



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2021-023 P&Z DATE 07/13/21 CC DATE 07/19/21 APPROVED/DENIED _____

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

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input 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. 22021-023

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
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- 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 **3221 Diamond Way Dr.**

SUBDIVISION **Sterling Farms Addition** LOT **12** BLOCK **A**

GENERAL LOCATION **Hwy 276 & FM 3549**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-1.5	CURRENT USE	Residential
PROPOSED ZONING	No Change	PROPOSED USE	SUP to Add 12'x 20' Storage Bldg.
ACREAGE	1.5	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input checked="" type="checkbox"/> OWNER	Don Holamon	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Don Holamon	CONTACT PERSON	
ADDRESS	3221 Diamond Way Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	214-543-8584	PHONE	
E-MAIL	donandteriholamon@hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

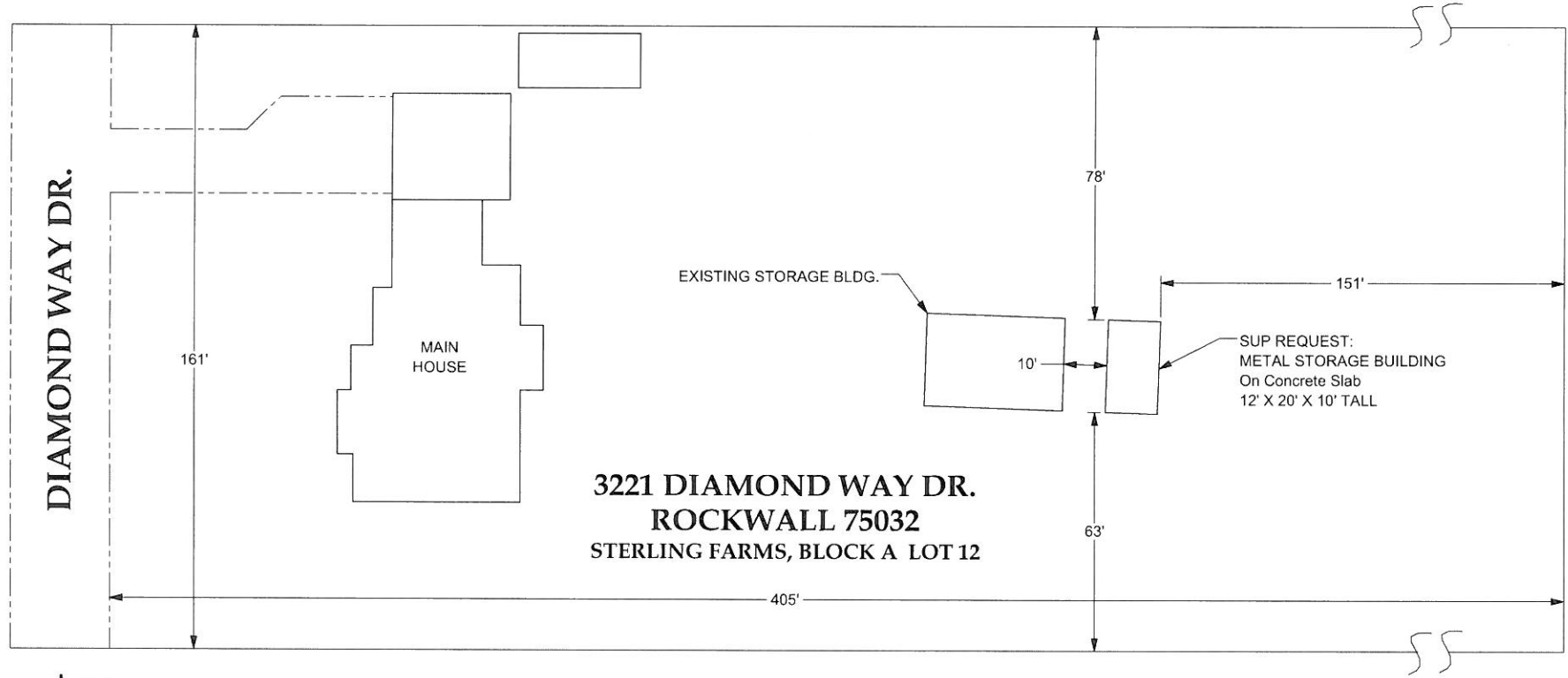
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$207.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, 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 18 DAY OF June, 2021

OWNER'S SIGNATURE Don Holamon

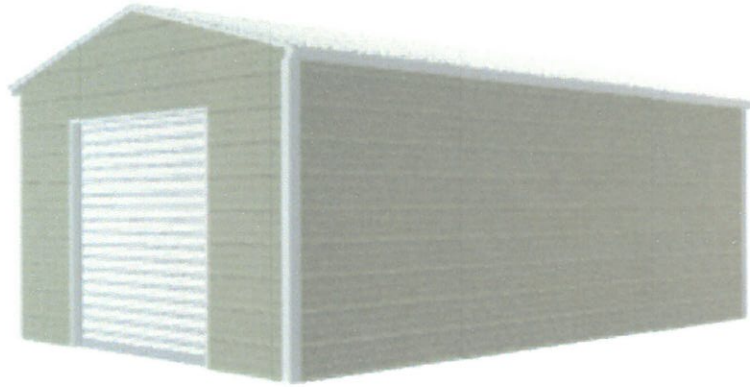
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson

JULIE THOMPSON
Notary Public, State of Texas
Comm. Expires 07-22-2024
Notary ID - 126599769
MY COMMISSION EXPIRES 7/22/2024



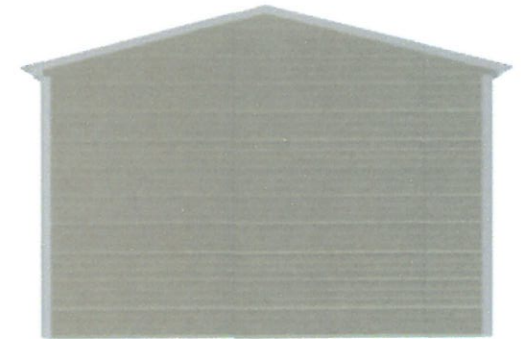
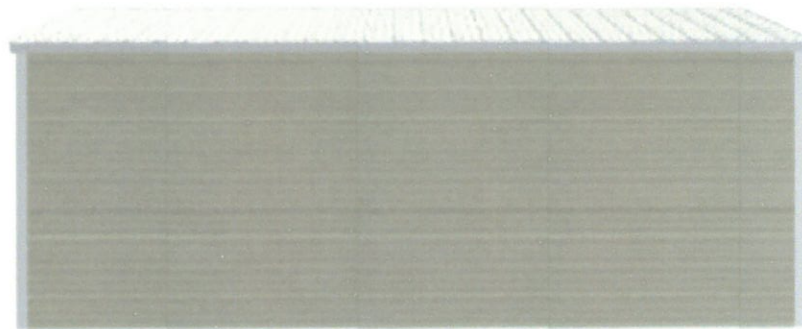
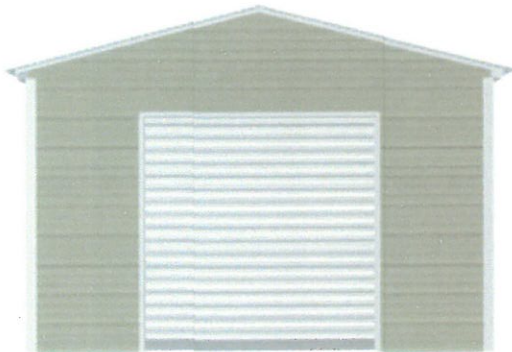
4N

3221 DIAMOND WAY DR.
ROCKWALL 75032
STERLING FARMS, BLOCK A LOT 12



General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



Metal Storage Building
12' x 20' x 10' Tall



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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STAFF USE ONLY

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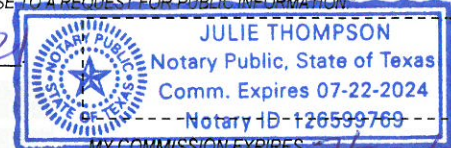
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OWNER'S SIGNATURE

Don Holamon

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson





City of Rockwall

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

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

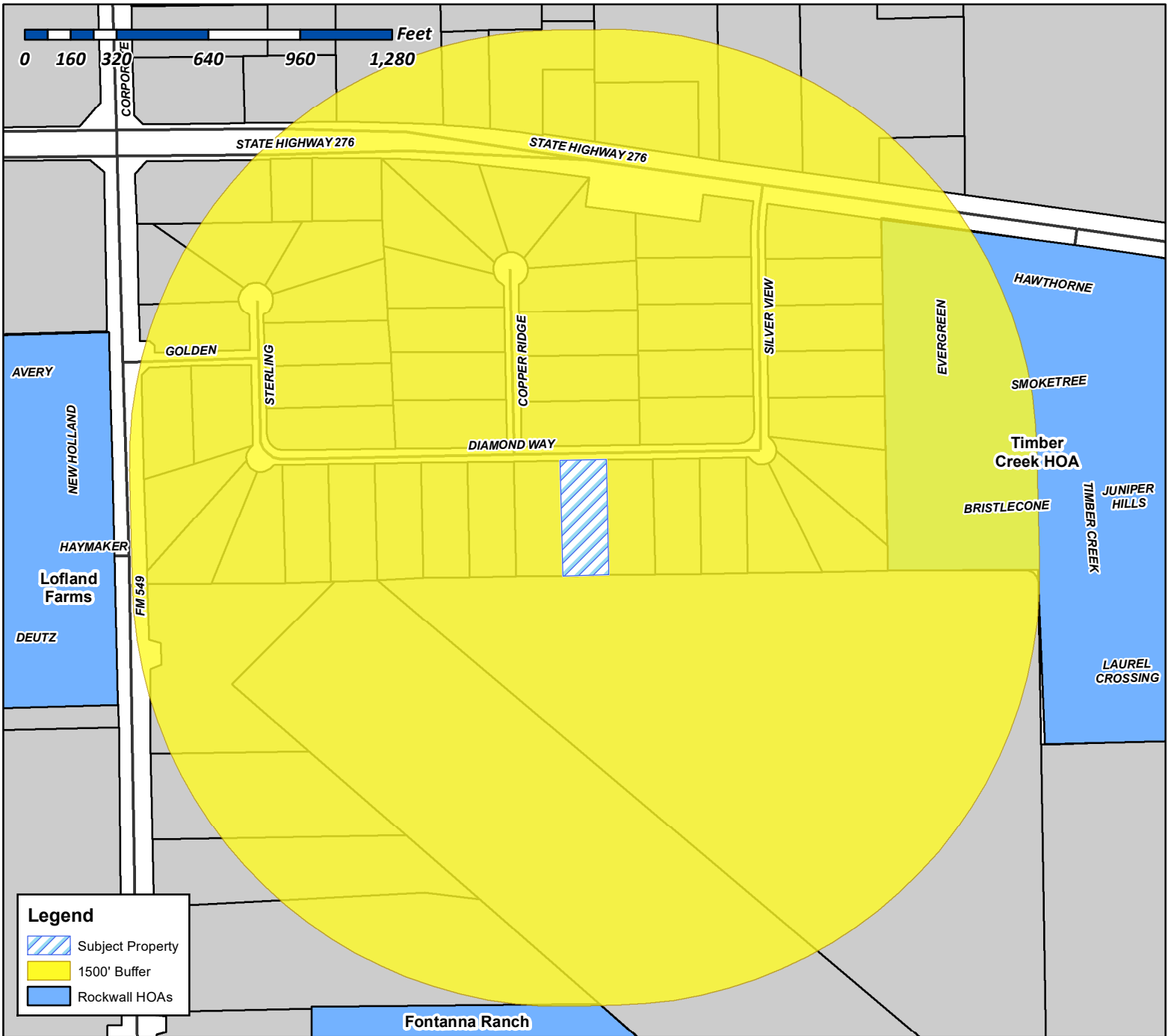




City of Rockwall

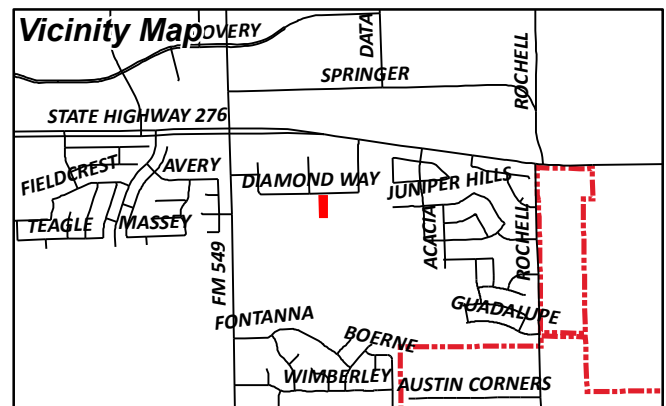
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive

