of the subject property is the Eagle Point Estates Subdivision, which is zoned Single-Family 10 (SF-10) District and contains 13 single-family residential lots. Also, west of the subject property is the Ridge Road Village Subdivision, which is zoned Single-Family 10 (SF-10) District and contains 185 single-family residential lots. Beyond this is the takeline for Lake Ray Hubbard, followed by the corporate limits for the City of Rockwall.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, site plan, and drawings showing the interior layout of the proposed *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit*. Based on the site plan, a 28-foot by 21-foot (*i.e. 588 SF*) carport will be constructed on the eastern building façade of the existing 1,848 SF accessory building. Images provided by the applicant show that the carport will be architecturally integrated into the existing accessory building (*i.e. the pitched roof of the carport will be integrated into the pitched roof of the accessory building*), and will be accessible via a 12-foot wide concrete driveway that will be extended from the existing circular concrete drive in front of the primary structure. In addition, a 12-foot by 40-foot (*i.e. 480 SF*) concrete patio will be constructed adjacent to the southern building façade. The floor plan submitted by the applicant shows that the *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit* will be contained within the existing accessory building, and that the building will not be expanded to accommodate the proposed use. In addition, according to the applicant's letter the metal R-Panel on the exterior of the existing building will be removed and replaced with HardiBoard siding.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Guest Quarters/Secondary Living Unit* is permitted as an accessory use in the Single-Family 10 (SF-10) District. In addition, Subsection 02.03(B)(6), *Guest Quarters/Secondary Living Unit*, of this Article goes on to state that *Guest Quarters/Secondary Living Units* must be: [1] ancillary to a single-family home, [2] no more than 30% of the area of the primary structure, and [3] not sold or conveyed separately. *Guest Quarters/Secondary Living Units* not meeting these requirements can request a Specific Use Permit (SUP). In this case, the primary structure has a building footprint of ~3,276 SF, which would allow a maximum *Guest Quarters/Secondary Living Unit* of 982.80 SF. The proposed expansion of the existing *Guest Quarters/Secondary Living Unit* would increase the total area of this use to 1,848 SF or 865.20 SF larger than what is permitted by the UDC. Based on this the applicant is requesting a Specific Use Permit (SUP) for the size of the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), carports are permitted to be a maximum of 500 SF and should be architecturally integrated into the primary structure. This section goes on to state that, "(a)ccessory buildings or structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In this case, the applicant is proposing a 588 SF carport, which is 88 SF over what is permitted by the UDC. In addition, the carport will be attached to the existing accessory building and not to the primary structure. Based on these issues, the applicant is requesting a Specific Use Permit (SUP) for the size and location of the carport.

STAFF ANALYSIS

The accessory building at the rear of the subject property was constructed in 1978 and was constructed as a detached garage and *Guest Quarters/Secondary Living Unit*. Staff does not have any information on the square footage breakdown between the *Guest Quarters/Secondary Living Unit* and the detached garage, but -- *based on the applicant* -- approximately 30% or

~554.40 SF of the existing floor area was dedicated to the *Guest Quarters/Secondary Living Unit* land use. Based on this the applicant's request represents an increase of 70% of the existing *Guest Quarters/Secondary Living Unit* area. Staff should point out that based on the estimate provided by the applicant, the structure is currently in compliance with the floor area requirement (*i.e. 30% of the primary structure*) permitted by-right within the Single-Family 10 (SF-10) District.

Article 13, *Definitions*, of the Unified Development Code (UDC), defines *Guest Quarters/Secondary Living Unit* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration [*money paid for work or a service*] and is not rented or otherwise used as a separate domicile." According to the property owner's letter the purpose of converting this structure is to provide a place for their daughter to live. Based on the floor plan provided by the applicant, the *Guest Quarters/Secondary Living Unit* will consist of two (2) bedrooms, two (2) full bathrooms, a full kitchen, living room, and laundry room. In addition, the proposed carport (*which will be accessible via driveway extension off of the existing circular drive in the front of the primary structure*) will provide two (2) parking spaces for the *Guest Quarters/Secondary Living Unit*.

