



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-037 P&Z DATE 09/14/20 CC DATE 09/20/21 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

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

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING	<u>James Best</u>	CURRENT USE	<u>Same</u>
PROPOSED ZONING	<u>Special Use Permit - Axillary Building</u>	PROPOSED USE	<u>Same</u>
ACREAGE	<u>2.6 acres</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>1</u>

**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 type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

## NOTARY VERIFICATION [REQUIRED]

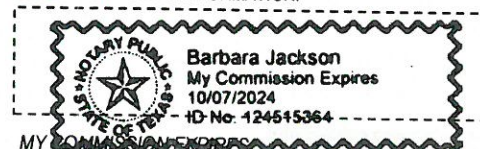
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Andrew Thomas [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

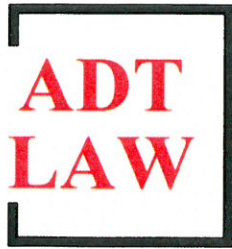
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF August 2021. BY SIGNING THIS APPLICATION, 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 August 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department

**FROM:** James Best c/o Andrew D. Thomas

**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

**DATE:** August 18, 2021

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**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

**Discussion**

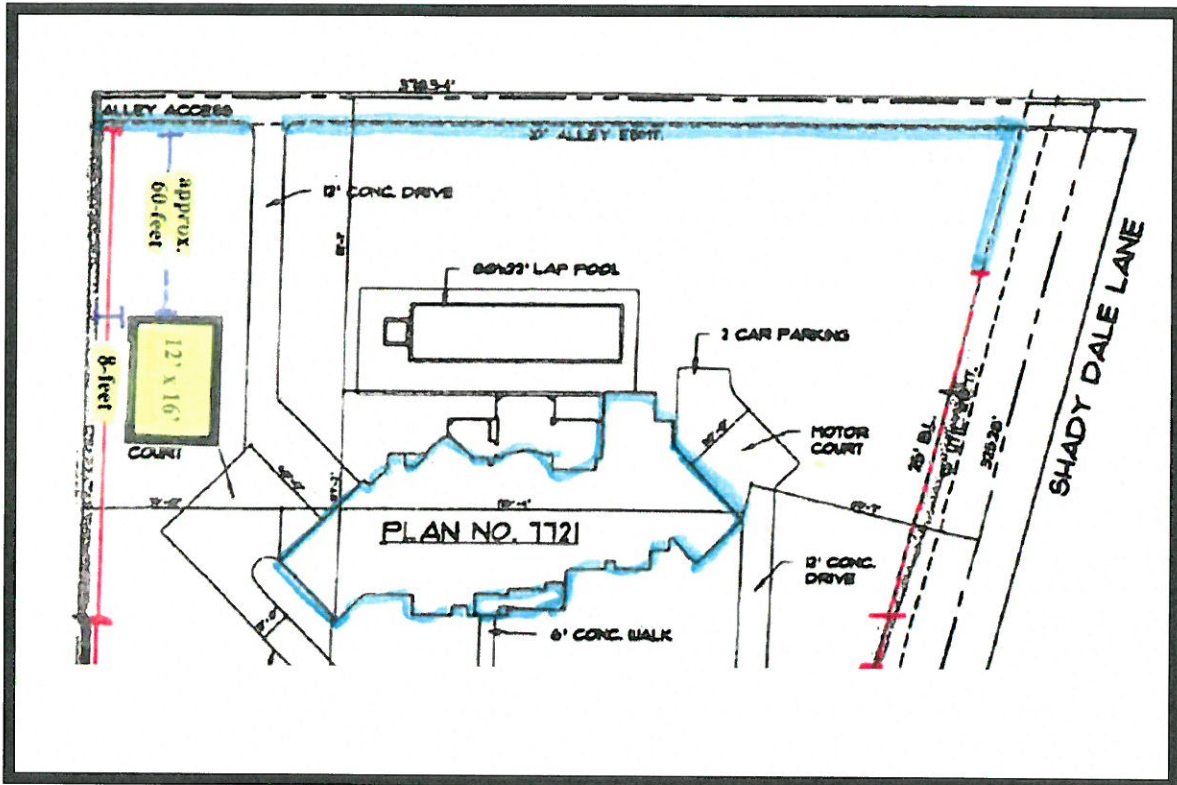
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



***See Exhibit A.***

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50



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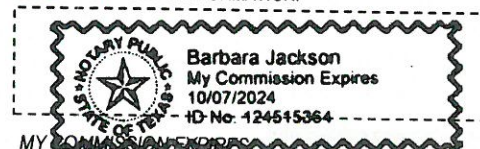
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*Andrew Thomas*  
*Barbara Jackson*

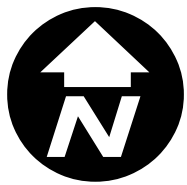




# City of Rockwall

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

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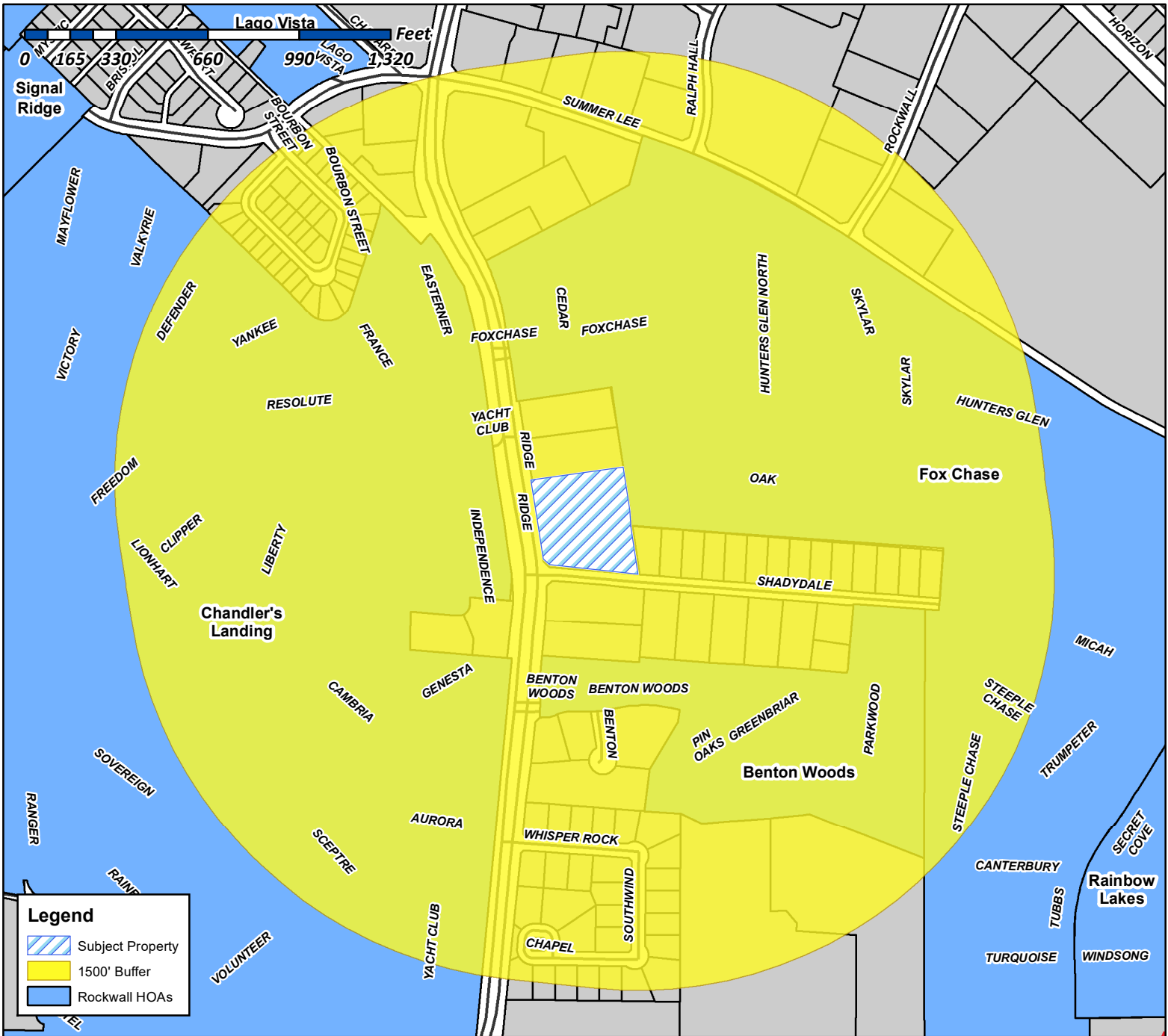