Date Created: 6/19/2021
 For Questions on this Case Call (972) 771-7745

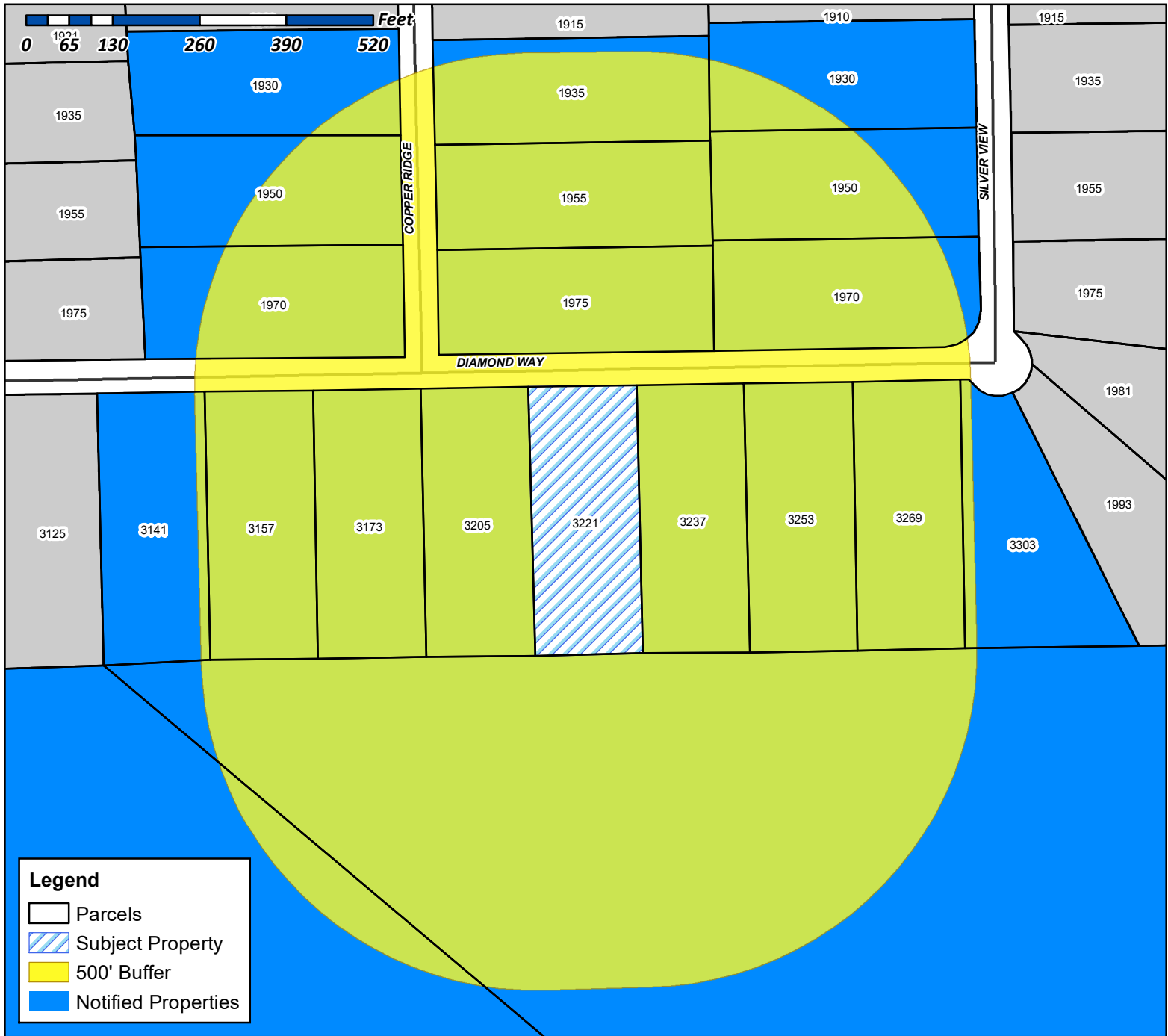




City of Rockwall

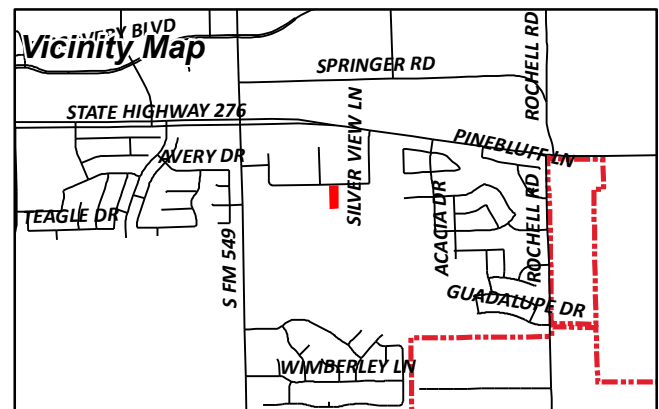
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 For Questions on this Case Call (972) 771-7745



BLOOMFIELD HOMES LP
1050 E STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

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

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

COLEMAN PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

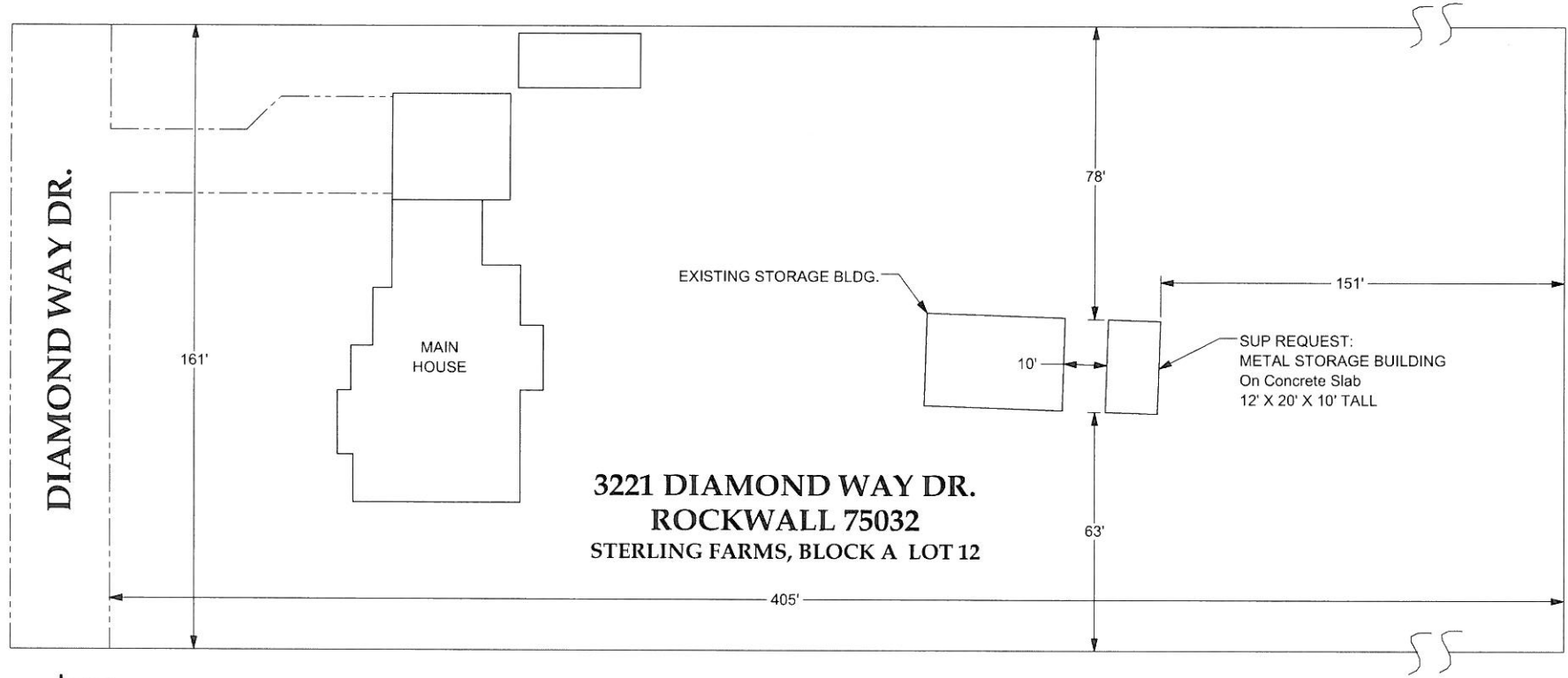
HOLAMON TERI D AND DON P
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

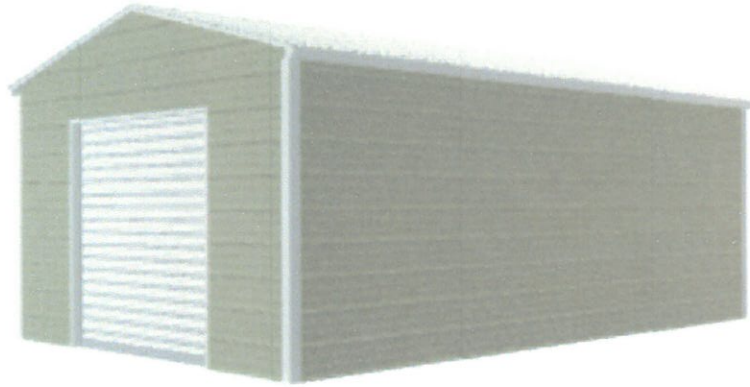
HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

HOGUE THOMAS
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032



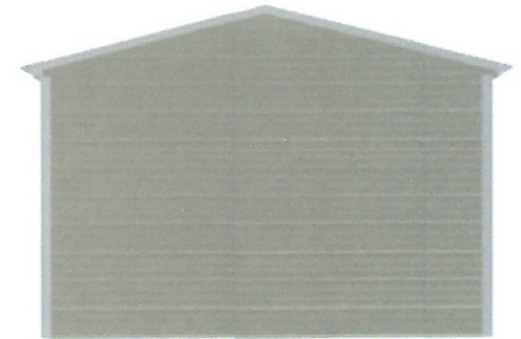
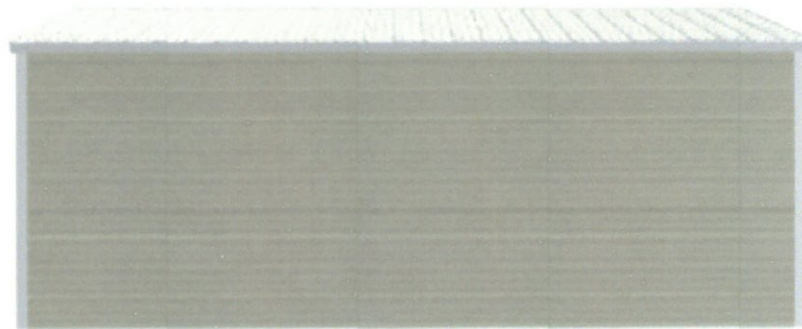
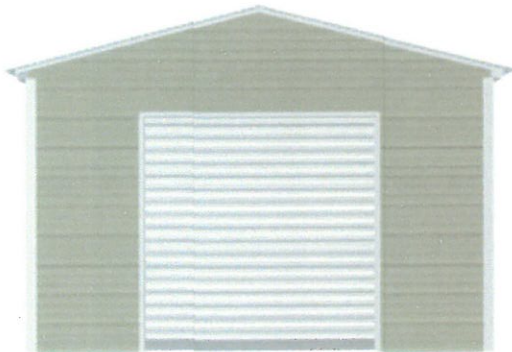
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3221 DIAMOND WAY DR.
ROCKWALL 75032
STERLING FARMS, BLOCK A LOT 12



General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



Metal Storage Building
12' x 20' x 10' Tall

PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: Z2021-023
PROJECT NAME: SUP for Portable Building at 3221 Diamond Way Drive
SITE ADDRESS/LOCATIONS: 3221 DIAMOND WAY DR, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/25/2021	Approved w/ Comments

06/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Building that does not conform to the maximum square footage requirements on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email Hlee@rockwall.com.

M.3 For reference, include the case number (Z2021-023) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single Family Estate 1.5 (SFE-1.5) District.

I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single Family Estate 1.5 (SFE-1.5) District shall adhere to the following requirements:

(1) Number of Accessory Structures Permitted per Lot: 2

(2) Maximum SF of Accessory Building: 1,000 SF

(3) Minimum Rear Yard Setback: 10 Feet

(4) Minimum Side Yard Setback: 25 Feet

(5) Distance Between Buildings: 10 Feet

(6) Maximum Building Height: 15 Feet

In addition, if more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF.

I.6 In this case there are two existing accessory buildings on the subject property. Therefore, part of this SUP request is to exceed the number of allowed accessory structures per lot.

M.7 I need the following information clarified: the height of the accessory structure and the roof pitch. The plans show both 10' and 11' as the maximum height, this must be clarified. The Unified Development code (UDC) requires that the minimum roof pitch for all structures in a residential district to be 3:12; please define the roof pitch of the accessory structure.

M.8 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.

I.9 As it currently stands your Specific Use Permit (SUP) request is for an accessory structure that would exceed the maximum permitted of two per lot, an accessory structure that exceeds the maximum permitted size, and an accessory structure that has a roof pitch less than 3:12.

M.10 Please review the attached Draft Ordinance prior to the June 29, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no

later than July 6, 2021.

I.11 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 July 6, 2021; 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 July 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 29, 2021.

I.12 The projected City Council meeting dates for this case will be July 19, 2021 [1st Reading] and August 2, 2021 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/21/2021	Approved
06/21/2021: No Comments			



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-023

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ADDRESS 3221 Diamond Way Dr.

SUBDIVISION Sterling Farms Addition LOT 12 BLOCK A

GENERAL LOCATION Hwy 276 & FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING	<u>No Change</u>	PROPOSED USE	<u>SUP to Add 12'x 20' Storage Bldg.</u>
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CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	
PHONE	<u>214-543-8584</u>	PHONE	
E-MAIL	<u>donandteriholamon@hotmail.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

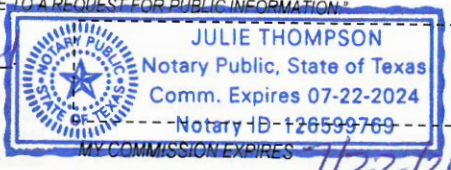
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Don Holamon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 207.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. 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 18 DAY OF June, 2021

OWNER'S SIGNATURE

Don Holamon
Julie Thompson



MY COMMISSION EXPIRES 7/22/2024



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.