Staff should point out that the existing structure is located behind the front façade of the primary structure, and only has slight visibility -- *through two (2) vacant lots* -- from Ridge Road. At the rear of the subject property there is a thick tree line impairing visibility of the structure from the alleyway and the adjacent houses to the west of the subject property. In addition, the proposed carport should only add slight visibility of the roofline from Ridge Road. Staff should point out that there are two (2) other detached garages of a similar size to the existing accessory building (*i.e. at 1400 & 1404 Ridge Road*); however, there does not appear to be any other detached *Guest Quarters/Secondary Living Unit* in the area. With all this being said, the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and carport is a discretionary decision for the City Council, upon a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 27, 2020, staff mailed 48 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Waterstone Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) responses in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/ Accessory Dwelling Unit* and *Carport* that exceed 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in *Exhibits 'B', 'C' & 'D'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum size of 1,848 SF.
 - (c) The *Carport* shall not exceed a maximum size of 588 SF.
 - (d) The subject property shall not have more than the two (2) accessory structures (*i.e. [1] guest quarters/secondary living unit/accessory dwelling unit, and [2] carport*) without amending this Specific Use Permit (SUP).
 - (e) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport*.

- (f) Prior to the acceptance of the *Carport* the existing driveway shall be extended to the accessory structure as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 9, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Womble dissenting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

1308 RIDGE ROAD

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner

Victoria Kaprantzas

Applicant

Contact Person

Victoria Kaprantzas

Contact Person

Brian Baden

Address

2748 Mira Vista Ln.

Address

20603 CR 3310

City, State & Zip

Rockwall Tx 75032

City, State & Zip

Quinton Tx

Phone

214 228-7055

Phone

214 868-0943

E-Mail

ewiagrk@hotmail.com

E-Mail

bbaden@cityofmesquite.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared VICTORIA KAPRANTZAS [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 15 day of MAY, 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."

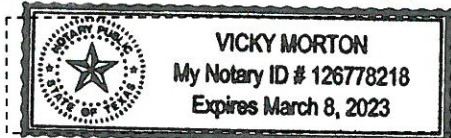
Given under my hand and seal of office on this the 15 day of MAY, 20 2020

Owner's Signature

Victoria Kaprantzas


Notary Public in and for the State of Texas

Vicky Morton



My Commission Expires

0 30 60 120 180 240 Feet

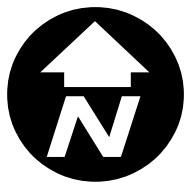
Z2020-020- SUP FOR 1308 RIDGE ROAD
ZONING - LOCATION MAP = 