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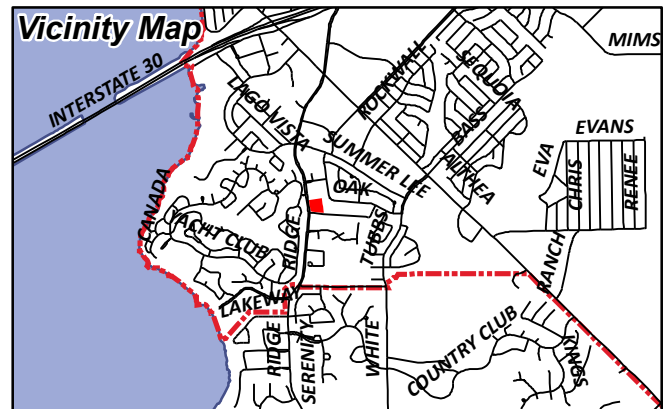
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**

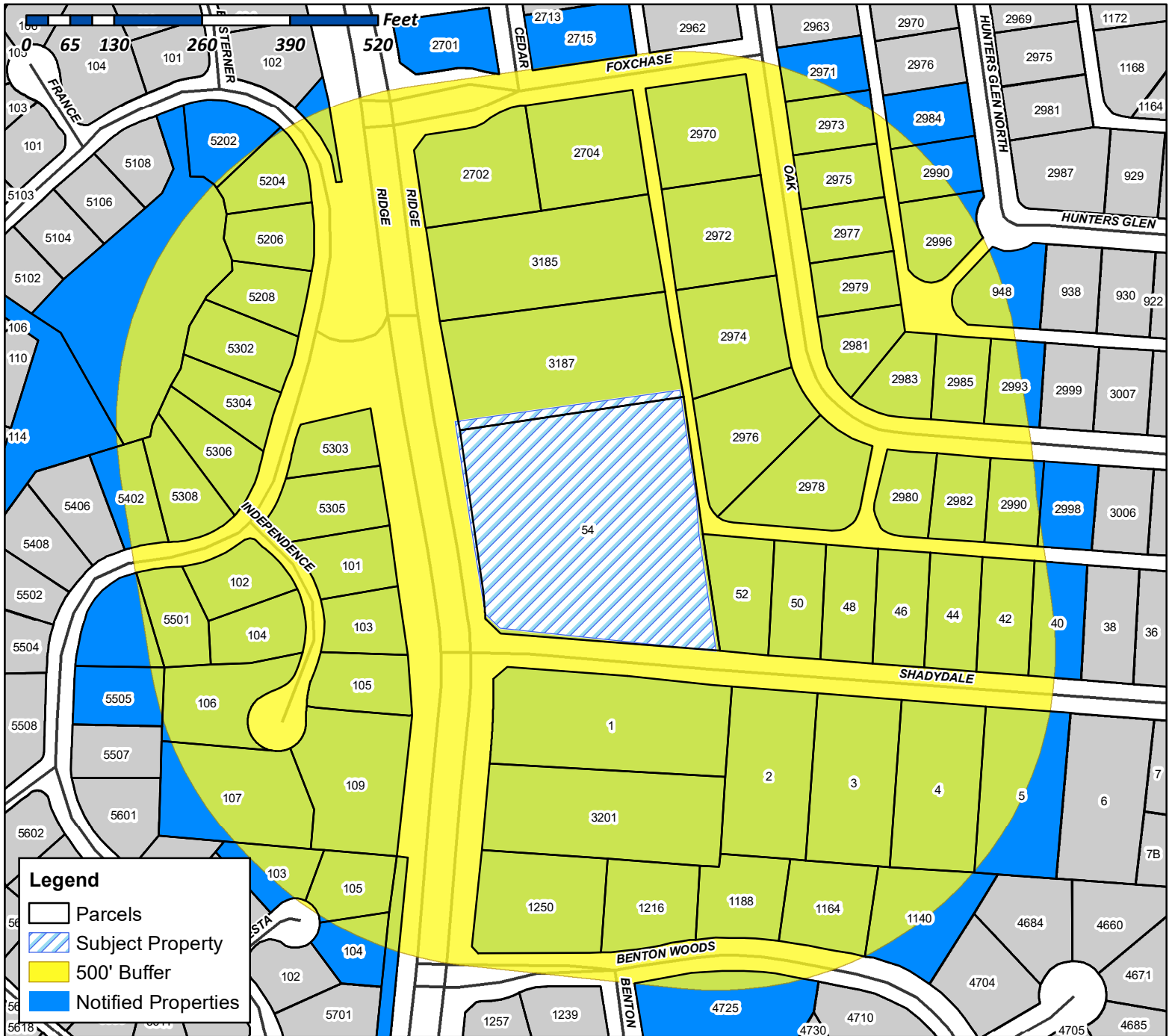




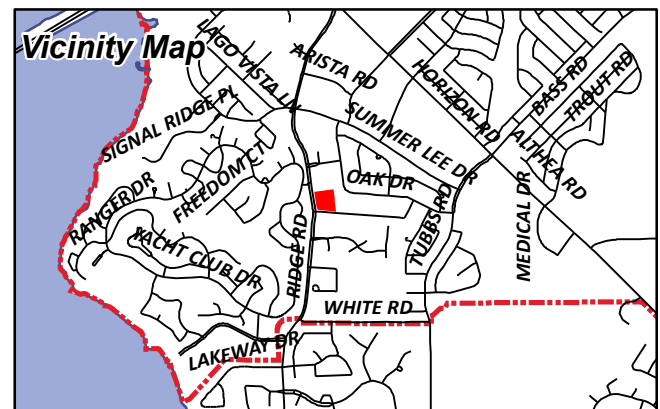
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**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745

HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

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LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

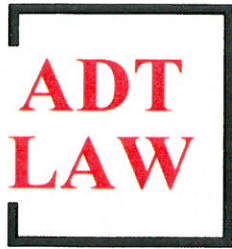
BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department

**FROM:** James Best c/o Andrew D. Thomas

**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

**DATE:** August 18, 2021

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**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

### **Discussion**

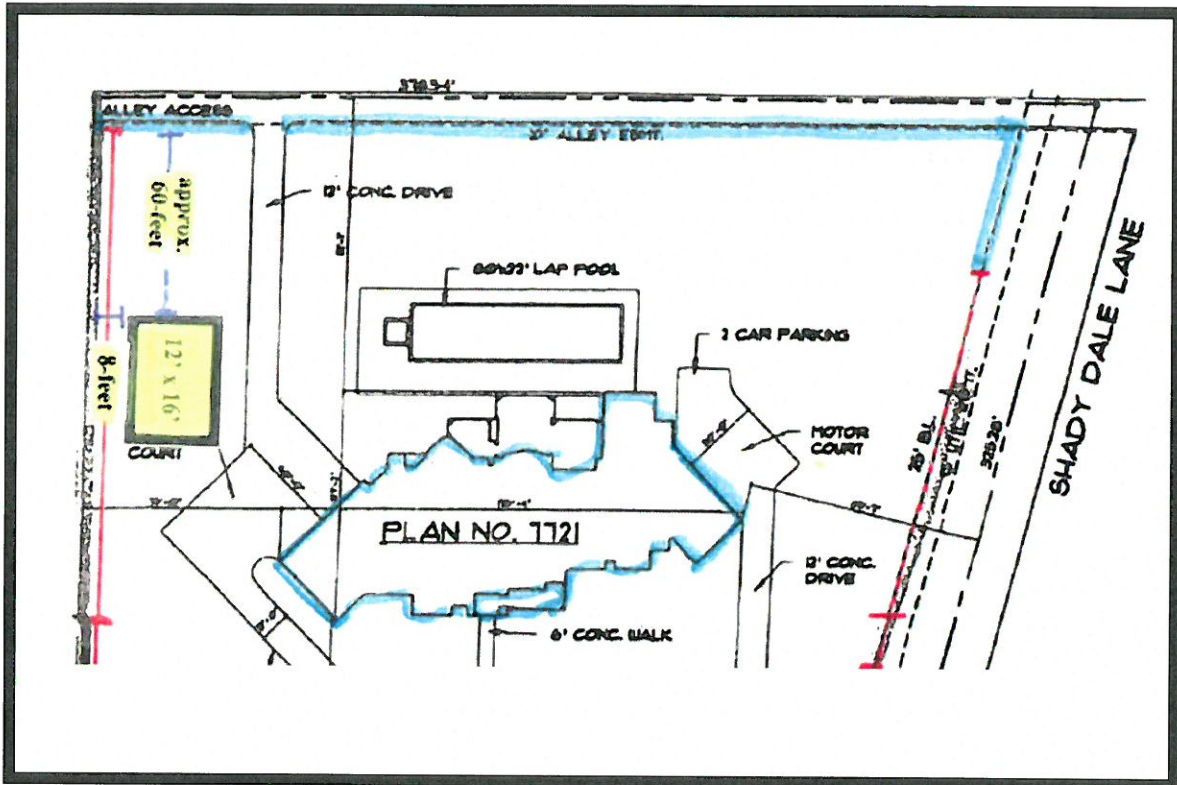
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