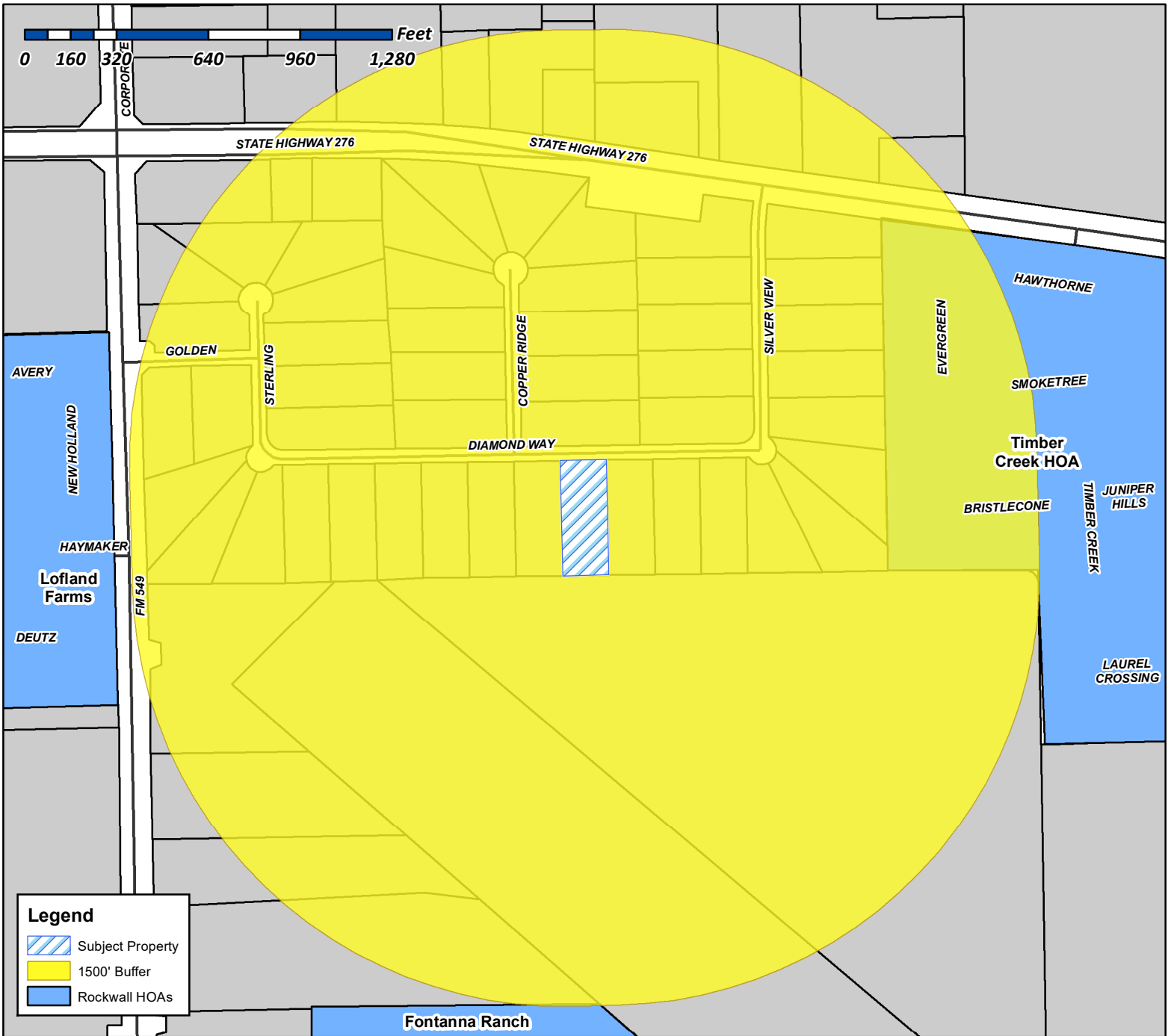




City of Rockwall

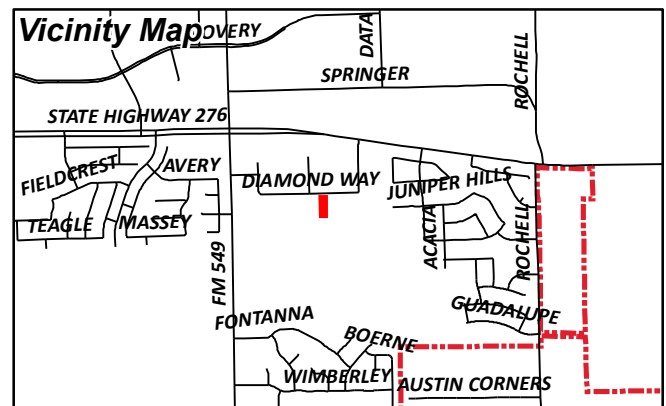
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive

Date Created: 6/19/2021
For Questions on this Case Call (972) 771-7745

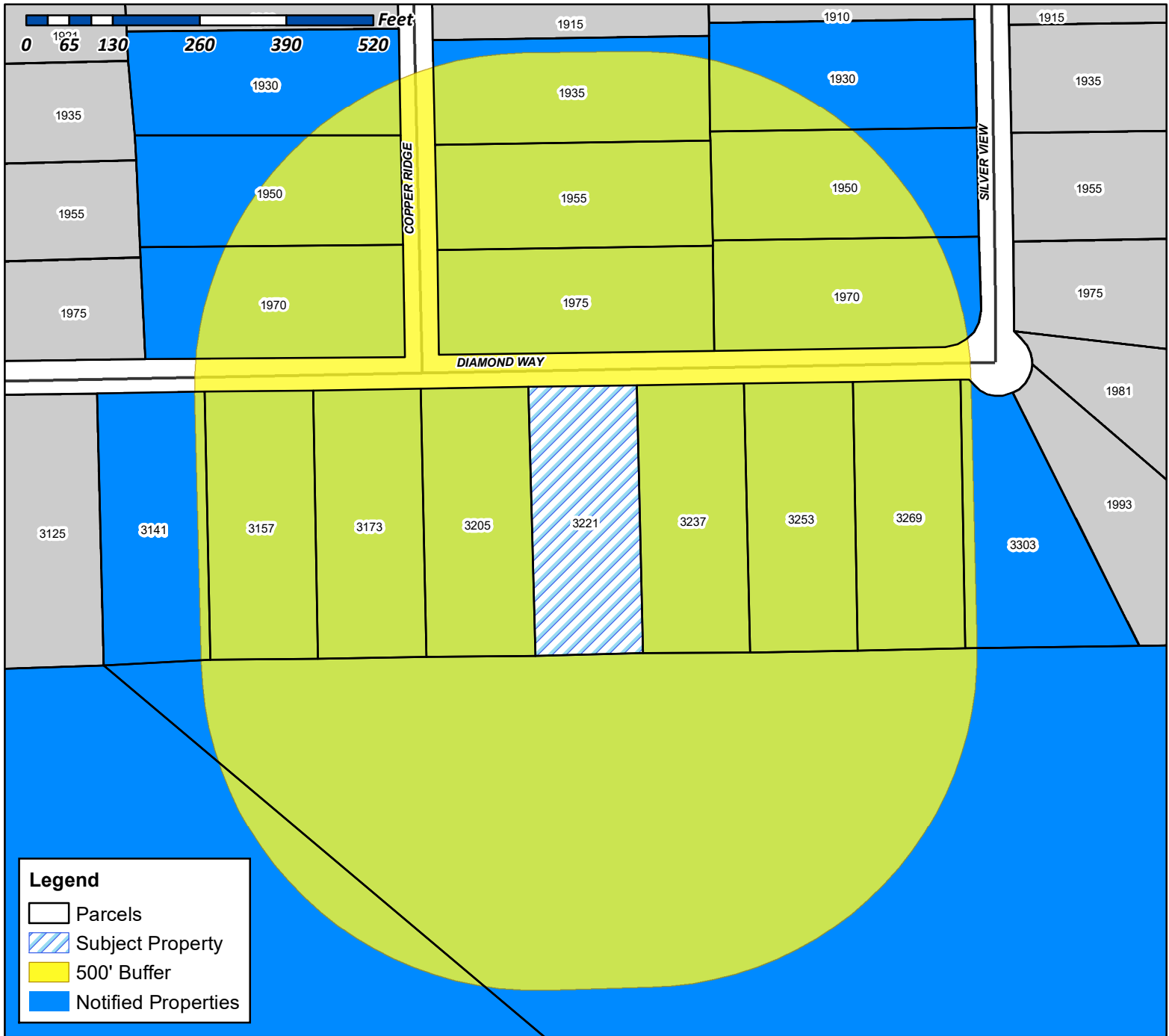
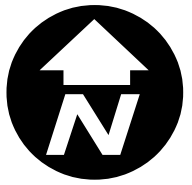




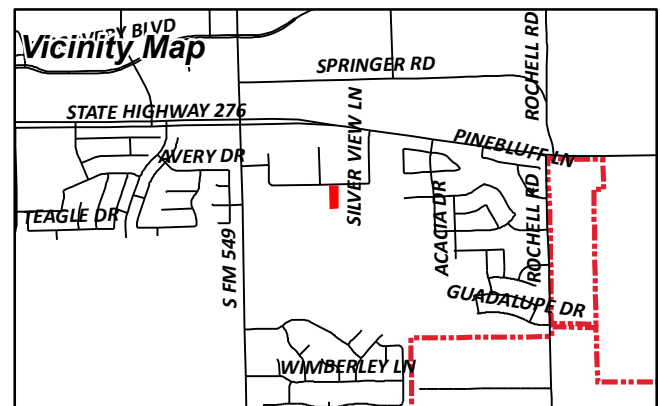
City of Rockwall

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

BLOOMFIELD HOMES LP
1050 E STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

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

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

COLEMAN PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

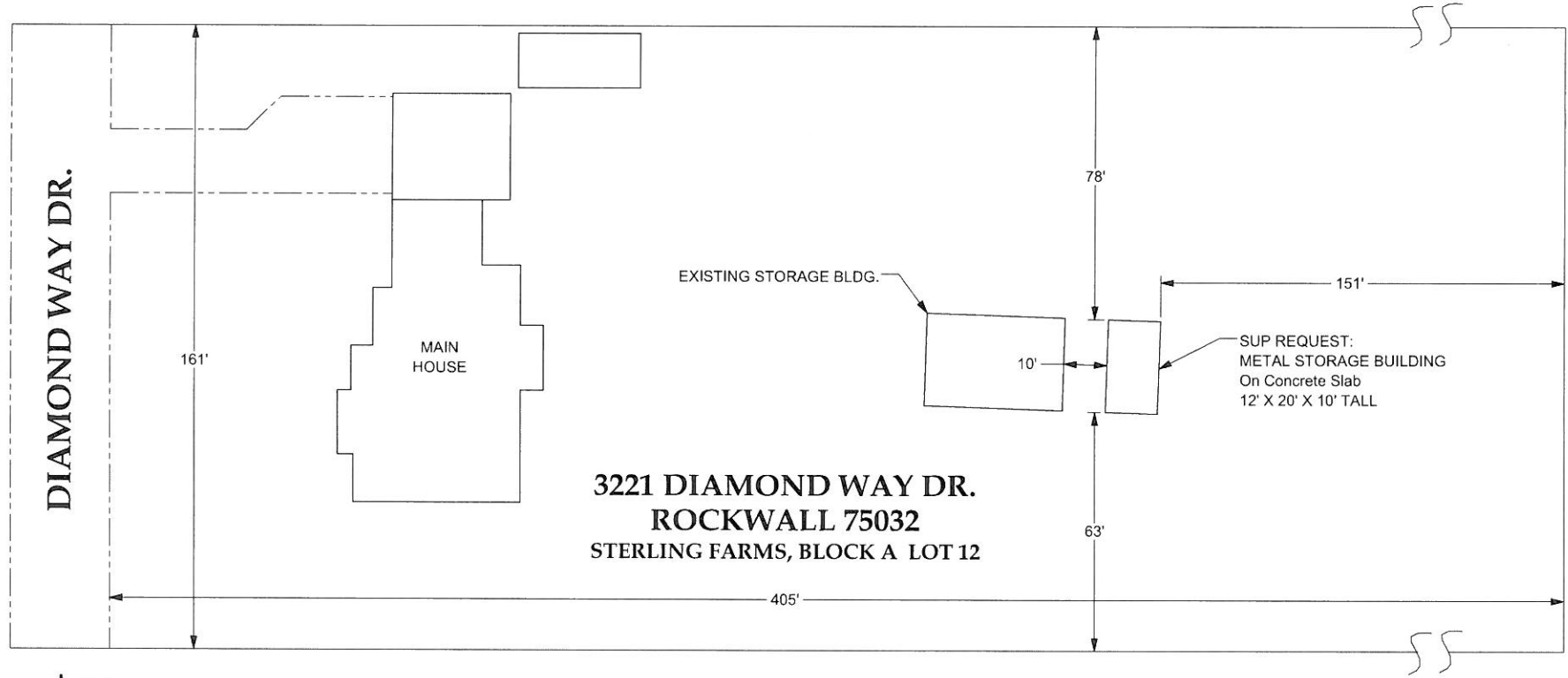
HOLAMON TERI D AND DON P
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

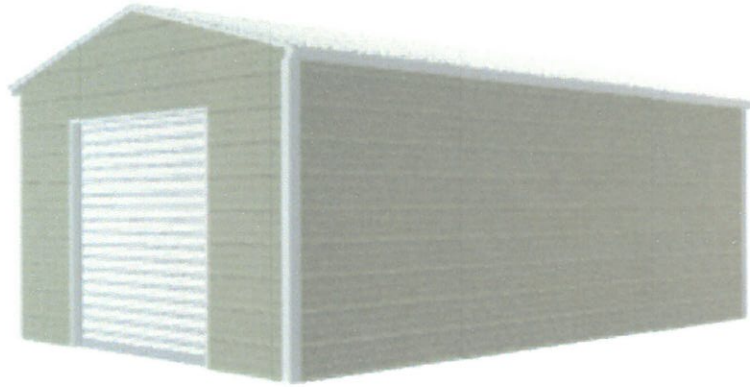
HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

HOGUE THOMAS
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032



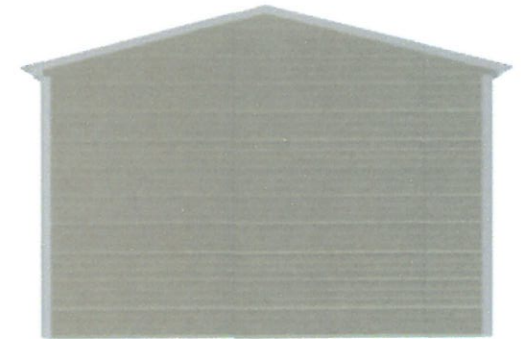
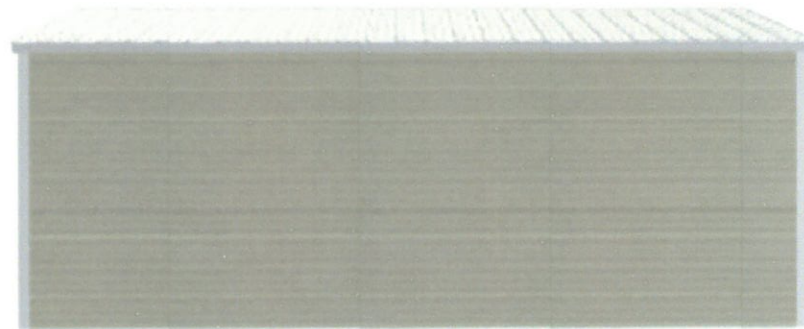
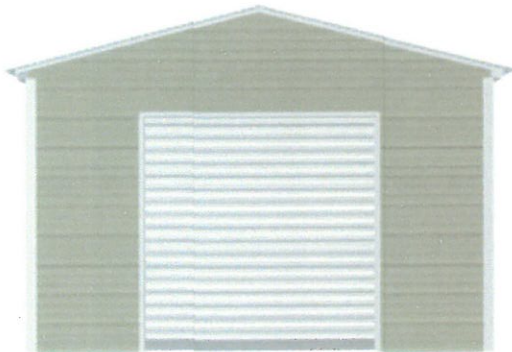
3221 DIAMOND WAY DR.
ROCKWALL 75032
STERLING FARMS, BLOCK A LOT 12

4N



General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



Metal Storage Building
12' x 20' x 10' Tall

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 1.4969-ACRE TRACT OF LAND, IDENTIFIED AS LOT 12, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Don Holamon for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 1.4969-acre tract of land described as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 240 SF.
- (3) The *Subject Property* shall not have more than three (3) accessory structures.