City of Rockwall

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

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

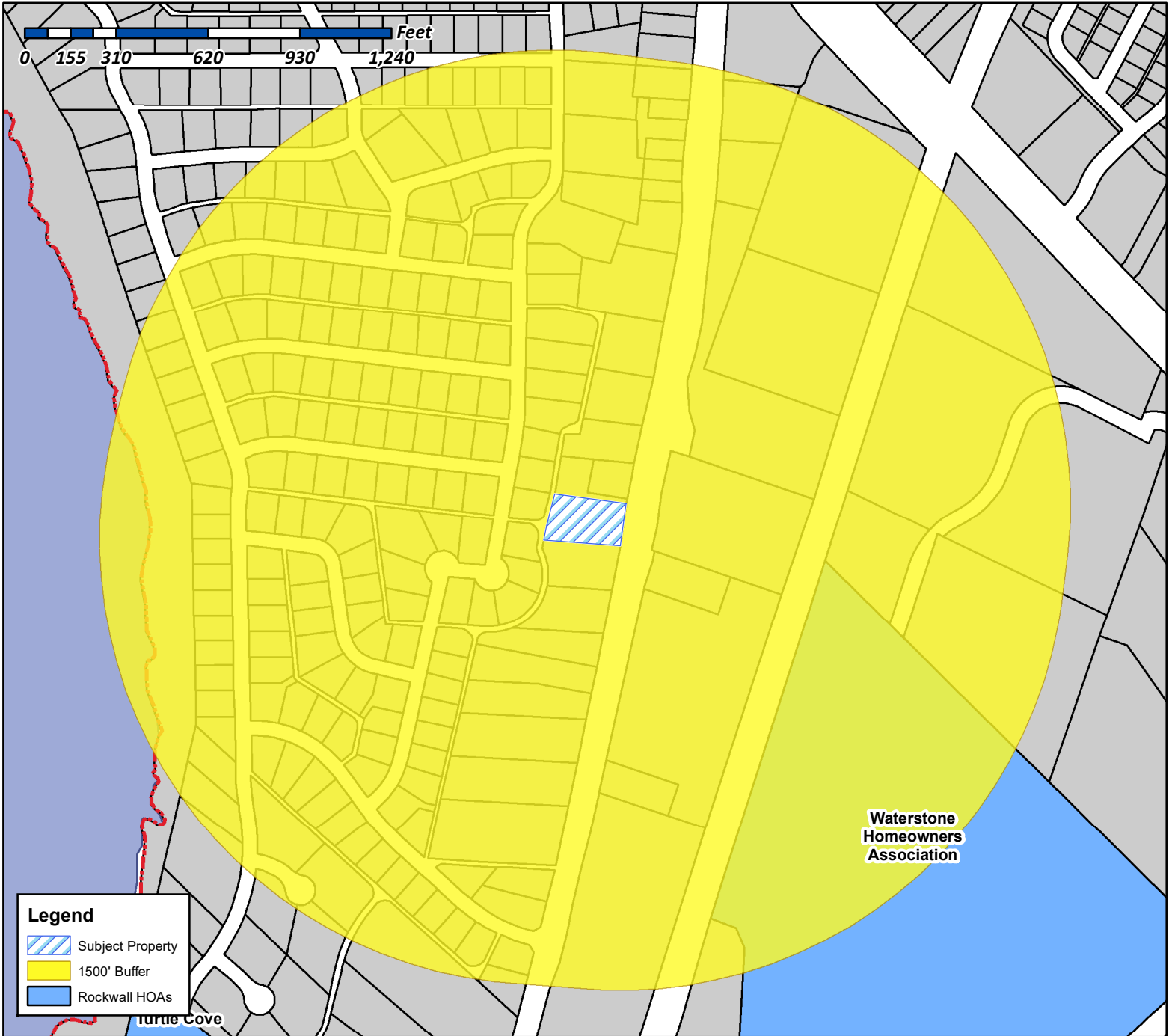




City of Rockwall

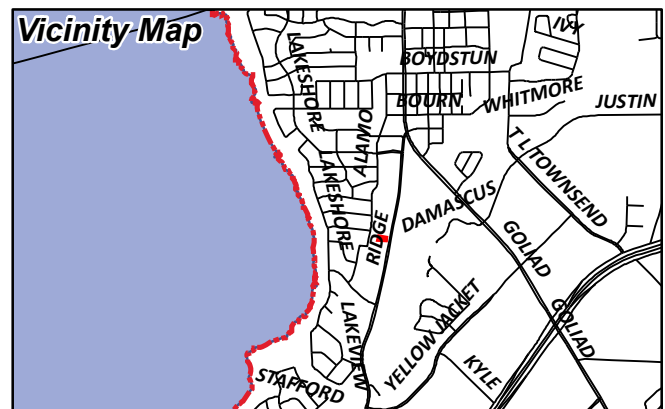
Planning & Zoning Department
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program
Date: Wednesday, May 20, 2020 11:44:54 AM
Attachments: [HOA Map \(05.18.2020\).pdf](#)
[PUBLIC NOTICE.PDF](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 29, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 9, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 15, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-020 SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a [Specific Use Permit \(SUP\)](#) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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/>