***See Exhibit A.***

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.





(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50

# PROJECT COMMENTS



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

DATE: 8/26/2021

PROJECT NUMBER: Z2021-037  
PROJECT NAME: SUP for Auxiliary Building for 54 Shadydale  
SITE ADDRESS/LOCATIONS: 54 SHADYDALE LN, ROCKWALL, 75032

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/26/2021	Approved w/ Comments

08/26/2021: Z2021-032; Specific Use Permit for a Restaurant – Lot 1, Block A, Sky Ridge Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than September 7, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

M.6 Indicate on the concept plan the headlight screening being utilized to eliminate glare onto adjacent properties and roadways (i.e. Great Faith Church and Ridge Road). I would review the approved landscape buffer in front of the property from Case No. MIS2021-001; utilize this along with any additional screening to meet the headlight screening requirement.

M.7 Indicate the point of order (i.e. any menu boards/speakers) on the conceptual site plan.

I.8 Consider moving the drive-through lane to the west side of the building to reduce the amount of headlight screening required for Ridge Road. This will also allow the front of the building to be more visible as opposed to locating the drive-through window adjacent to Ridge Road.

I.9 Based on the provided elevations the below variances have been identified. Based on these variances, the proposed building elevations will not be incorporated into the

Specific Use Permit (SUP) ordinance and will be addressed at site plan. Please note that the Unified Development Code (UDC) requires two (2) off-setting compensatory measures for each requested variance.

- (1) Minimum 20% stone on all facades
- (2) Greater than 50% stucco on south and west elevations
- (3) Proposed flat roof instead on a pitched roof

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on August 31, 2021.
- (2) Planning & Zoning Public Hearing will be held on September 14, 2021.
- (3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.11 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Approved
08/26/2021: Building permit will need a grading plan to verify the drainage is not effected.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	08/26/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved
08/23/2021: no comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING	<u>James Best</u>	CURRENT USE	<u>Same</u>
PROPOSED ZONING	<u>Special Use Permit - Axillary Building</u>	PROPOSED USE	<u>Same</u>
ACREAGE	<u>2.6 acres</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>1</u>

**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 type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

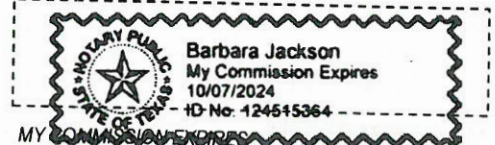
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 20 DAY OF 21 BY SIGNING THIS APPLICATION, I AGREE THAT 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 August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Andrew Thomas*  
*Barbara Jackson*

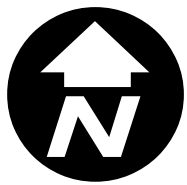




# City of Rockwall

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

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

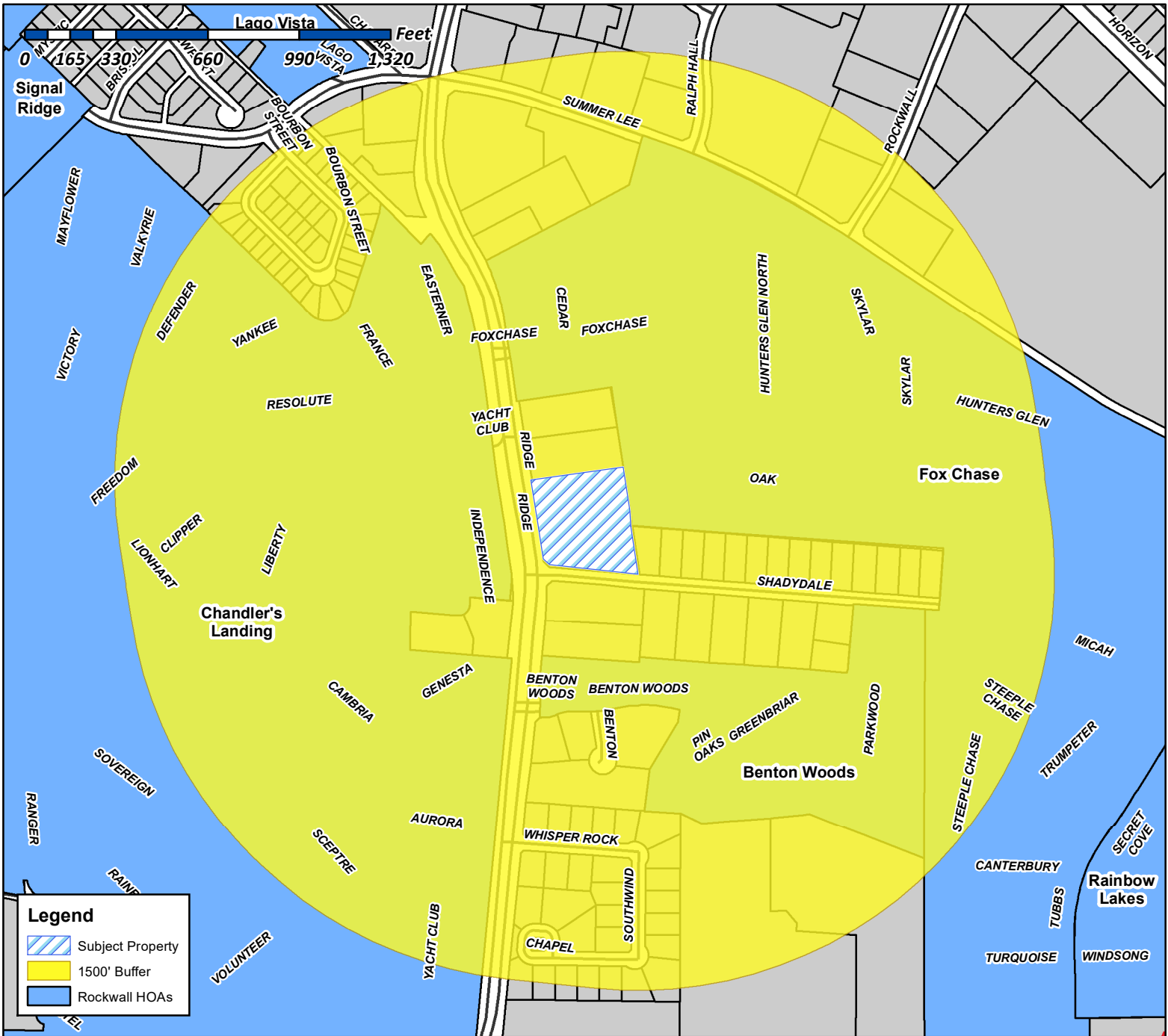




# City of Rockwall

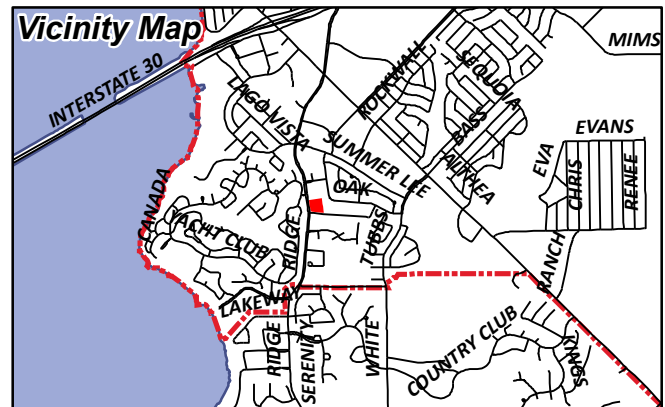
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**