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 2TH DAY OF AUGUST, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

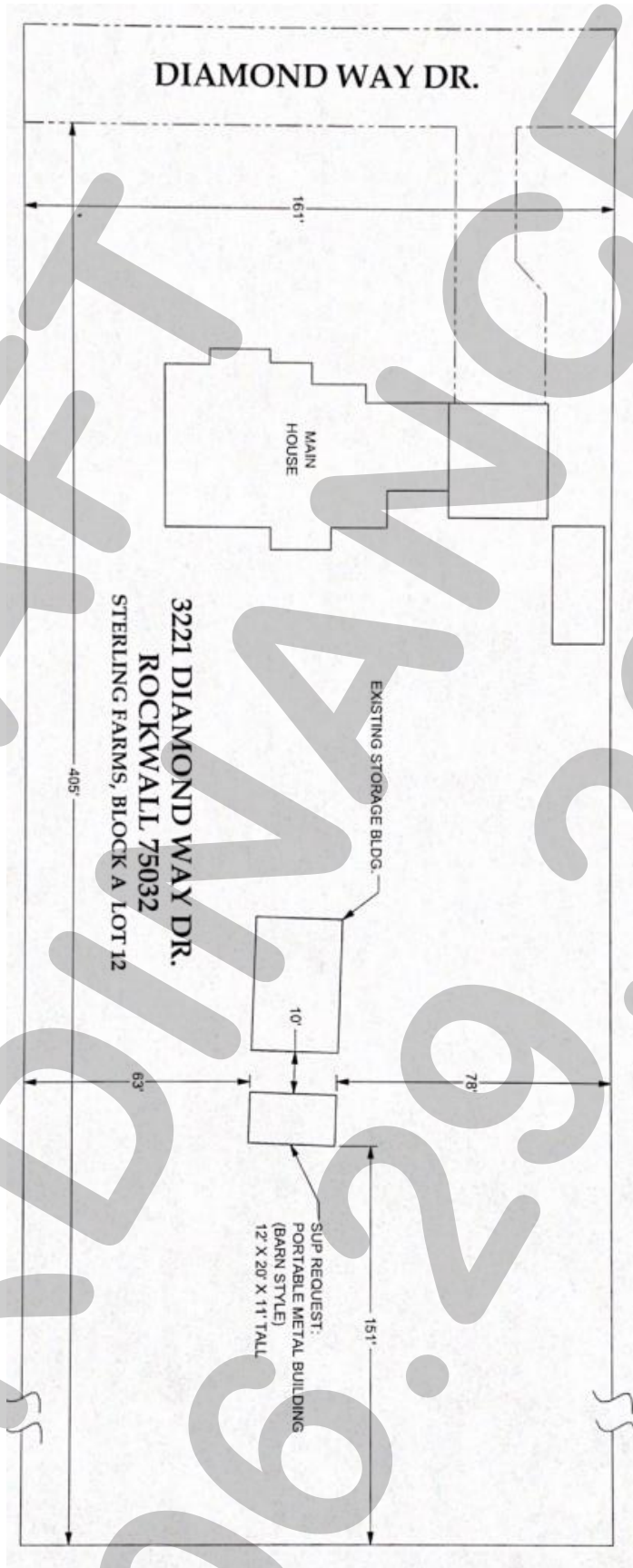
Exhibit 'A'
Zoning Exhibit

Address: 3221 Diamond Way Drive

Legal Description: Lot 12, Block A, Sterling Farms Addition



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Elevations**



**Metal Storage Building
12' x 20' x 10' Tall**

General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



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: July 13, 2021
APPLICANT: Don Holamon
CASE NUMBER: Z2021-023; *Specific Use Permit for an Accessory Building at 3221 Diamond Way Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

BACKGROUND

On October 21, 1996, the City Council approved a preliminary plat for the Sterling Farms Subdivision [Case No. PZ1996-072-01]. On March 17, 1997, the City Council approved a final plat for the Sterling Farms Subdivision [Case No. PZ1996-079-01]. At the time of the preliminary plat and final plat approval the Sterling Farms Subdivision was outside the City's corporate limits, and was approved in accordance with an *Interlocal Cooperation Agreement* between Rockwall County and the City of Rockwall concerning the approval of subdivision plats. The approval of this subdivision plat established the subject property as Lot 12, Block A, Sterling Farms Addition. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [Case No. A1997-001]. On April 1, 2002, the City Council approved a zoning case [Case No. PZ2001-106-01] rezoning the subject property to Single-Family Estate (SFE) District from Agricultural (AG) District. On May 6, 2002, the City Council approved a subsequent zoning case [Case No. PZ2002-019-01] rezoning the subject property to Single-Family Estate 1.5 (SFE-1.5) District from Single-Family Estate (SFE) District. According to the Rockwall County Appraisal District (RCAD), a 1,830 SF single-family home was constructed on the subject property in 1997, a 530 SF attached carport constructed in 2003, a 640 SF storage accessory building was constructed in 2013, and a 450 SF detached carport was constructed in 2006. These structures currently exist on the subject property, and no additional changes have been made.

PURPOSE

The applicant -- *Don Holamon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that exceeds the maximum number of accessory building permitted on a subject property 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 3221 Diamond Way Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Diamond Way Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land developed with single-family homes, that are situated within the Sterling Farms Estates Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is SH-276, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are two (2) large vacant tracts of land zoned Planned Development 82 (PD-82) for Single-Family 10 (SF-10) District land uses (*i.e. these tracts are future phases of the Terracina Estates Subdivision*). Beyond this is Shannon Elementary, which is zoned Planned Development District 64 (PD-64).

East: Directly east of the subject property are six (6) parcels of land developed with single-family homes, that are situated within the Sterling Farms Estates Subdivision, and zoned for Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is the Timber Creek Estates Subdivision, which consists of 235 lots zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property are nine (9) parcels of land developed with single-family homes, that are situated within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is S. FM-549, which is identified as a *TXDOT4D* (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lofland Farms Phase 5B Subdivision, which consists of 75 single-family homes.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, survey, residential plot plan, building elevations, and a building specification sheet requesting to permit a 12-foot by 20-foot (*or 240 SF*) accessory building. The proposed elevations indicate the façade of the accessory building will be metal. Staff should point out that this material is not characteristic of the primary structure, which is composed primarily of brick. The proposed accessory structure will have a roof pitch of 3:12, which will be constructed metal *R-Panel*. The accessory structure will be situated near the rear of the subject property approximately 151-feet from the rear (*or southern*) property line, 78-feet from the east side yard, and 63-feet from the west side yard. In addition, the proposed structure will be situated ten (10) feet from the existing accessory building.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family Estate 1.5 (SFE-1.5) District allows either one (1) accessory building at 400 SF and one (1) detached garage at 625 SF, or a single accessory building at 1,000 SF. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum roof pitch of 3:12. The setbacks for accessory structures in a Single-Family Estate 1.5 (SFE-1.5) District are ten (10) feet from the rear property line and 25-feet from the side yard property line. Accessory buildings are also required to have a minimum of ten (10) feet of separation from any other building or structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In addition, the section states that "(a)ll accessory buildings that are not portable accessory buildings require a permanent concrete foundation."

STAFF ANALYSIS

In this case, the applicant's request generally conforms with the density and dimensional requirements for accessory buildings; however, the accessory building does not adhere to the maximum number of accessory structures allowed on a property. According to Section 07.04, *Accessory Structure Development Standards*, of the Unified Development Code (UDC), "(i)f more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF ... (i)f there is an existing accessory building greater than 625 SF no additional accessory building or structures are permitted." In this case, the Rockwall County Appraisal District (RCAD) shows that the subject property has an existing accessory building that total 640 SF, and would preclude the subject property from constructing a second accessory building. In addition, properties in the Single-Family Estate 1.5 (SFE-1.5) District are permitted to have a maximum of two (2) accessory buildings. In this case the subject property has three (3) existing accessory structures (*i.e. two [2] carports and an accessory building*). The proposed accessory building would be the fourth accessory structure proposed on the subject property. Finally, the proposed accessory building does not appear to be architecturally compatible with the primary structure. Based on the proposed plans the applicant is requesting a Specific Use

Permit (SUP) to allow for an accessory building that exceeds the maximum number of accessory buildings permitted on the subject property. Staff has performed a review of the homes in the surrounding subdivision using aerial imagery (*a total of 47 single-family homes that are in the Sterling Farms Subdivision*), and determined that -- *while the accessory building is of a similar size to other accessory buildings in the area* -- none of the properties have four (4) accessory structures. Staff should note that 34 of the 47 homes surveyed had accessory structures, with the average number of accessory structures per lot being 1.7. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 29, 2021, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Fontanna Ranch, Lofland Farms, and Timber Creek Homeowner's Associations (HOAs), which are the only HOA/Neighborhood Organizations that are 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 no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible number of accessory structures on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibit 'B & 'C' of this ordinance; and
 - (b) The *Accessory Building* shall not exceed a maximum size of 240 SF; and
 - (c) The *Accessory Building* shall not exceed a maximum height of 15-feet; and
 - (d) The Subject Property shall not have more than four (4) accessory structures.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-023

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	3221 Diamond Way Dr.		
SUBDIVISION	Sterling Farms Addition		LOT 12 BLOCK A
GENERAL LOCATION	Hwy 276 & FM 3549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-1.5	CURRENT USE	Residential
PROPOSED ZONING	No Change	PROPOSED USE	SUP to Add 12'x 20' Storage Bldg.
ACREAGE	1.5	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input checked="" type="checkbox"/> OWNER	Don Holamon	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Don Holamon	CONTACT PERSON	
ADDRESS	3221 Diamond Way Dr.	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	214-543-8584	PHONE	
E-MAIL	donandteriholamon@hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

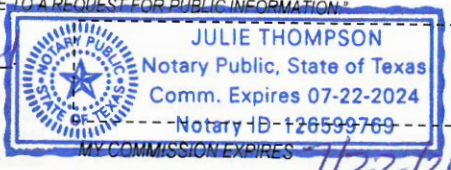
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Don Holamon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 207.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June 2021. 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 18 DAY OF June, 2021

OWNER'S SIGNATURE

Don Holamon
Julie Thompson



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

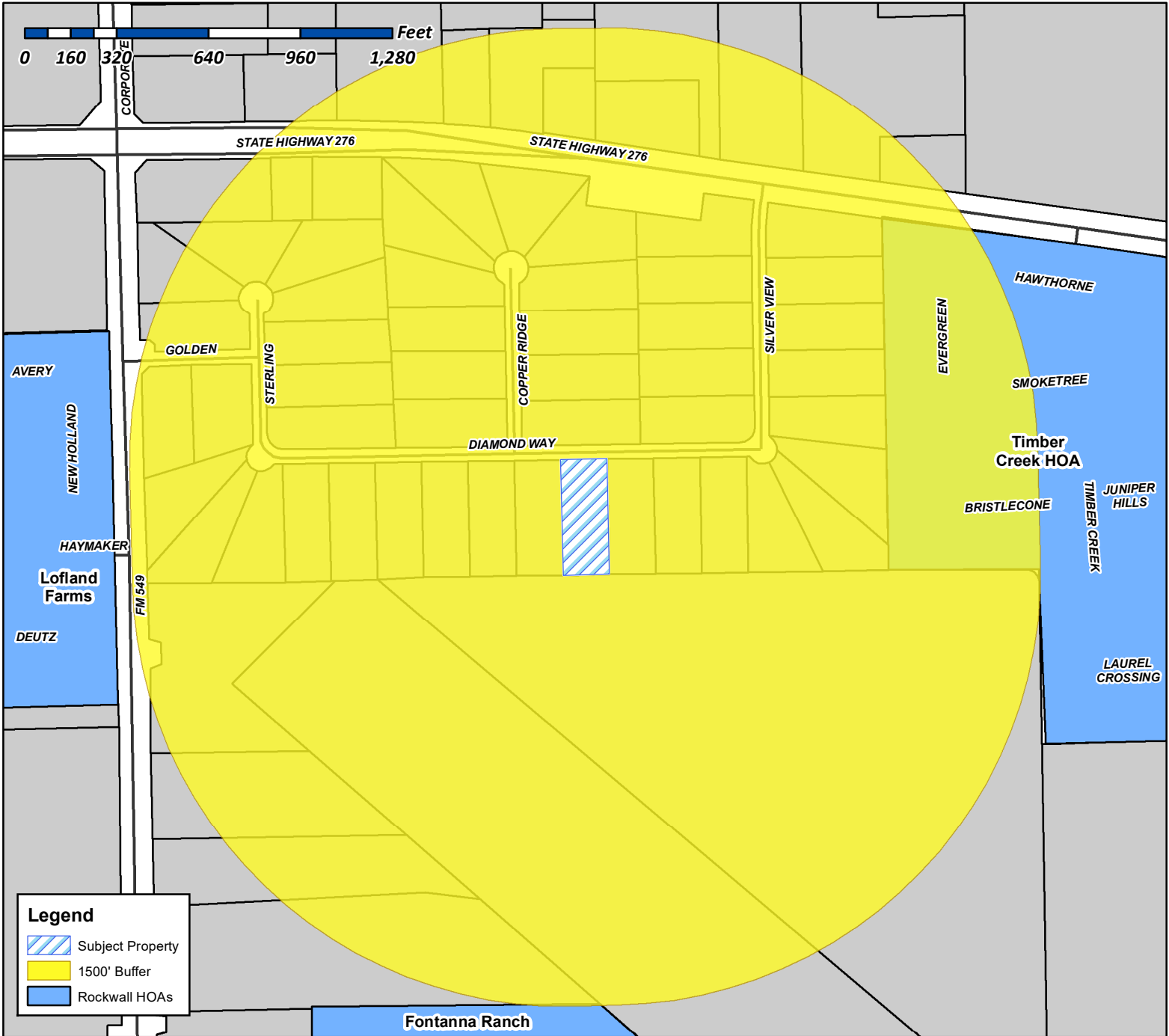




City of Rockwall

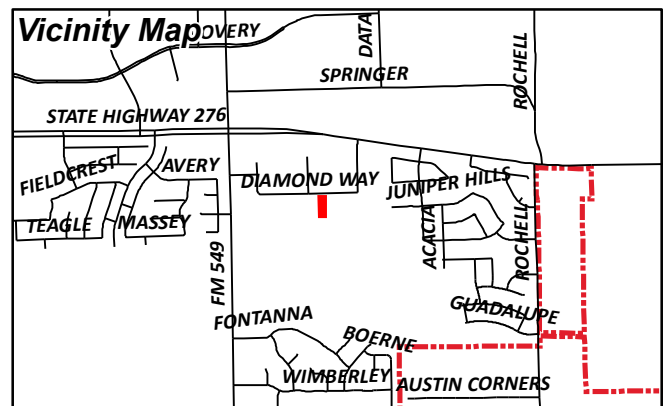
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive

Date Created: 6/19/2021
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:54 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-023]
Attachments: Public Notice (06.28.2021).pdf; HOA Map Z2021-023.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 was published in the Rockwall Herald Banner on June 25, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 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>.