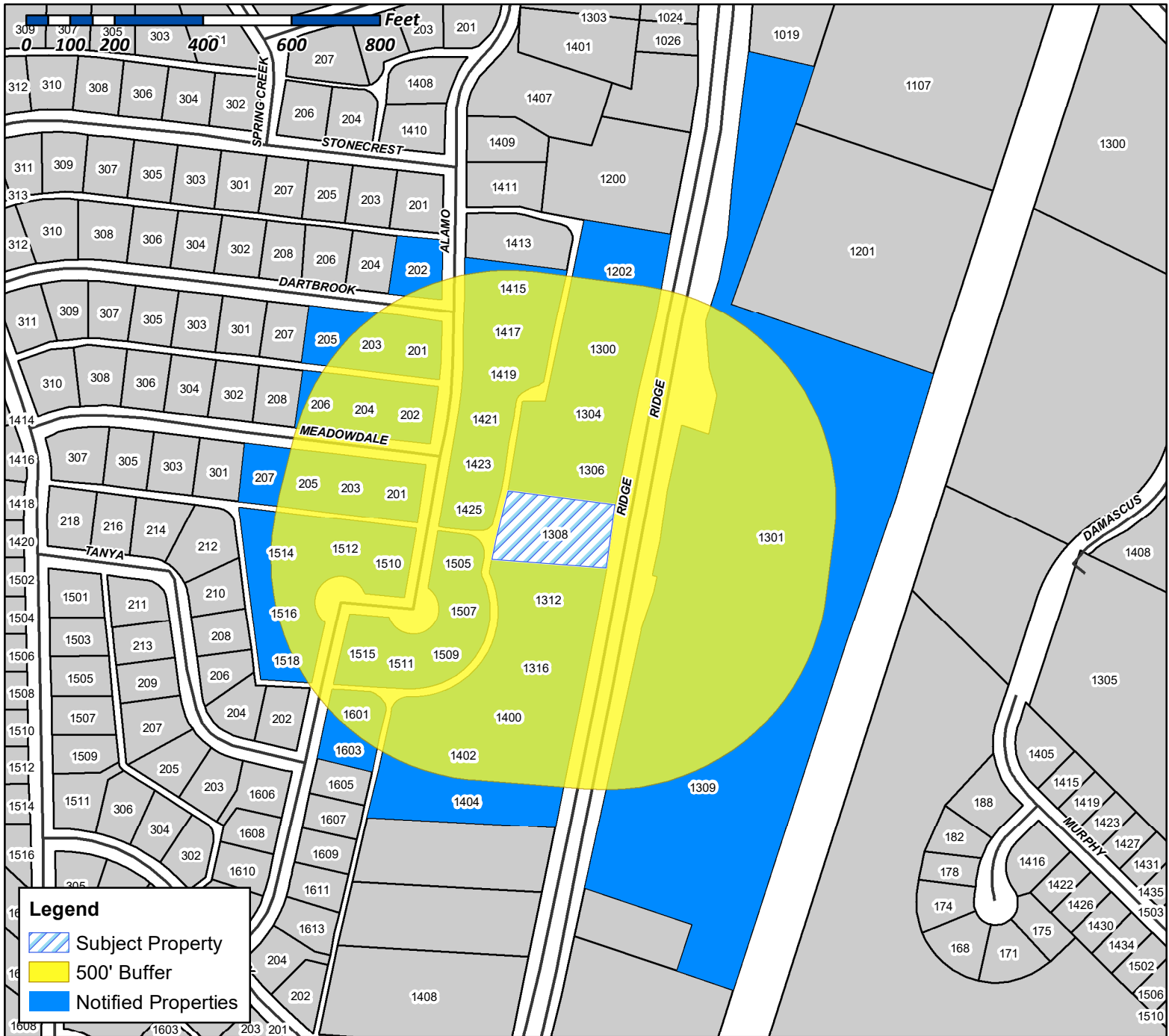
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City of Rockwall