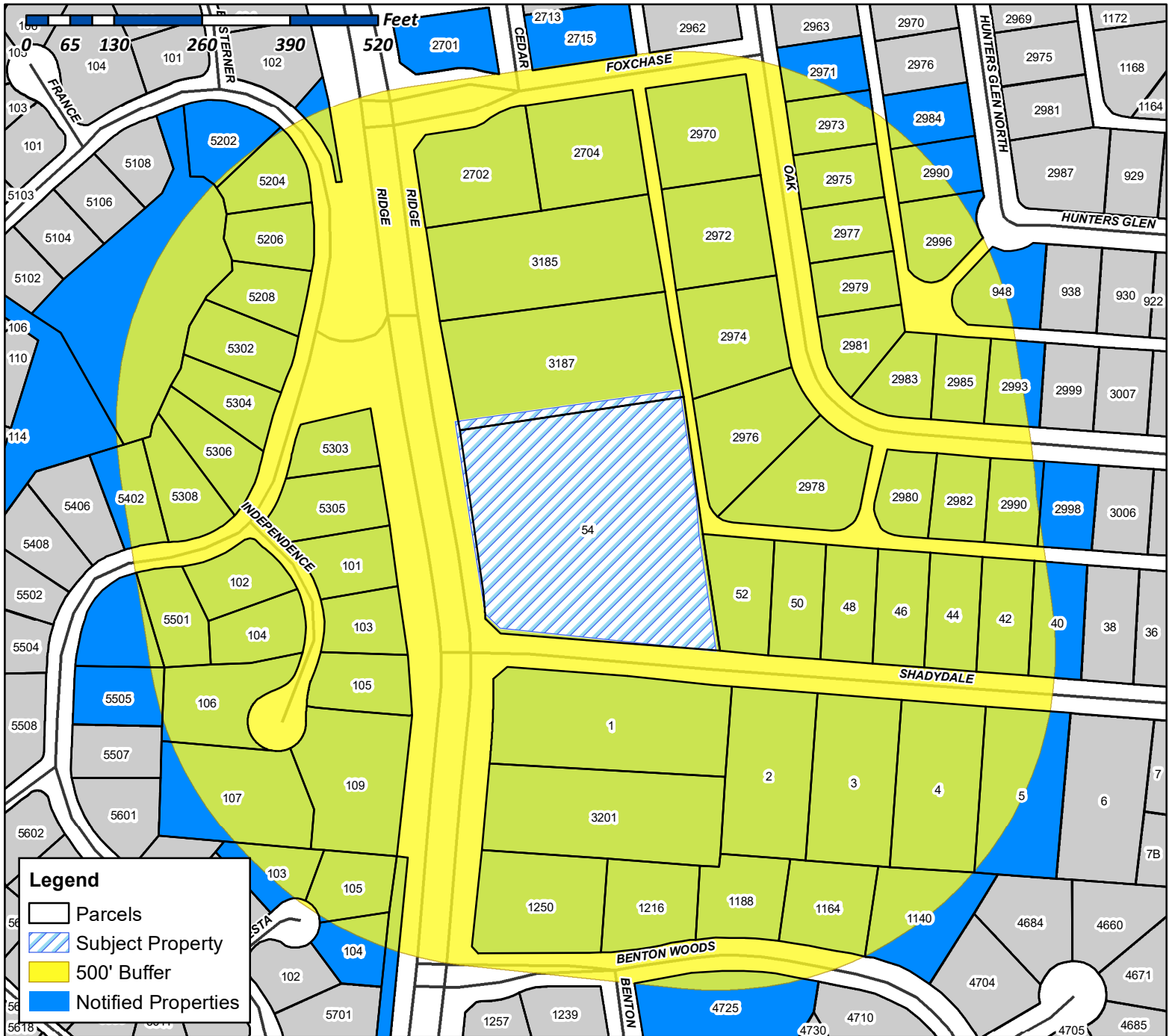




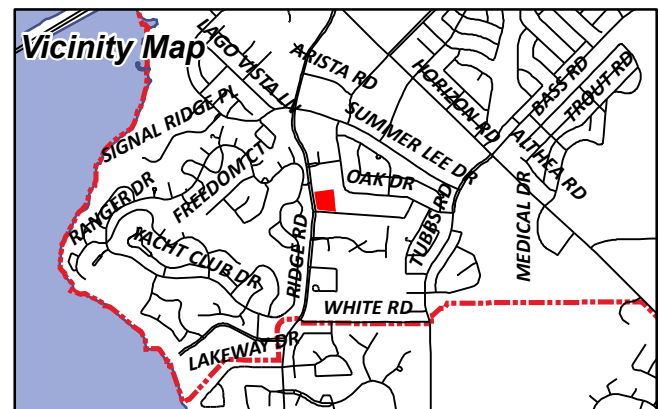
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**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**

HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032



RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404

# 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. Z2021-037: SUP for Accessory Building**

*Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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](mailto: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, September 20, 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. Z2021-037: SUP for 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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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.

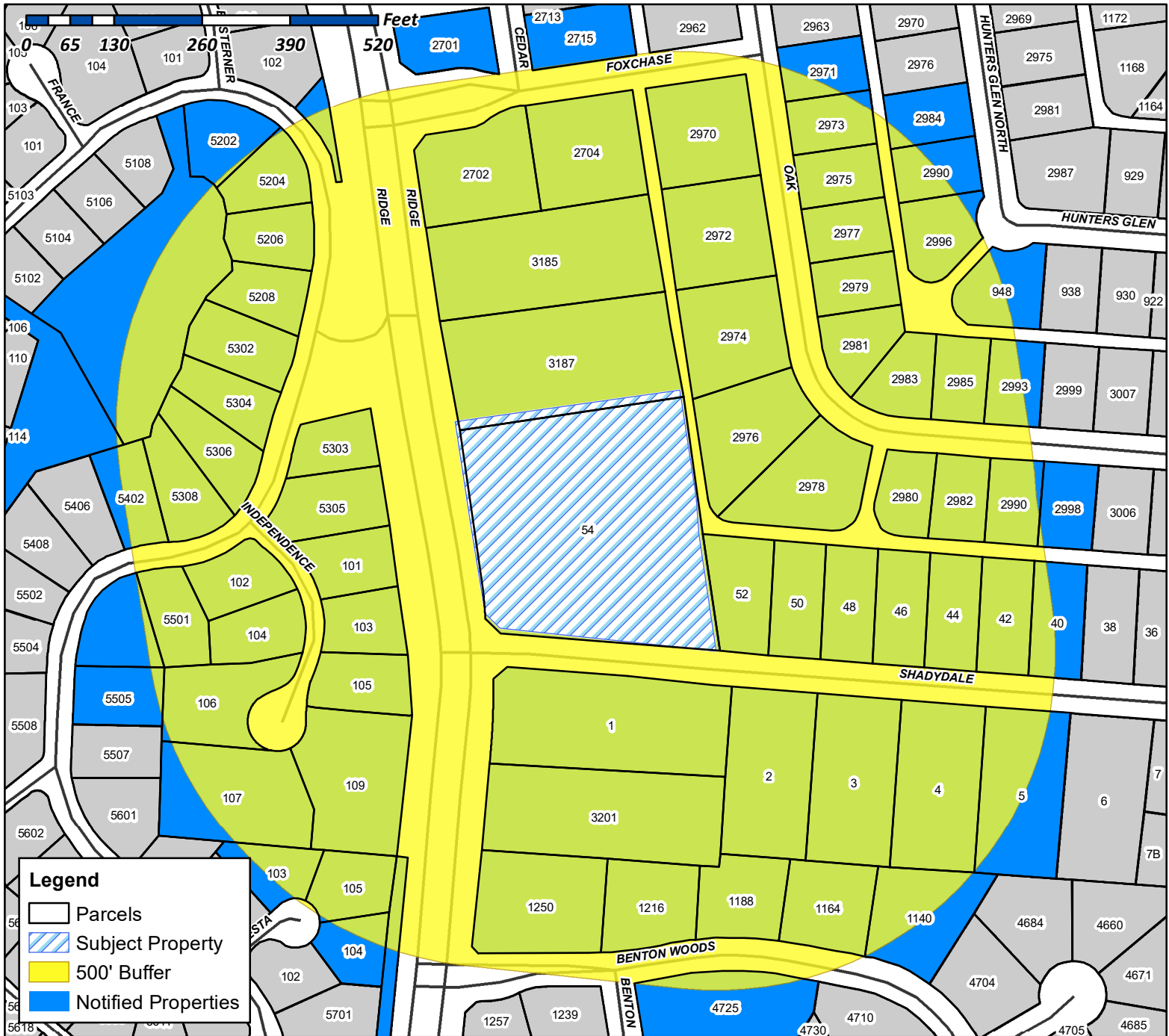
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