Z2021-023 SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

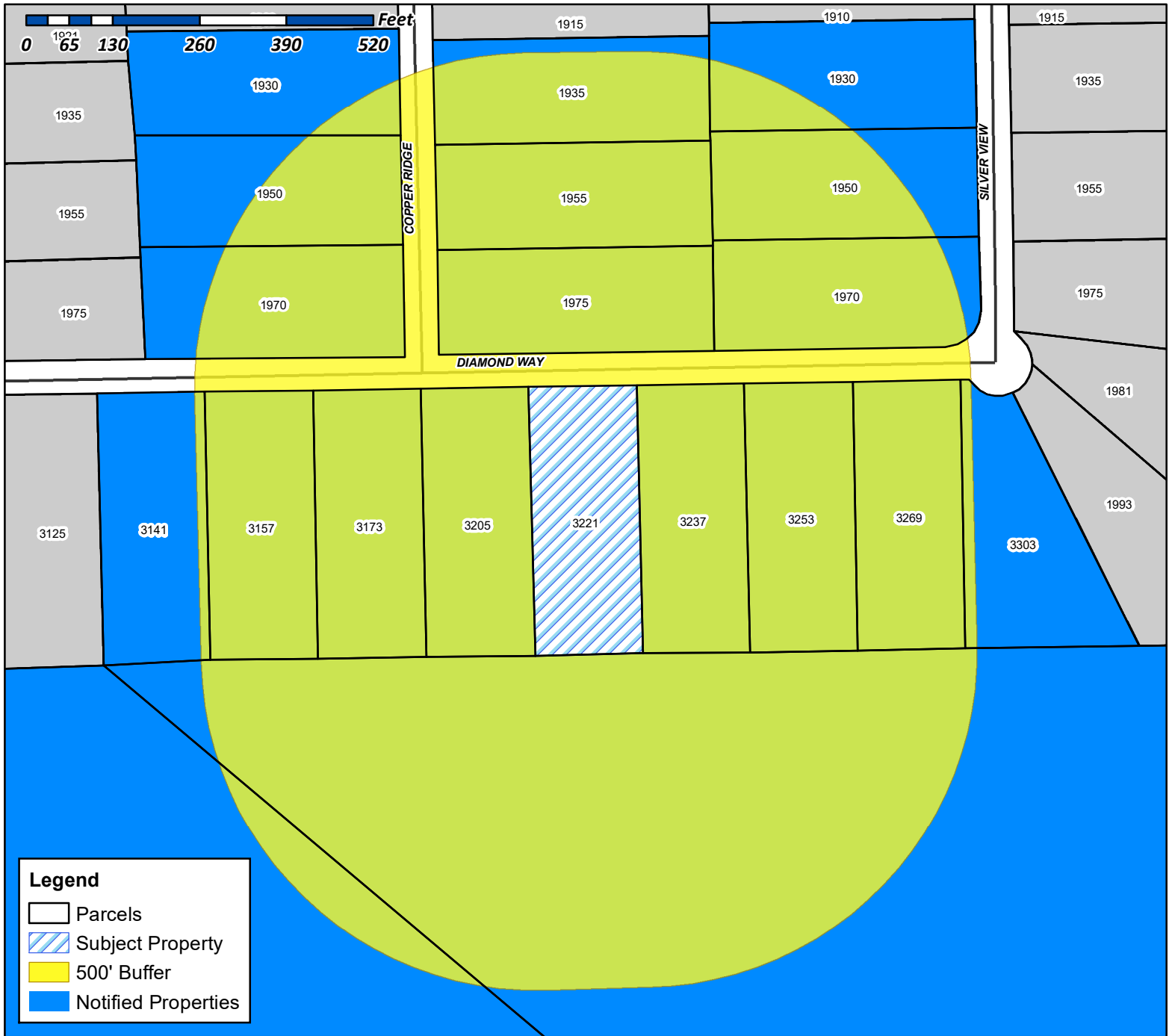
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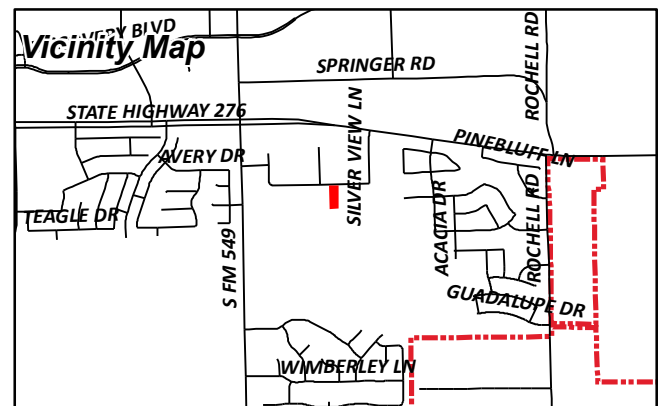
City of Rockwall

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

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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive



Date Created: 6/19/2021
 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2021-023: Specific Use Permit for an Accessory Building

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-023: Specific Use Permit for an Accessory Building

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

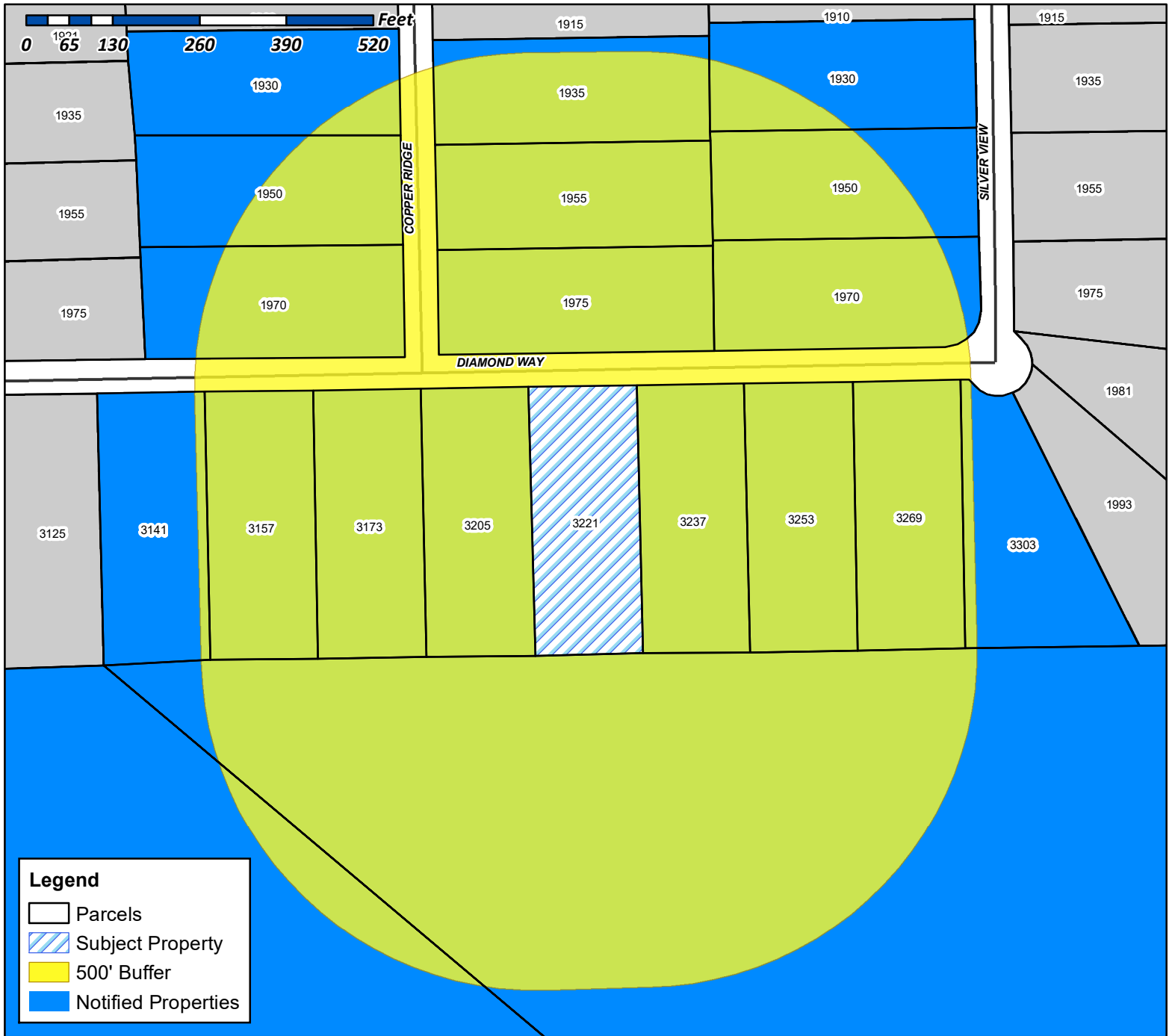
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



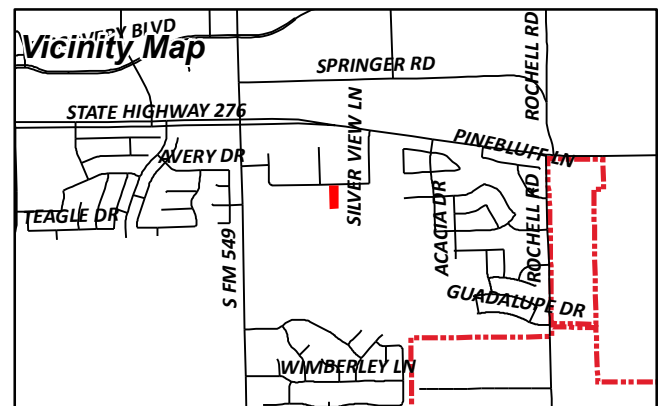
City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive



Date Created: 6/19/2021
 For Questions on this Case Call (972) 771-7745

BLOOMFIELD HOMES LP
1050 E STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

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

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

COLEMAN PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

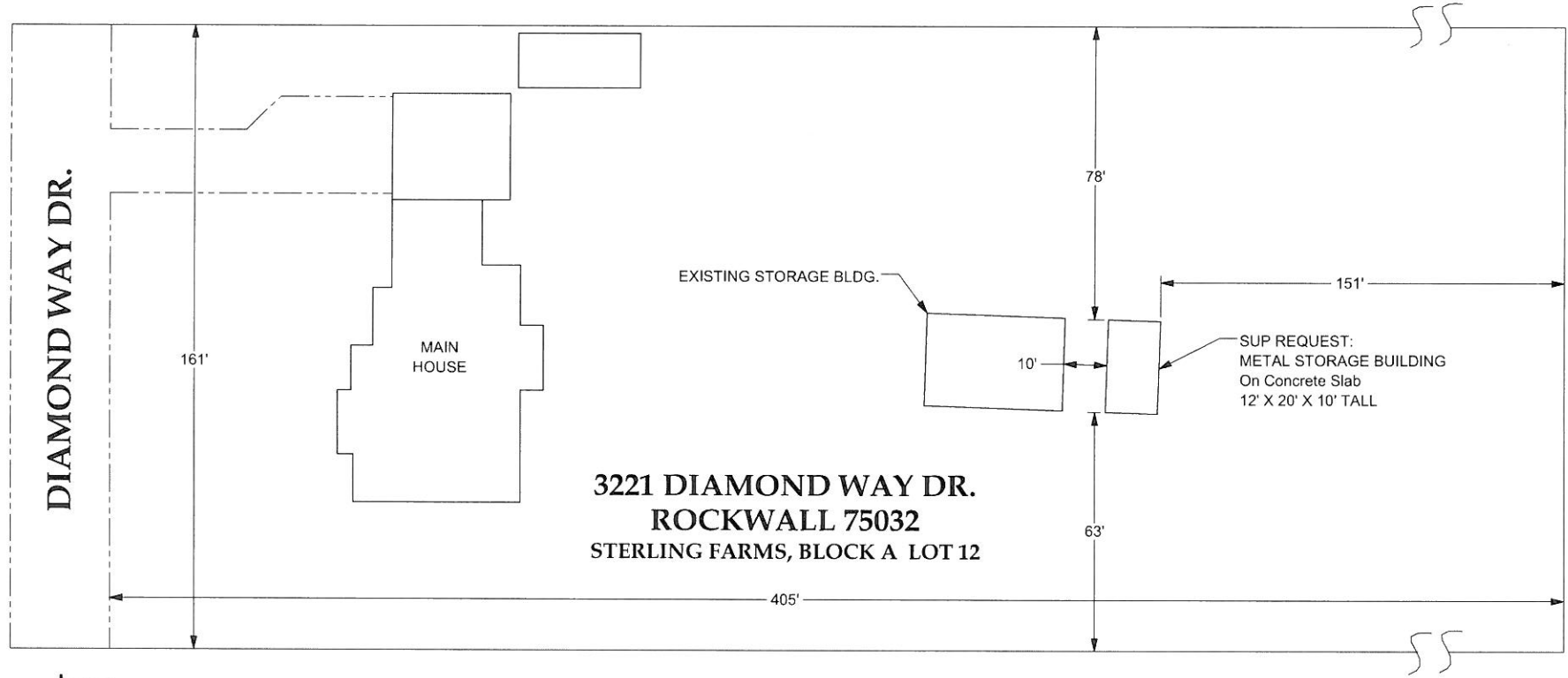
HOLAMON TERI D AND DON P
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