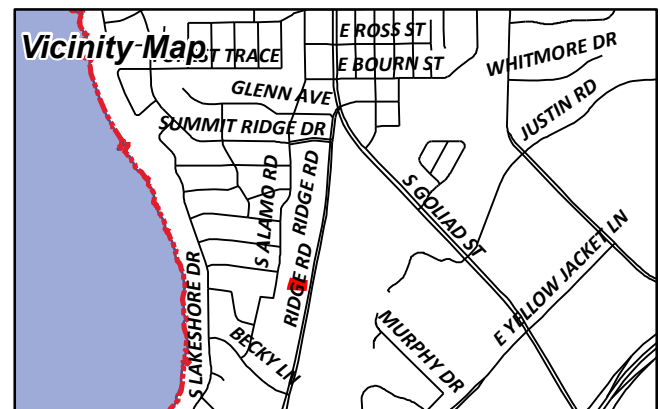
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Case Number: Z2020-020
Case Name: SUP for 1308 Ridge Road
Case Type: Specific Use Permit
Zoning: Single-Family 10 (SF-10) District
Case Address: 1308 Ridge Road

Date Created: 5/18/2020
For Questions on this Case Call (972) 771-7745



VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 RIDGE
ROCKWALL, TX 75087

STEGMAN WILLIAM JR
12640 EAST NORTHWEST HWY SUITE 409
DALLAS, TX 75228

CURRENT RESIDENT
1300 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1301 RIDGE
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY
1304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1306 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1308 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1309 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1312 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1316 RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 RIDGE
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L
1415 S ALAMO RD
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN
1417 S ALAMO
ROCKWALL, TX 75087

BROOKS RICHARD L
1419 S ALAMO RD
ROCKWALL, TX 75087

DEEN JASON AND JENNIFER
1421 S ALAMO RD
ROCKWALL, TX 75087

ROSS JOSHUA A
1423 S ALAMO RD
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA
1425 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1505 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1509 S ALAMO
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F
1510 S ALAMO RD
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE
1511 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS JUSTIN D
1512 S ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1514 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1515 S ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
1516 S ALAMO
ROCKWALL, TX 75087

CARLSEN SCOTT & JAMIE
1518 S ALAMO
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS
1592 EDMONDSON TRL
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA
1603 S ALAMO RD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY SUITE 300
DALLAS, TX 75248

HOTT SARI D
201 DARTBROOK
ROCKWALL, TX 75087

VIZZINI SABARINA L
201 MEADOWDALE DR
ROCKWALL, TX 75087

BARNHILL BARNEY
202 DARTBROOK
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE
202 MEADOWDALE DRIVE
ROCKWALL, TX 75087

MURPHREE MICHAEL G AND AMANDA L
203 DARTBROOK
ROCKWALL, TX 75087

HERRIN MARVIN ET UX
203 MEADOWDALE DR
ROCKWALL, TX 75087

TSARDOULIAS HRISTOS
204 MEADOWDALE DRIVE
ROCKWALL, TX 75087

NOLAN DANIEL & DENISE
205 DARTBROOK
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D
205 MEADOWDALE DR
ROCKWALL, TX 75087

HAGNEY PETER F
206 MEADOWDALE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
207 MEADOWDALE
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL COMMONS LLC
341 VERA CLIFF CT
OVIEDO, FL 32765

REID STEPHEN M II AND JAN K
3437 W 7TH ST #123
FORT WORTH, TX 76107

WON HOME CORPORATION
4321 BUCKNELL DRIVE
GARLAND, TX 75042

GREEN KRIS
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

KEEGAN MARTHA SUE
LIBERTY HEIGHTS GRACIOUS RETIREMENT
LIVING
936 W. YELLOW JACKET LANE
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

CRUSE ROBERT B AND MARGARET A
PO BOX 5468
ROCKWALL, TX 75087



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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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, 6/9/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/15/2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

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

Your comments must be received by **6/15/2020** 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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Please place a check mark on the appropriate line below:

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

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

Name:

Grey bar for entering the respondent's name.