# City of Rockwall

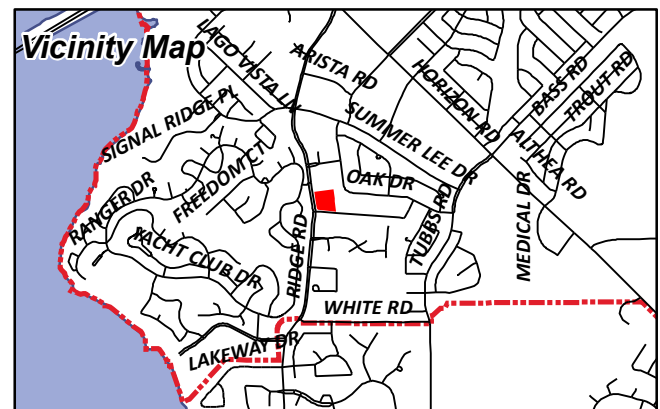
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

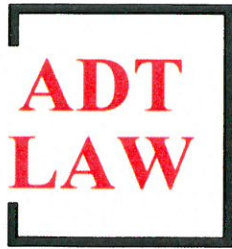
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745





ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department

**FROM:** James Best c/o Andrew D. Thomas

**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

**DATE:** August 18, 2021

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**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

**Discussion**

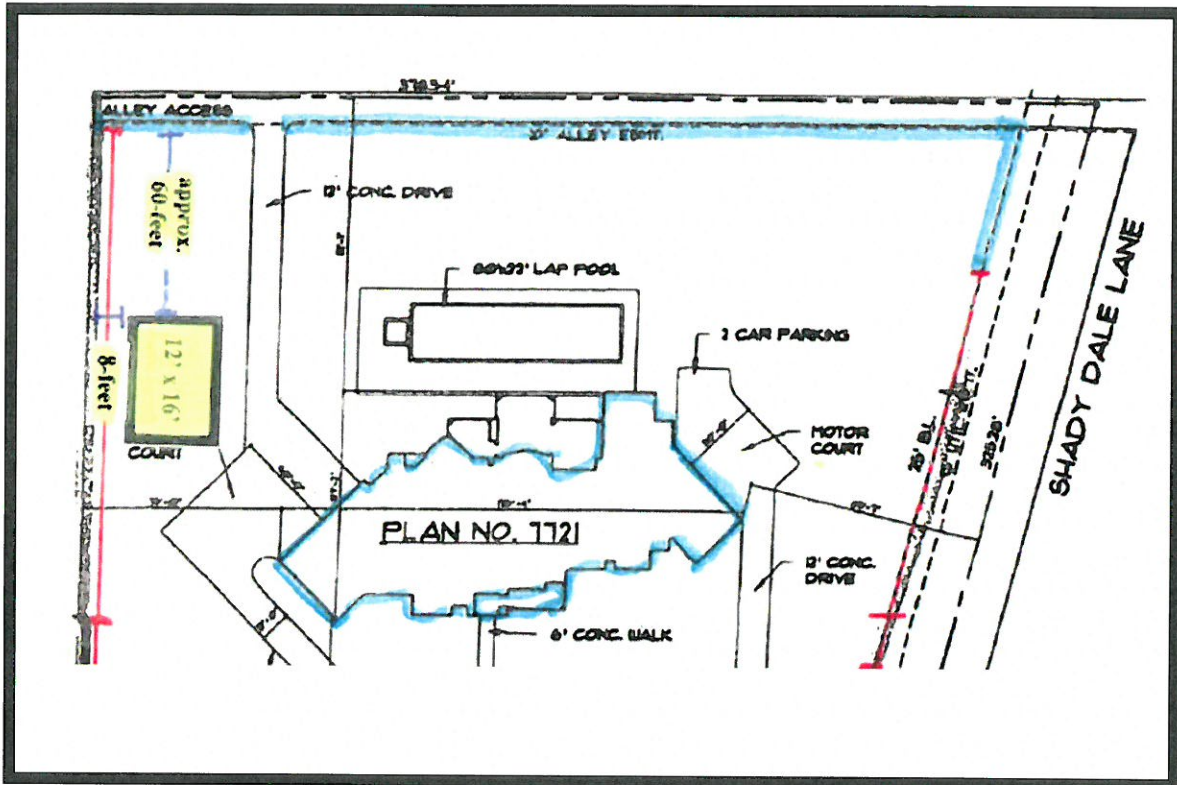
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



**See Exhibit A.**

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50



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 2.6-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE 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 Andrew Thomas for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.6-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

## 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 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

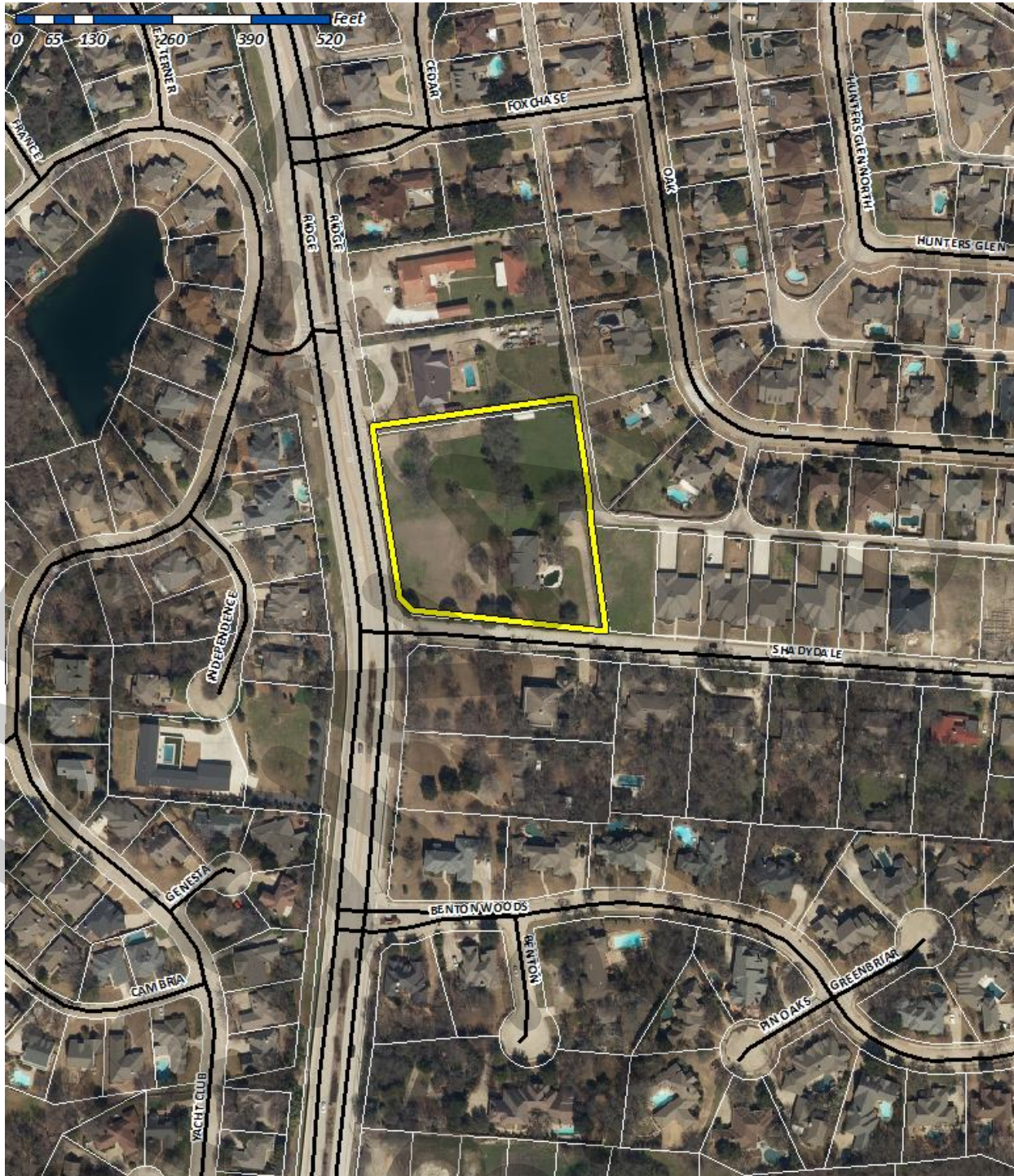
1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