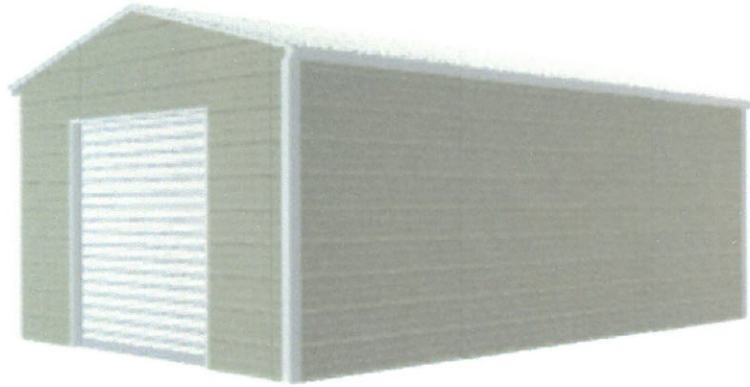
HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

HOGUE THOMAS
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032



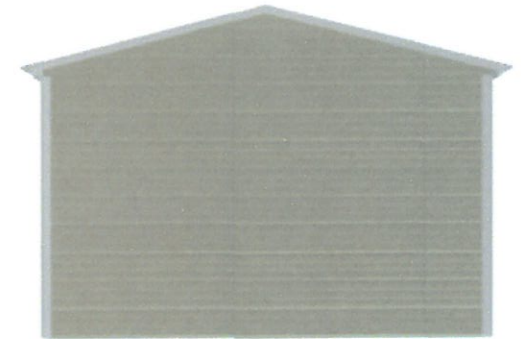
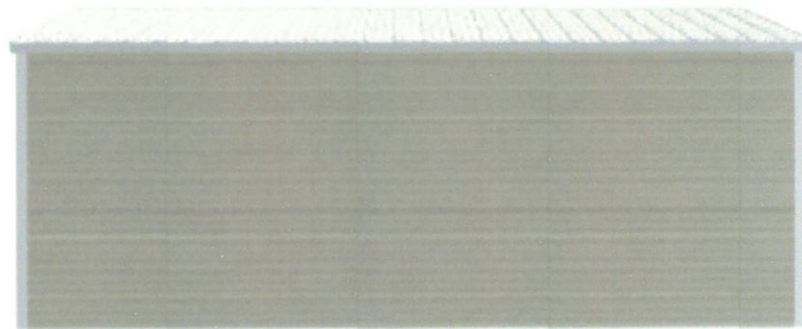
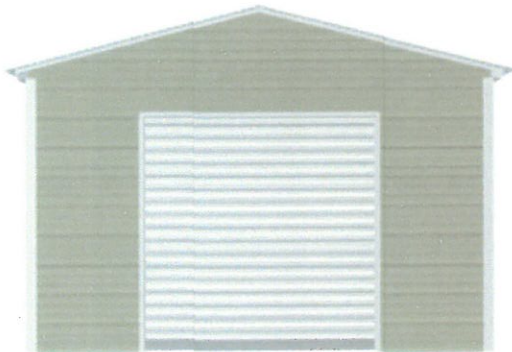
4N

3221 DIAMOND WAY DR.
ROCKWALL 75032
STERLING FARMS, BLOCK A LOT 12



General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



Metal Storage Building
12' x 20' x 10' Tall

Here's Your Custom Design Quote (#1623946358182584)

Section	Description	Quantity	Amount
Structure Details			
	Style: Garage	1	-
	Roof: White*	1	-
	Trim: White*	1	-
	Siding: Ash Gray*	1	-
	Base Price: 12'x20	1	-
	Roof Style: Vertical Standard (Best)	1	-
	Roof Pitch: 3/12 (Standard)	1	-
	Roof Overhang: None	1	-
	Gauge: Heavy Duty Frame	1	-
	Leg Height: 7'- 8'	1	-
	Left Side: Fully Enclosed	1	-
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	-
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	-
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	-
	Back End Siding: Horizontal	1	-
	Trusses: Standard	1	-
	Approximate center clearance: 8'-6" 9'-6"	1	-
Roll Doors & Ramps			
	6'x6' Rollup Door (as installed)	1	-
Frameouts			
	Corner Style: Square (Traditional)	1	-
Additional Options			
	29 Gauge (Standard)		
	If a Telescopic Lift is required, customer will provide		
		Subtotal:	-

Z2021-023

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM PERMISSIBLE NUMBER OF ACCESSORY STRUCTURES ON A 1.4969-ACRE TRACT OF LAND, IDENTIFIED AS LOT 12, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Don Holamon for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum permissible number of accessory structures on a 1.4969-acre tract of land described as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 240 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The *Subject Property* shall not have more than four (4) accessory structures.

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 2TH DAY OF AUGUST, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

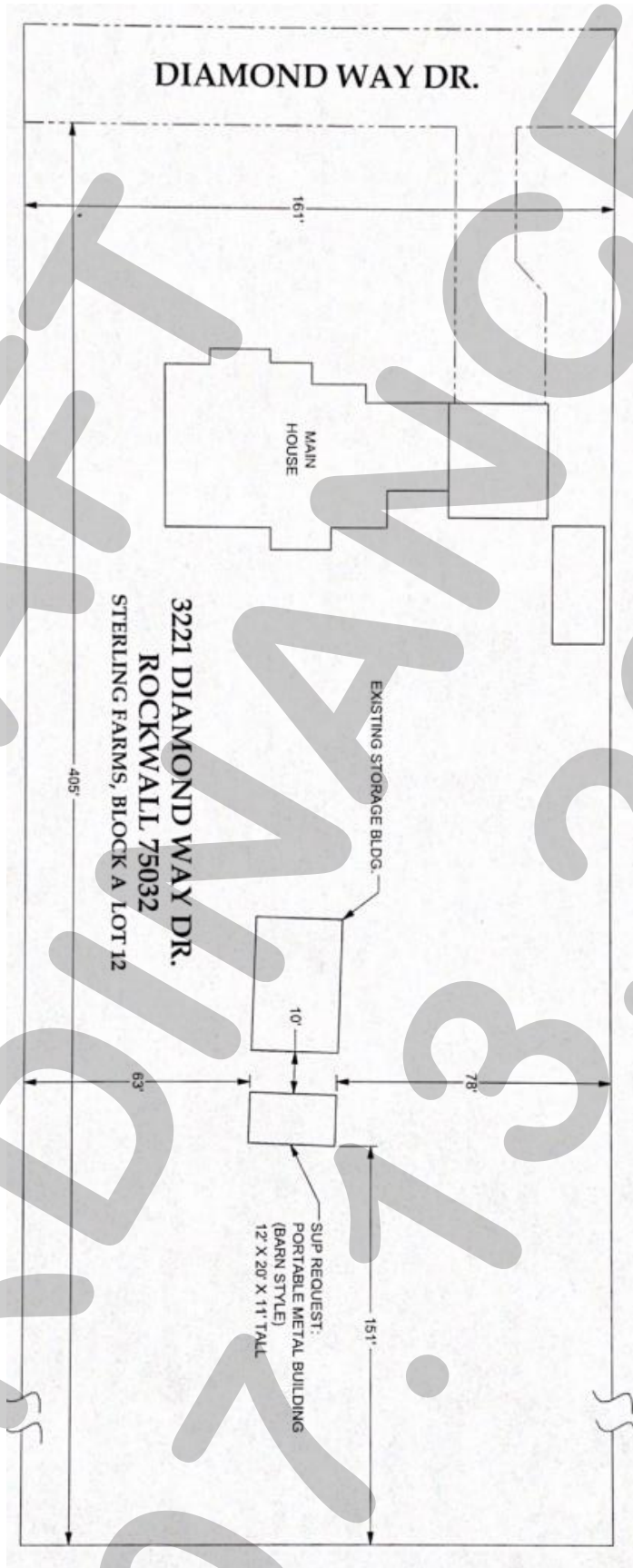
Exhibit 'A'
Zoning Exhibit

Address: 3221 Diamond Way Drive

Legal Description: Lot 12, Block A, Sterling Farms Addition



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Elevations**



**Metal Storage Building
12' x 20' x 10' Tall**

General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



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: July 19, 2021
APPLICANT: Don Holamon
CASE NUMBER: Z2021-023; *Specific Use Permit for an Accessory Building at 3221 Diamond Way Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

BACKGROUND

On October 21, 1996, the City Council approved a preliminary plat for the Sterling Farms Subdivision [Case No. PZ1996-072-01]. On March 17, 1997, the City Council approved a final plat for the Sterling Farms Subdivision [Case No. PZ1996-079-01]. At the time of the preliminary plat and final plat approval the Sterling Farms Subdivision was outside the City's corporate limits, and was approved in accordance with an *Interlocal Cooperation Agreement* between Rockwall County and the City of Rockwall concerning the approval of subdivision plats. The approval of this subdivision plat established the subject property as Lot 12, Block A, Sterling Farms Addition. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [Case No. A1997-001]. On April 1, 2002, the City Council approved a zoning case [Case No. PZ2001-106-01] rezoning the subject property to Single-Family Estate (SFE) District from Agricultural (AG) District. On May 6, 2002, the City Council approved a subsequent zoning case [Case No. PZ2002-019-01] rezoning the subject property to Single-Family Estate 1.5 (SFE-1.5) District from Single-Family Estate (SFE) District. According to the Rockwall County Appraisal District (RCAD), a 1,830 SF single-family home was constructed on the subject property in 1997, a 530 SF attached carport constructed in 2003, a 640 SF storage accessory building was constructed in 2013, and a 450 SF detached carport was constructed in 2006. These structures currently exist on the subject property, and no additional changes have been made.

PURPOSE

The applicant -- *Don Holamon* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that exceeds the maximum number of accessory building permitted on a subject property 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 3221 Diamond Way Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Diamond Way Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land developed with single-family homes, that are situated within the Sterling Farms Estates Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is SH-276, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are two (2) large vacant tracts of land zoned Planned Development 82 (PD-82) for Single-Family 10 (SF-10) District land uses (*i.e. these tracts are future phases of the Terracina Estates Subdivision*). Beyond this is Shannon Elementary, which is zoned Planned Development District 64 (PD-64).

East: Directly east of the subject property are six (6) parcels of land developed with single-family homes, that are situated within the Sterling Farms Estates Subdivision, and zoned for Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is the Timber Creek Estates Subdivision, which consists of 235 lots zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property are nine (9) parcels of land developed with single-family homes, that are situated within the Sterling Farms Subdivision, and zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is S. FM-549, which is identified as a *TXDOT4D* (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lofland Farms Phase 5B Subdivision, which consists of 75 single-family homes.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, survey, residential plot plan, building elevations, and a building specification sheet requesting to permit a 12-foot by 20-foot (*or 240 SF*) accessory building. The proposed elevations indicate the façade of the accessory building will be metal. Staff should point out that this material is not characteristic of the primary structure, which is composed primarily of brick. The proposed accessory structure will have a roof pitch of 3:12, which will be constructed metal *R-Panel*. The accessory structure will be situated near the rear of the subject property approximately 151-feet from the rear (*or southern*) property line, 78-feet from the east side yard, and 63-feet from the west side yard. In addition, the proposed structure will be situated ten (10) feet from the existing accessory building.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family Estate 1.5 (SFE-1.5) District allows either one (1) accessory building at 400 SF and one (1) detached garage at 625 SF, or a single accessory building at 1,000 SF. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum roof pitch of 3:12. The setbacks for accessory structures in a Single-Family Estate 1.5 (SFE-1.5) District are ten (10) feet from the rear property line and 25-feet from the side yard property line. Accessory buildings are also required to have a minimum of ten (10) feet of separation from any other building or structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." In addition, the section states that "(a)ll accessory buildings that are not portable accessory buildings require a permanent concrete foundation."

STAFF ANALYSIS

In this case, the applicant's request generally conforms with the density and dimensional requirements for accessory buildings; however, the accessory building does not adhere to the maximum number of accessory structures allowed on a property. According to Section 07.04, *Accessory Structure Development Standards*, of the Unified Development Code (UDC), "(i)f more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF ... (i)f there is an existing accessory building greater than 625 SF no additional accessory building or structures are permitted." In this case, the Rockwall County Appraisal District (RCAD) shows that the subject property has an existing accessory building that total 640 SF, and would preclude the subject property from constructing a second accessory building. In addition, properties in the Single-Family Estate 1.5 (SFE-1.5) District are permitted to have a maximum of two (2) accessory buildings. In this case the subject property has three (3) existing accessory structures (*i.e. two [2] carports and an accessory building*). The proposed accessory building would be the fourth accessory structure proposed on the subject property. Finally, the proposed accessory building does not appear to be architecturally compatible with the primary structure. Based on the proposed plans the applicant is requesting a Specific Use

Permit (SUP) to allow for an accessory building that exceeds the maximum number of accessory buildings permitted on the subject property. Staff has performed a review of the homes in the surrounding subdivision using aerial imagery (*a total of 47 single-family homes that are in the Sterling Farms Subdivision*), and determined that -- *while the accessory building is of a similar size to other accessory buildings in the area* -- none of the properties have four (4) accessory structures. Staff should note that 34 of the 47 homes surveyed had accessory structures, with the average number of accessory structures per lot being 1.7. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 29, 2021, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Fontanna Ranch, Lofland Farms, and Timber Creek Homeowner's Associations (HOAs), which are the only HOA/Neighborhood Organizations that are 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 no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible number of accessory structures on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibit 'B & 'C' of this ordinance; and
 - (b) The *Accessory Building* shall not exceed a maximum size of 240 SF; and
 - (c) The *Accessory Building* shall not exceed a maximum height of 15-feet; and
 - (d) The Subject Property shall not have more than four (4) accessory structures.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 5-1, with Commissioner Womble dissenting and Commissioner Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22021-023
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 3221 Diamond Way Dr.