Address:

Grey bar for entering the respondent's address.

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

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



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

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

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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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Please place a check mark on the appropriate line below:

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

EXISTING STRUCTURE SO OK

Name:

DW BOBST

Address:

1310 RIDGE RD (1312 & 1316)

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

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



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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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, 6/9/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/15/2020 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

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

Your comments must be received by **6/15/2020** 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. Z2020-020: SUP for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport for 1308 Ridge Road

Please place a check mark on the appropriate line below:

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

EXISTING STRUCTURE SO OK

Name: DW BOAST
Address: 1400 RIDGE RD

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

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















CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT AND CARPORT THAT EXCEED THE MAXIMUM ALLOWABLE SIZE ON A 0.81-ACRE TRACT OF LAND IDENTIFIED AS TRACT 27 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, 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 Brian Bader on behalf of Victoria Kaprantzas for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that exceed the maximum allowable size on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, 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 a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* as stipulated by Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and 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 to the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in *Exhibits 'B', 'C' & 'D'* of this ordinance.
- (2) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum size of 1,848 SF.
- (3) The *Carport* shall not exceed a maximum size of 588 SF.
- (4) The subject property shall not have more than the two (2) accessory structures (*i.e. [1] guest quarters/secondary living unit/accessory dwelling unit, and [2] carport*) without amending this Specific Use Permit (SUP).
- (5) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the *Guest Quarters/Secondary Living Unit/Accessory Dwelling* and *Carport*.
- (6) Prior to the acceptance of the *Carport* the existing driveway shall be extended to the accessory structure as depicted in *Exhibit 'B'* of this ordinance.

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 6TH DAY OF JULY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 15, 2020