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

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition





**Exhibit 'C':  
Elevations**





# 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

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**TO:** Planning and Zoning Commission  
**DATE:** September 14, 2021  
**APPLICANT:** Andrew Thomas  
**CASE NUMBER:** Z2021-037; *Specific Use Permit for an Accessory Building at 54 Shadydale Lane*

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### SUMMARY

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

### BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing single-family home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S228*] to construct a single-family home on the subject property. After approval of the Specific Use Permit (SUP) the applicant received approval for three (3) separate Special Exceptions [*Case No. MIS2020-013, Case No. MIS2021-003, and Case No. MIS2021-006*] allowing a pre-cast concrete screening wall that exceeded the maximum permissible height.

### PURPOSE

The applicant -- *Andrew Thomas* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF10) District land uses.

South: Directly south of the subject property is Shadydale Lane, which is identified 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 two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land use.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, plot plan, example building elevations, and a letter of explanation requesting to permit a 12-foot by 16-foot (*or 192 SF*) accessory building that will be 11-feet, 1-inches in total height. The letter of explanation indicates that the accessory building will be a *Tuff Shed Premier Pro Tall Ranch*. The proposed accessory structure will have a roof pitch greater than the required 3:12 minimum and be constructed of composite shingles. The accessory structure will be situated at the rear of the subject property approximately 60-feet from the eastern property line and eight (8) feet from the northern property line.

### **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 16 (SF-16) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family 16 (SF-16) District allows one (1) accessory building at 144 SF and one (1) detached garage at 625 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 16 (SF-16) District are three (3) feet from the rear property line and eight (8) feet from the side property line. Accessory buildings are also required to have a minimum of six (6) feet of separation from any other primary or accessory 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 conforms with all the density and dimensional requirements for accessory buildings; however, the accessory building does not adhere to the maximum size permitted for accessory building. The proposed accessory building exceeds the maximum permissible size by 48 SF. Staff performed a review of the homes in the surrounding subdivision using aerial imagery, and determined that there appears to be accessory buildings in the area similar in size as to what the applicant is proposing. Staff should note that eight (8) of the 17 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage that is 2,100 SF. The average size of all accessory structures analyzed was 748 SF. 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 August 26, 2021, staff mailed 83 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Fox Chase, and Benton Woods 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 the following notices in regard to the applicant's request:

- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) in-favor of the applicant's request.
- (2) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed 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 size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 192 SF; and
  - (c) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING	<u>James Best</u>	CURRENT USE	<u>Same</u>
PROPOSED ZONING	<u>Special Use Permit - Axillary Building</u>	PROPOSED USE	<u>Same</u>
ACREAGE	<u>2.6 acres</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>1</u>

**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 type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

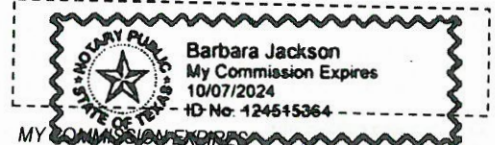
<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 20 DAY OF 21 BY SIGNING THIS APPLICATION, 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 August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Andrew Thomas*  
*Barbara Jackson*

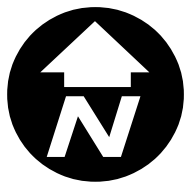




# City of Rockwall

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

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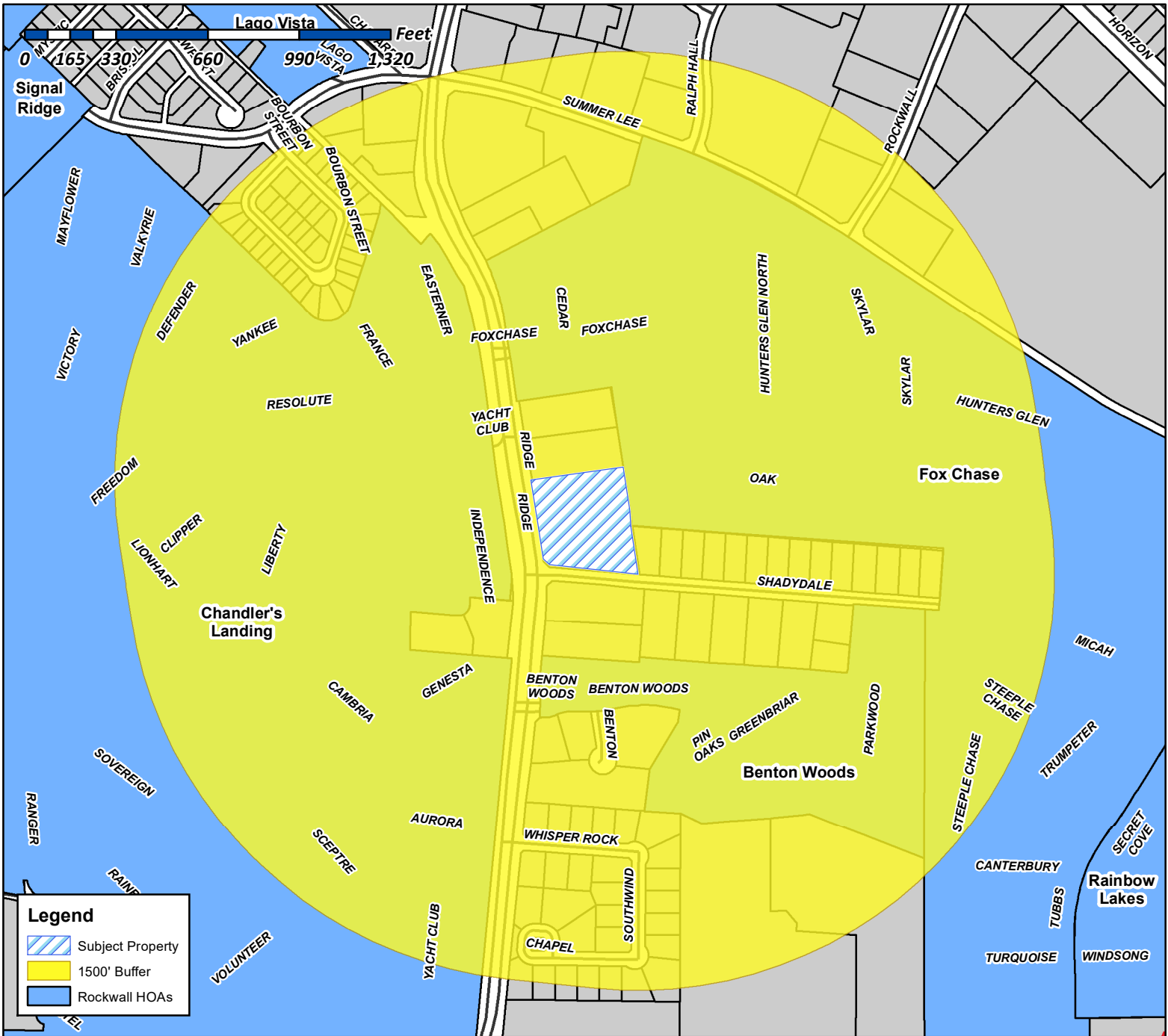