SUBDIVISION Sterling Farms Addition LOT 12 BLOCK A

GENERAL LOCATION Hwy 276 & FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFE-1.5 CURRENT USE Residential

PROPOSED ZONING No Change PROPOSED USE SUP to Add 12'x 20' Storage Bldg.

ACREAGE 1.5 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Don Holamon</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Don Holamon</u>	CONTACT PERSON	
ADDRESS	<u>3221 Diamond Way Dr.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	
PHONE	<u>214-543-8584</u>	PHONE	
E-MAIL	<u>donandteriholamon@hotmail.com</u>	E-MAIL	

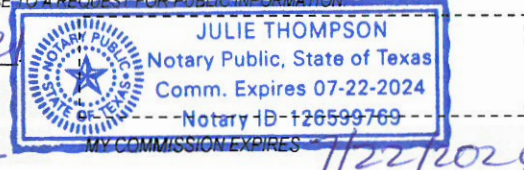
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Don Holamon [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 \$207.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. 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 18 DAY OF June, 2021

OWNER'S SIGNATURE Don Holamon



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson



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.

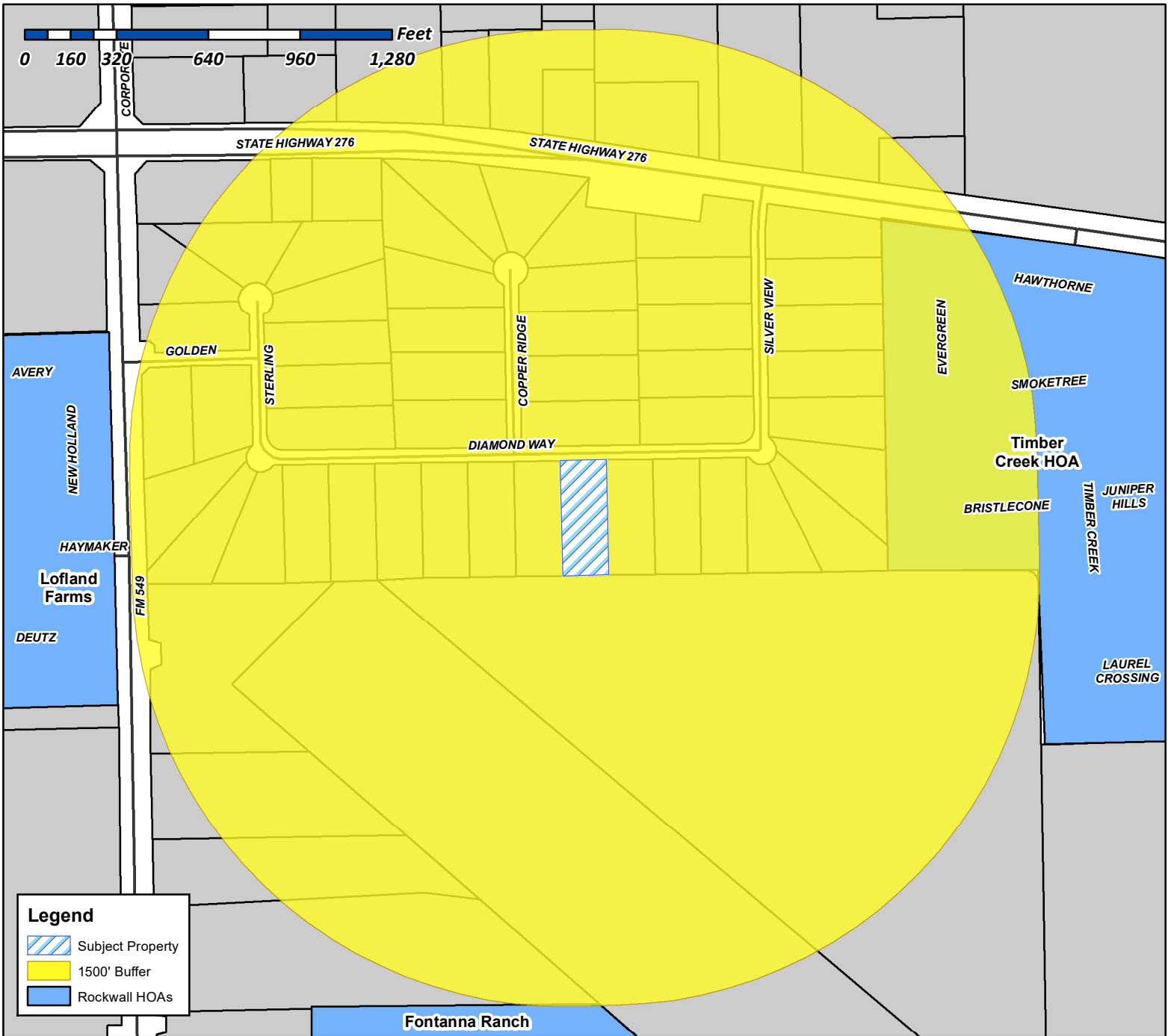




City of Rockwall

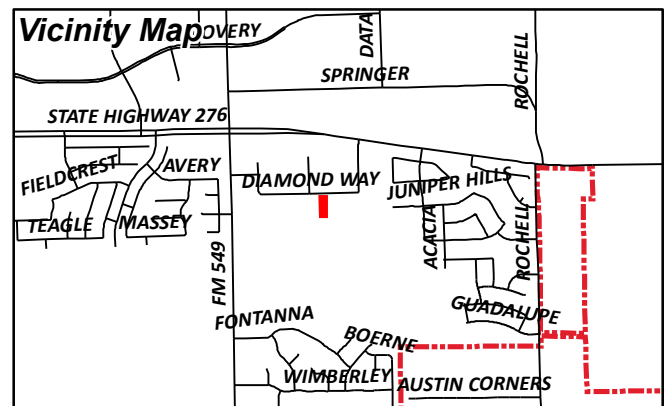
Planning & Zoning Department
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive

Date Created: 6/19/2021
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:54 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-023]
Attachments: Public Notice (06.28.2021).pdf; HOA Map Z2021-023.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 was published in the Rockwall Herald Banner on June 25, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 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>.

Z2021-023 SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

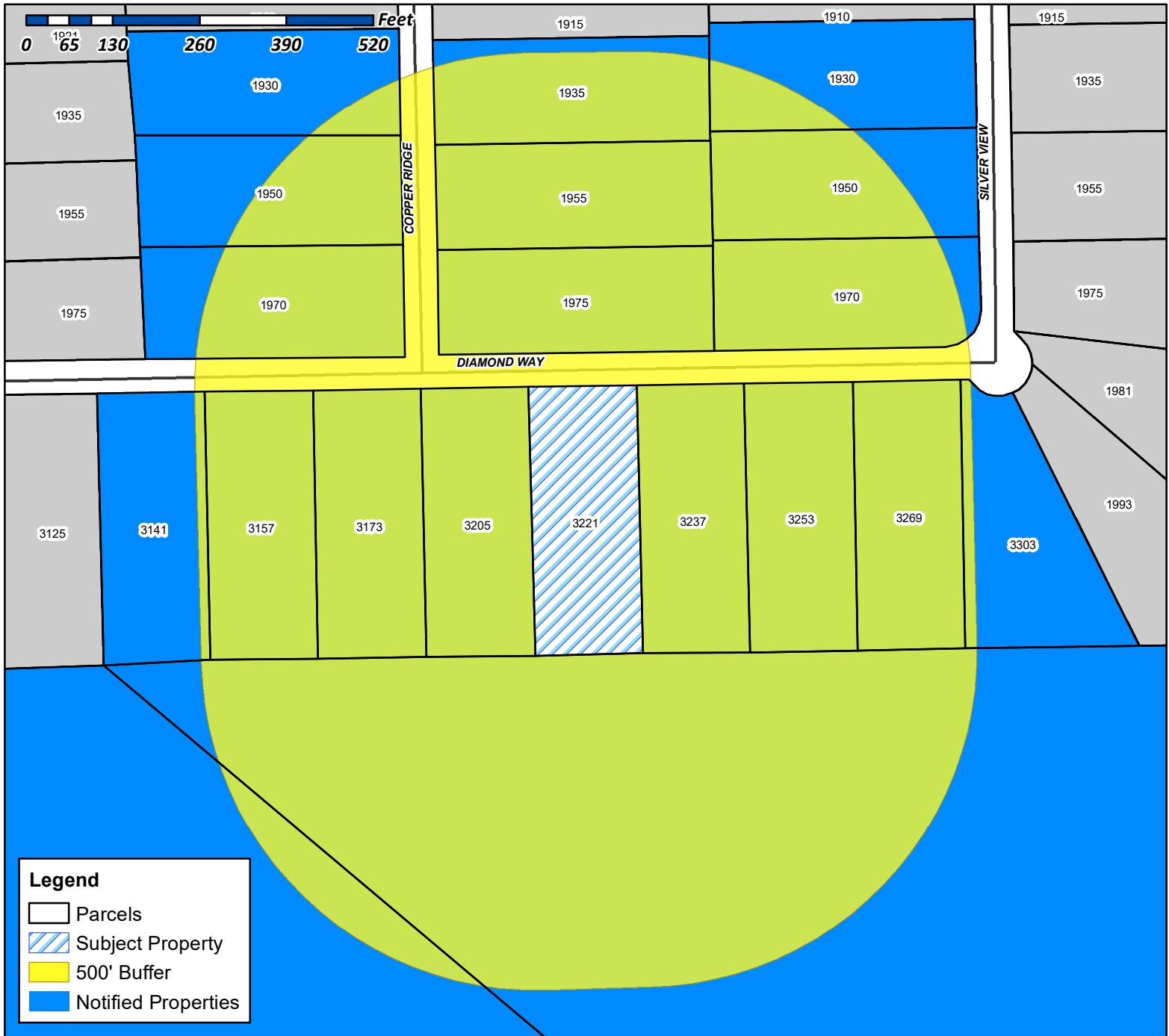
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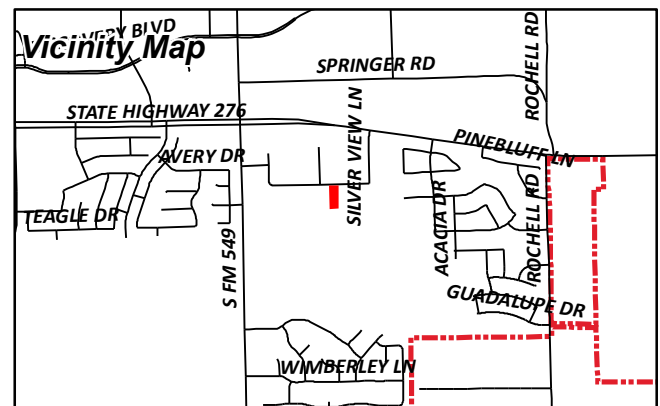
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2021-023
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive



Date Created: 6/19/2021
 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2021-023: Specific Use Permit for an Accessory Building

Hold a public hearing to discuss and consider a request by Don Holamon for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2021-023: Specific Use Permit for an Accessory Building

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 the response.

Name:
Address:

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

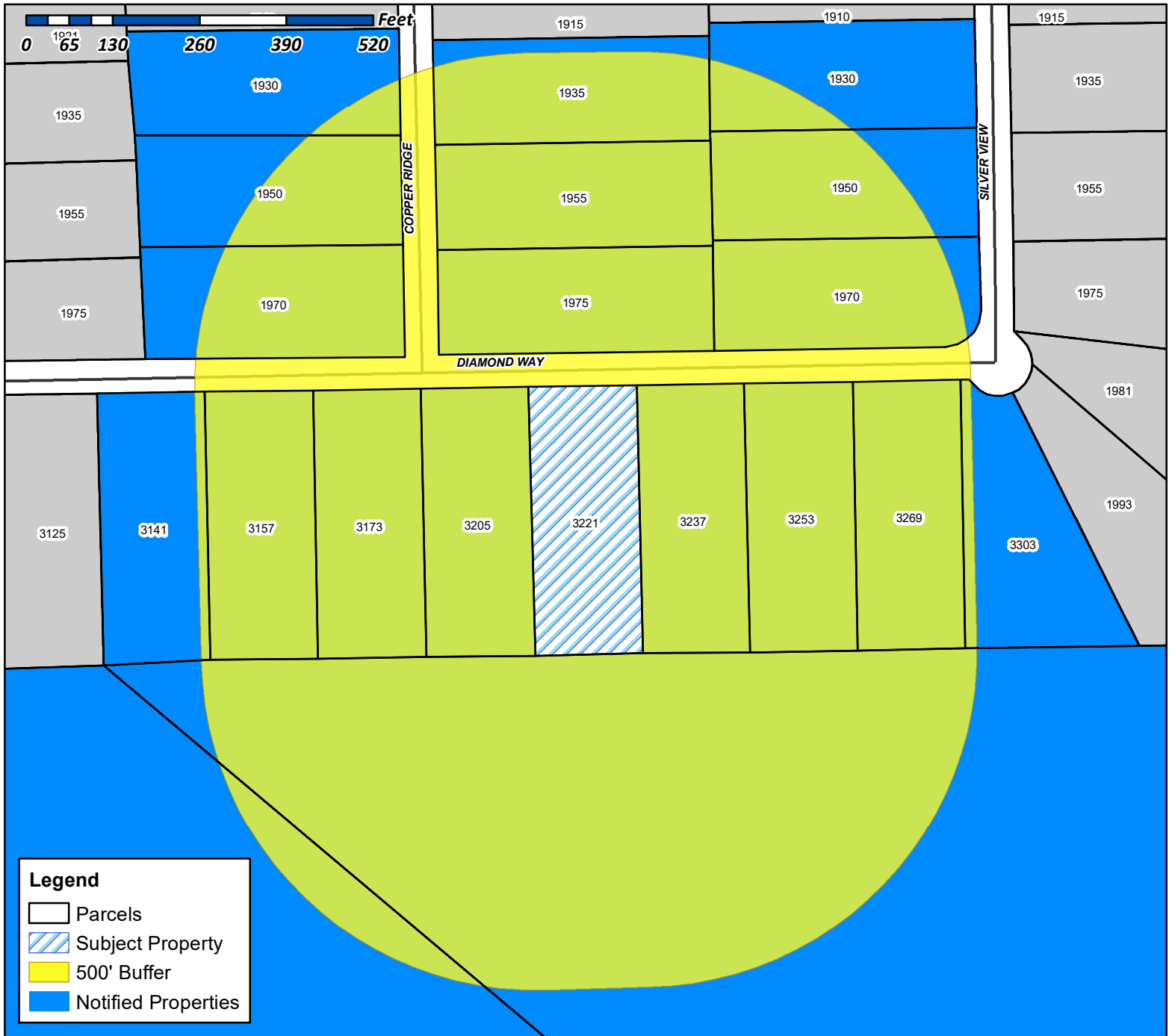
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