2nd Reading: July 6, 2020

Exhibit 'A'
Location Map

Address: 1308 Ridge Road

Legal Description: Tract 27 of the D. Atkins Survey, Abstract No. 1



**Exhibit 'B':
Concept Plan**

**NEW 12' DRIVEWAY
TO GUEST QUARTERS**

**STRUCTURE
REMOVED**

**NEW 28' X 21'
CARPORT**

**NEW 12' X 40'
CONCRETE PATIO**

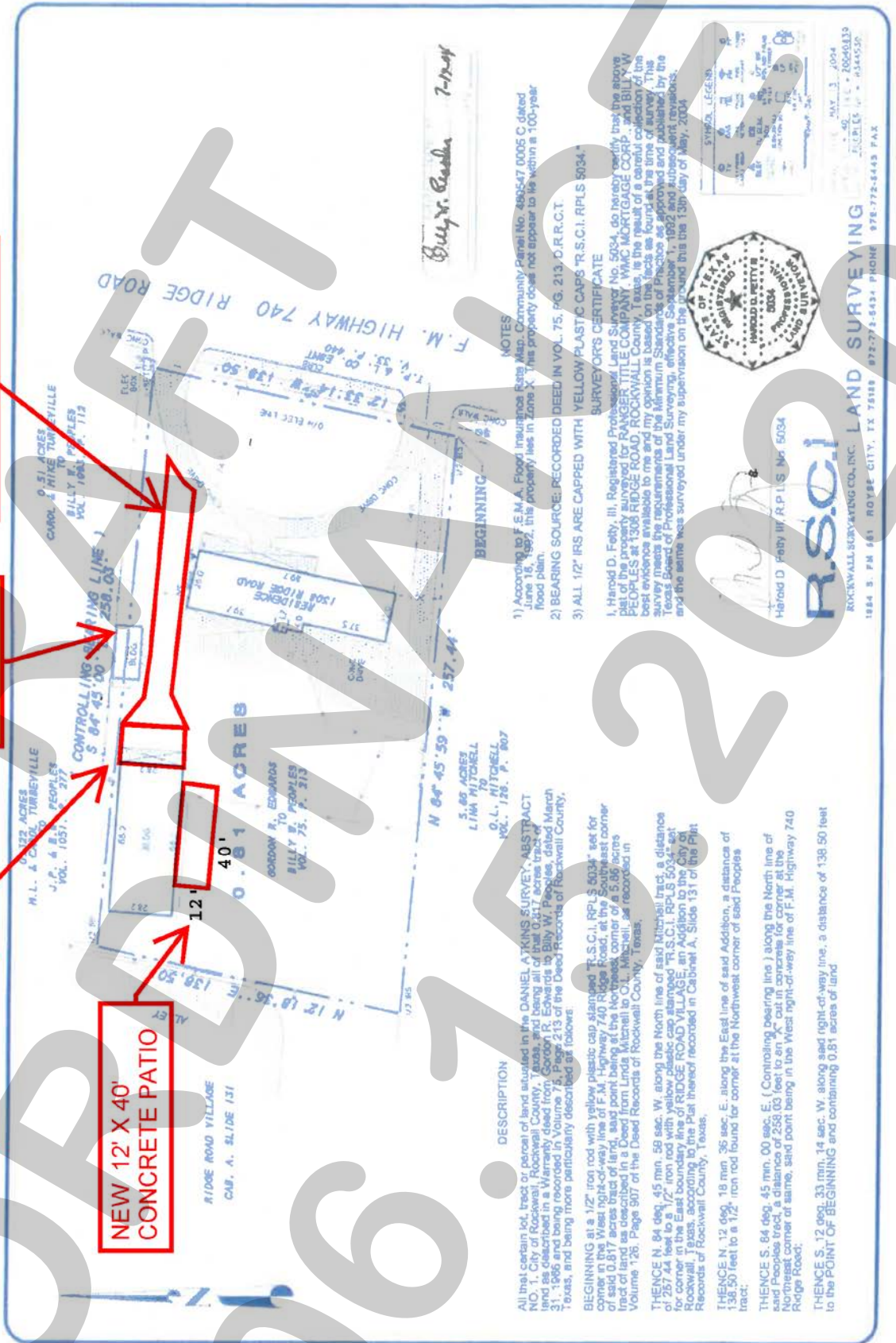


Exhibit 'C':
Conceptual Building Elevations



Exhibit 'D':
Conceptual Floor Plan





July 10, 2020

TO: Brian Bader
20603 CR 3310
Quinlan, Texas 75474

CC: Victoria Kaprantzas
2748 Mira Vista Lane
Rockwall, Texas 75032

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

SUBJECT: Z2020-020; *Specific Use Permit (SUP) for 1308 Ridge Road*

Mr. Bader:

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 July 10, 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 Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit and Carport shall generally conform to the concept plan, conceptual building elevations, and conceptual floor plan depicted in Exhibits 'B', 'C' & 'D' of the Specific Use Permit (SUP) ordinance.
 - (b) The Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not exceed a maximum size of 1,848 SF.
 - (c) The Carport shall not exceed a maximum size of 588 SF.
 - (d) The subject property shall not have more than the two (2) accessory structures (i.e. 1 guest quarters/secondary living unit/accessory dwelling unit, and 2 carport) without amending this Specific Use Permit (SUP).
 - (e) The existing accessory building along the northern property shall be removed from the property prior to the issuance of a building permit for the Guest Quarters/Secondary Living Unit/Accessory Dwelling and Carport.
 - (f) Prior to the acceptance of the Carport the existing driveway shall be extended to the accessory structure as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.

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

Planning and Zoning Commission

On June 9, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Womble dissenting.

City Council

On June 15, 2020, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0 (1st Reading).

On July 6, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 6-0, with Mayor Pruitt absent (2nd Reading).

Included with this letter is a copy of Ordinance No. 20-24, 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,

A handwritten signature in black ink, appearing to read "R. Miller".

Ryan Miller, AICP
Director of Planning and Zoning