# City of Rockwall

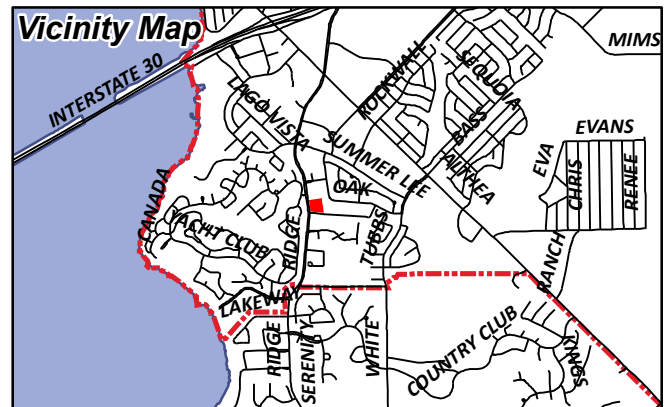
Planning & Zoning Department  
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**



## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Thursday, August 26, 2021 3:16 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-037]  
**Attachments:** Public Notice (08.26.2021).pdf; HOA Map Z2021-037.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on August 27, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2021-037 SUP for Accessory Building**

Hold a public hearing to discuss and consider a request by James Best for the approval of a *Specific Use Permit (SUP)* for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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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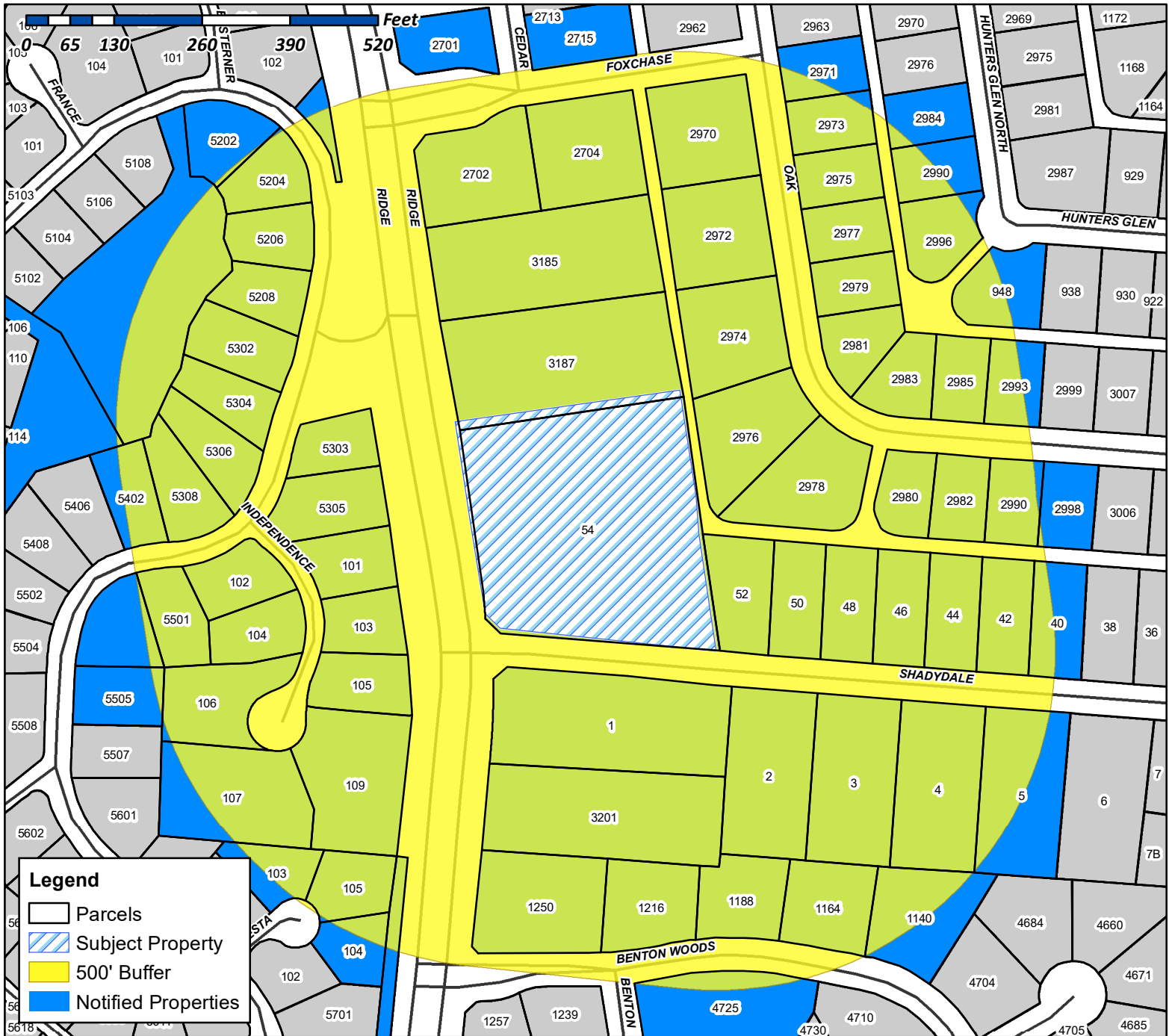
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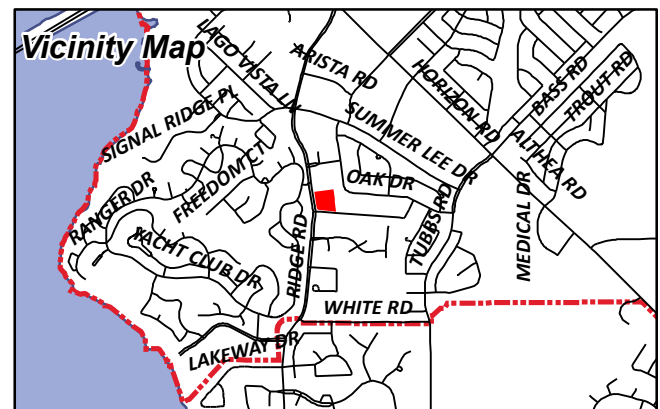
# City of Rockwall

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**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745

HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032



SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404

# 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. Z2021-037: SUP for Accessory Building**

*Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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](mailto: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, September 20, 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. Z2021-037: SUP for 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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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.