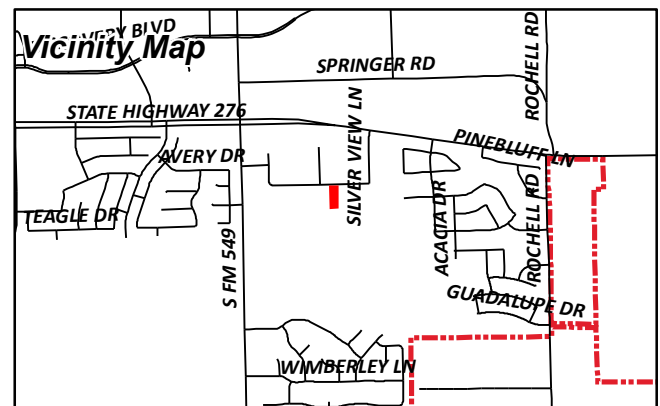
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-023
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Zoning: Single-Family Estates 1.5 (SFE-1.5)
Case Address: 3221 Diamond Way Drive



Date Created: 6/19/2021
 For Questions on this Case Call (972) 771-7745

BLOOMFIELD HOMES LP
1050 E STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

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

REYNOLDS CHRISTOPHER & RENA
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

AVILA HUMBERTO J II
1950 SILVER VIEW LN
ROCKWALL, TX 75032

RISHER CONNIE LYNN
1955 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

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

COLEMAN PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

MILLER VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

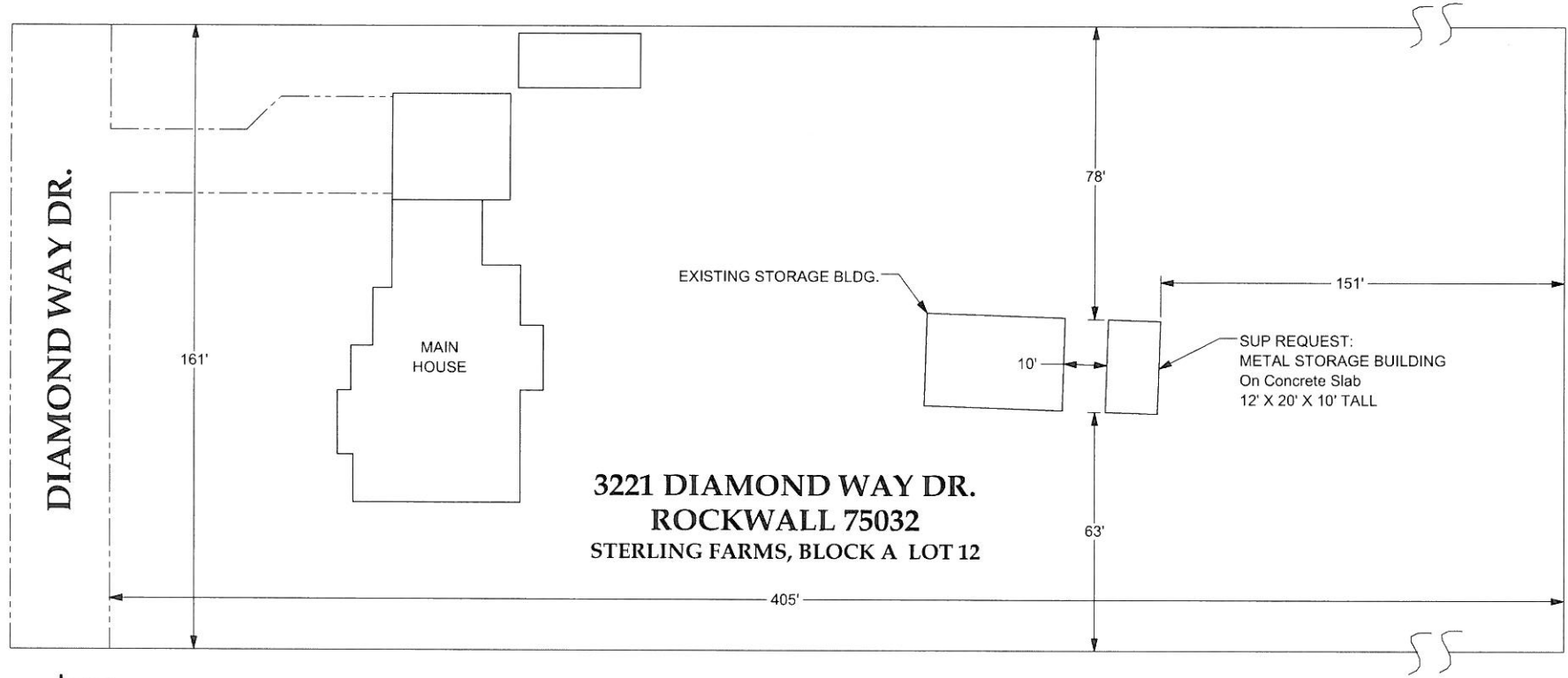
HOLAMON TERI D AND DON P
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

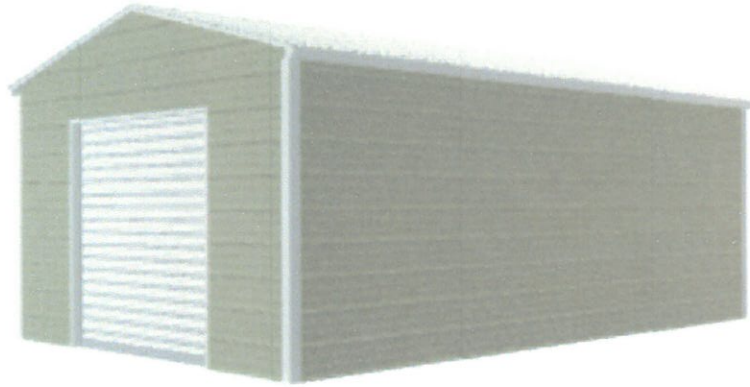
HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

HOGUE THOMAS
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032



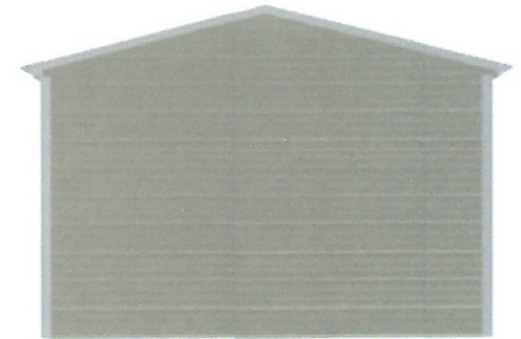
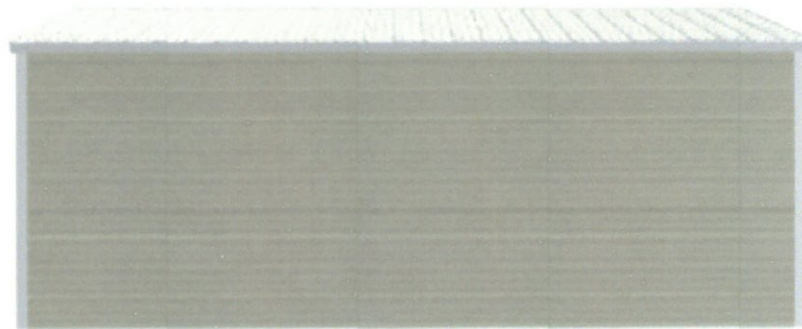
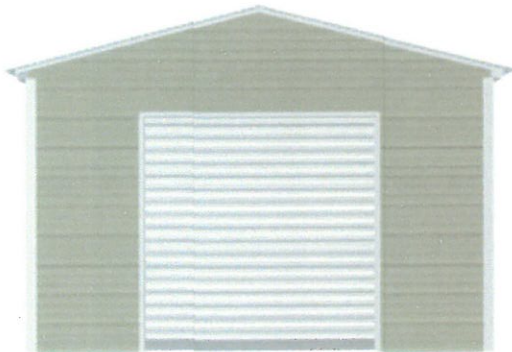
4N

3221 DIAMOND WAY DR.
ROCKWALL 75032
STERLING FARMS, BLOCK A LOT 12



General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700

Contact:
James Parsons
sws.roycecity@gmail.com



Metal Storage Building
12' x 20' x 10' Tall

Here's Your Custom Design Quote (#1623946358182584)

Section	Description	Quantity	Amount
Structure Details			
	Style: Garage	1	-
	Roof: White*	1	-
	Trim: White*	1	-
	Siding: Ash Gray*	1	-
	Base Price: 12'x20	1	-
	Roof Style: Vertical Standard (Best)	1	-
	Roof Pitch: 3/12 (Standard)	1	-
	Roof Overhang: None	1	-
	Gauge: Heavy Duty Frame	1	-
	Leg Height: 7'- 8'	1	-
	Left Side: Fully Enclosed	1	-
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	-
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	-
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	-
	Back End Siding: Horizontal	1	-
	Trusses: Standard	1	-
	Approximate center clearance: 8'-6" 9'-6"	1	-
Roll Doors & Ramps			
	6'x6' Rollup Door (as installed)	1	-
Frameouts			
	Corner Style: Square (Traditional)	1	-
Additional Options			
	29 Gauge (Standard)		
	If a Telescopic Lift is required, customer will provide		
		Subtotal:	-

Z2021-023

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM PERMISSIBLE NUMBER OF ACCESSORY STRUCTURES ON A 1.4969-ACRE TRACT OF LAND, IDENTIFIED AS LOT 12, BLOCK A, STERLING FARMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Don Holamon for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum permissible number of accessory structures on a 1.4969-acre tract of land described as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as

heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibit 'B & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 240 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (4) The *Subject Property* shall not have more than four (4) accessory structures.

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 2TH DAY OF AUGUST, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

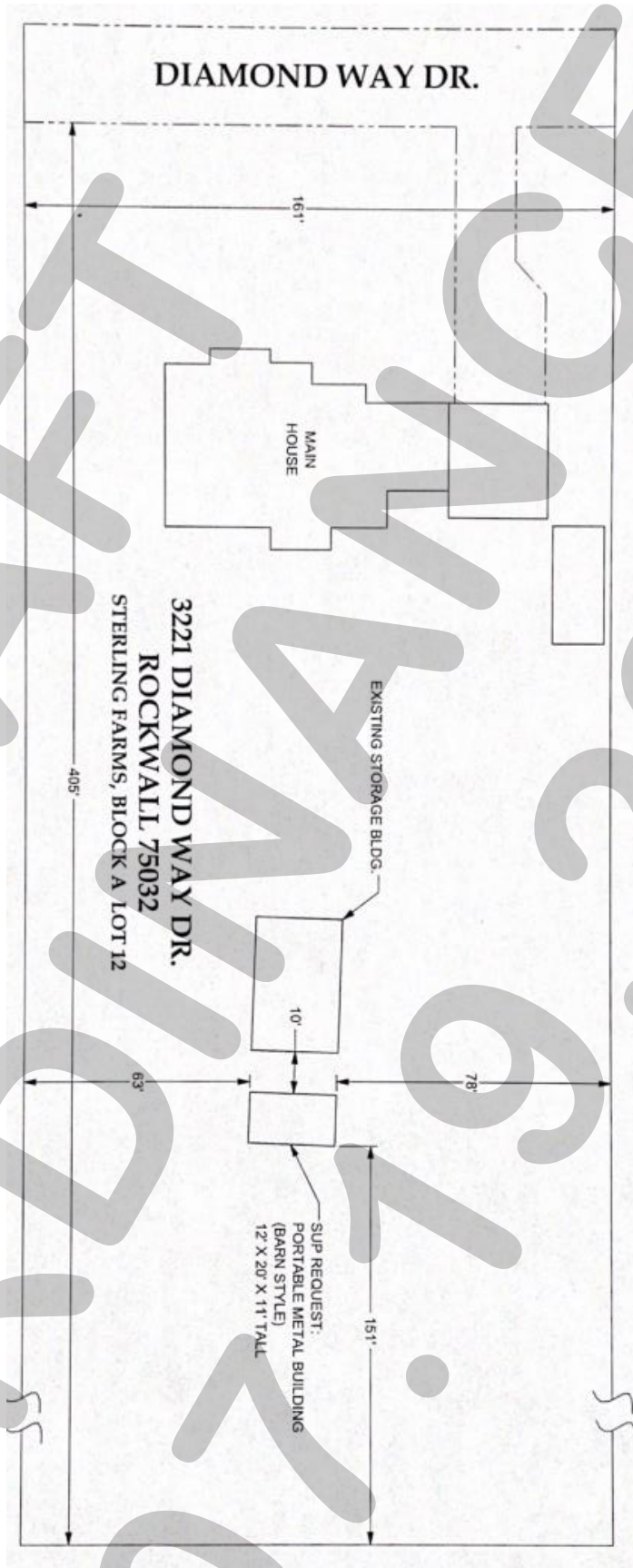
Exhibit 'A'
Zoning Exhibit

Address: 3221 Diamond Way Drive

Legal Description: Lot 12, Block A, Sterling Farms Addition



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Elevations**



**Metal Storage Building
12' x 20' x 10' Tall**

**General Contractor:
Texwin
1501 Goodnight Blvd.
Wills Point, TX 75169
800-636-4700**

**Contact:
James Parsons
sws.roycecity@gmail.com**



August 3, 2021

TO: Don Holamon
3221 Diamond Way Drive
Rockwall, TX 75032

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

SUBJECT: Z2021-023; *Specific Use Permit (SUP) for 3221 Diamond Way Drive*

Don Holamon:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall, was denied by the City Council on July 19, 2021. The following is a record of all voting records:

Planning and Zoning Commission

On July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 5-1, with Commissioner Womble dissenting and Commissioner Deckard absent.

City Council

On July 19, 2021, the City Council approved a motion to deny the specific use permit with the conditions of approval by a vote of 6-1, with City Council member Campbell dissenting. 1st Reading

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee
Planner