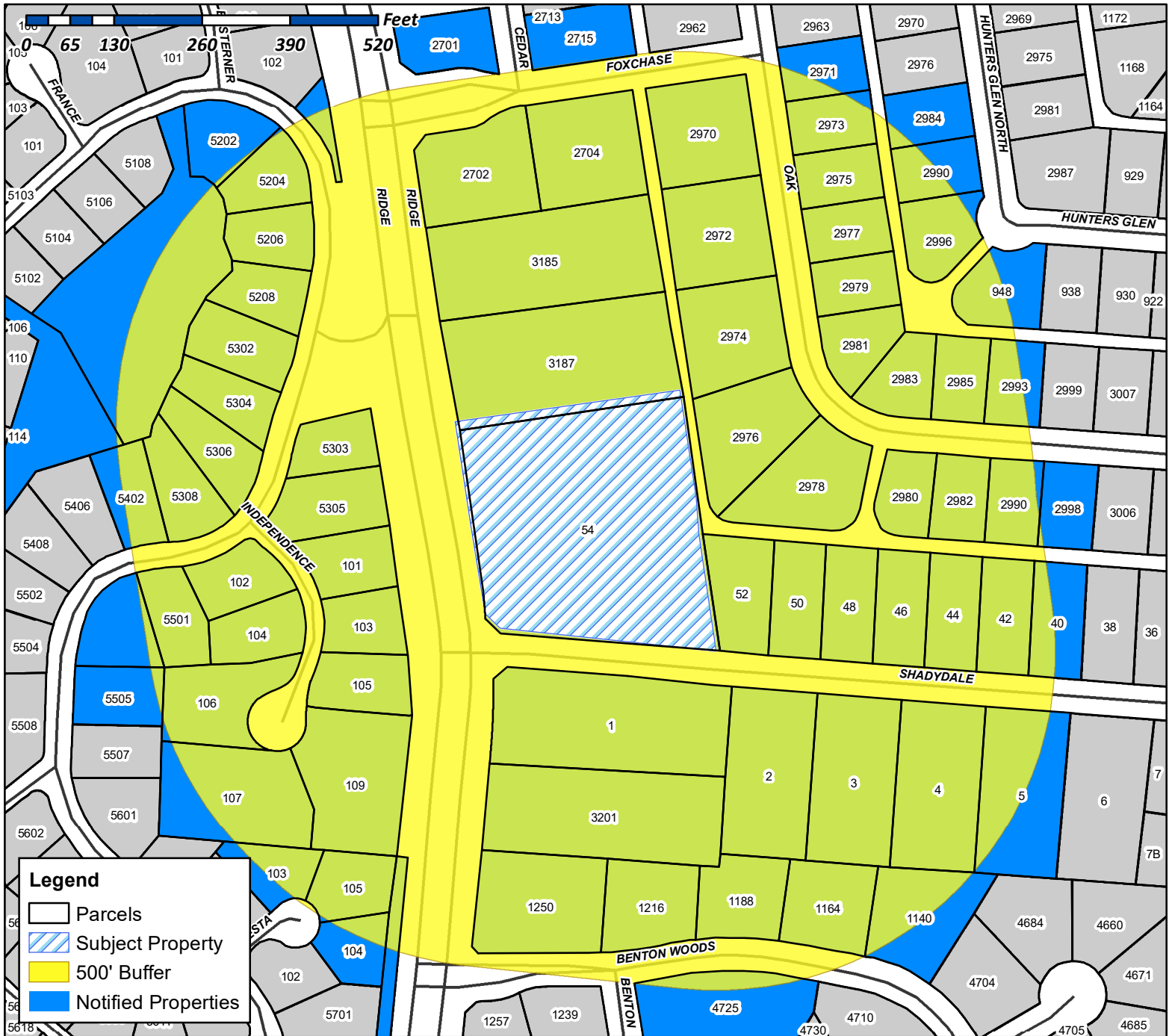
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



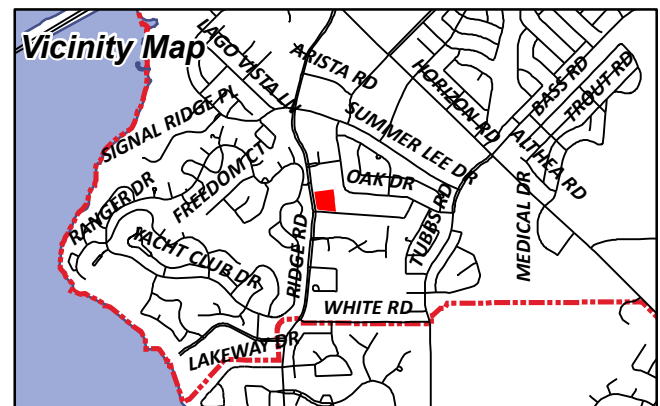
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane



**Date Created:** 8/20/2021  
**For Questions on this Case Call** (972) 771-7745

# PUBLIC NOTICE



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EMAIL: PLANNING@ROCKWALL.COM

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



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**Case No. Z2021-037: SUP for 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.

*OUT Bldg is small & probably  
concealed behind fence*

Name: *Colenn Vannor*  
Address: *2972 OAK Drive*

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

**Lee, Henry**

---

**From:** Melissa Short <mrshort@live.com>  
**Sent:** Monday, August 30, 2021 11:11 AM  
**To:** Planning  
**Subject:** Case # z2021-037

P&Z

I am in favor of the request because 1 building is better than 2.

Cory & Melissa Short  
105 Independence Pl.  
Rockwall, TX 75032  
972-529-0129

---

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**Lee, Henry**

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**From:** Joe Zylka <JZylka@DogwoodCommercial.com>  
**Sent:** Monday, August 30, 2021 7:16 AM  
**To:** Planning  
**Subject:** Case No. Z2021-037

I am opposed to the request due to the likelihood of the visibility of the structure to Ridge rd. They have done a poor job in my opinion of the visibility and sightliness of the project on all sides...

Thanks,

JOE ZYLKA, CPM®  
DIRECTOR OF OPERATIONS  
DOGWOOD COMMERCIAL

**O:** 972.354.8060 | **D:** 972.332.4400 | **C:** 214.476.1215

[JZYLKA@DOGWOODCOMMERCIAL.COM](mailto:JZYLKA@DOGWOODCOMMERCIAL.COM)

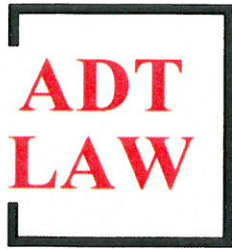
[WWW.DOGWOODCOMMERCIAL.COM](http://WWW.DOGWOODCOMMERCIAL.COM)



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ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department  
**FROM:** James Best c/o Andrew D. Thomas  
**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087  
**DATE:** August 18, 2021

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**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

**Discussion**

Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

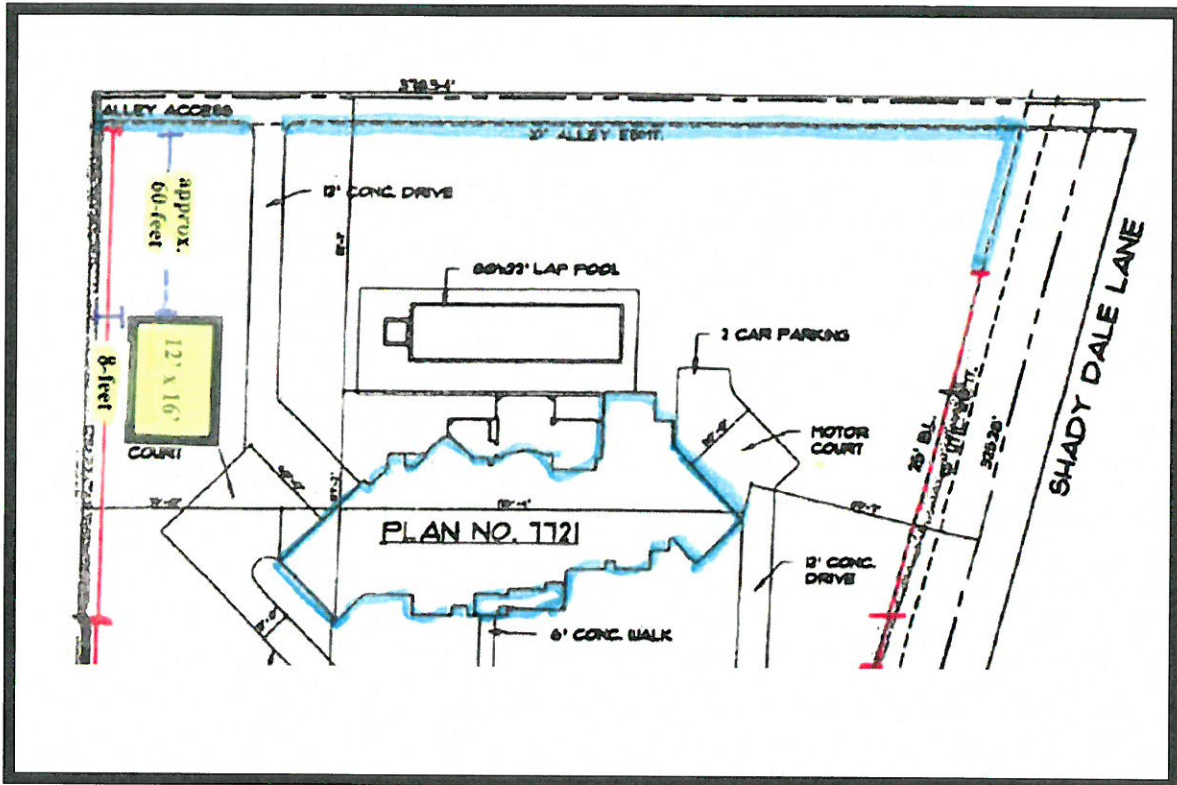
The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



**See Exhibit A.**



The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50

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 2.60-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED 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 Andrew Thomas on behalf of James Best for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.60-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing 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 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

## 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 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

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

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition

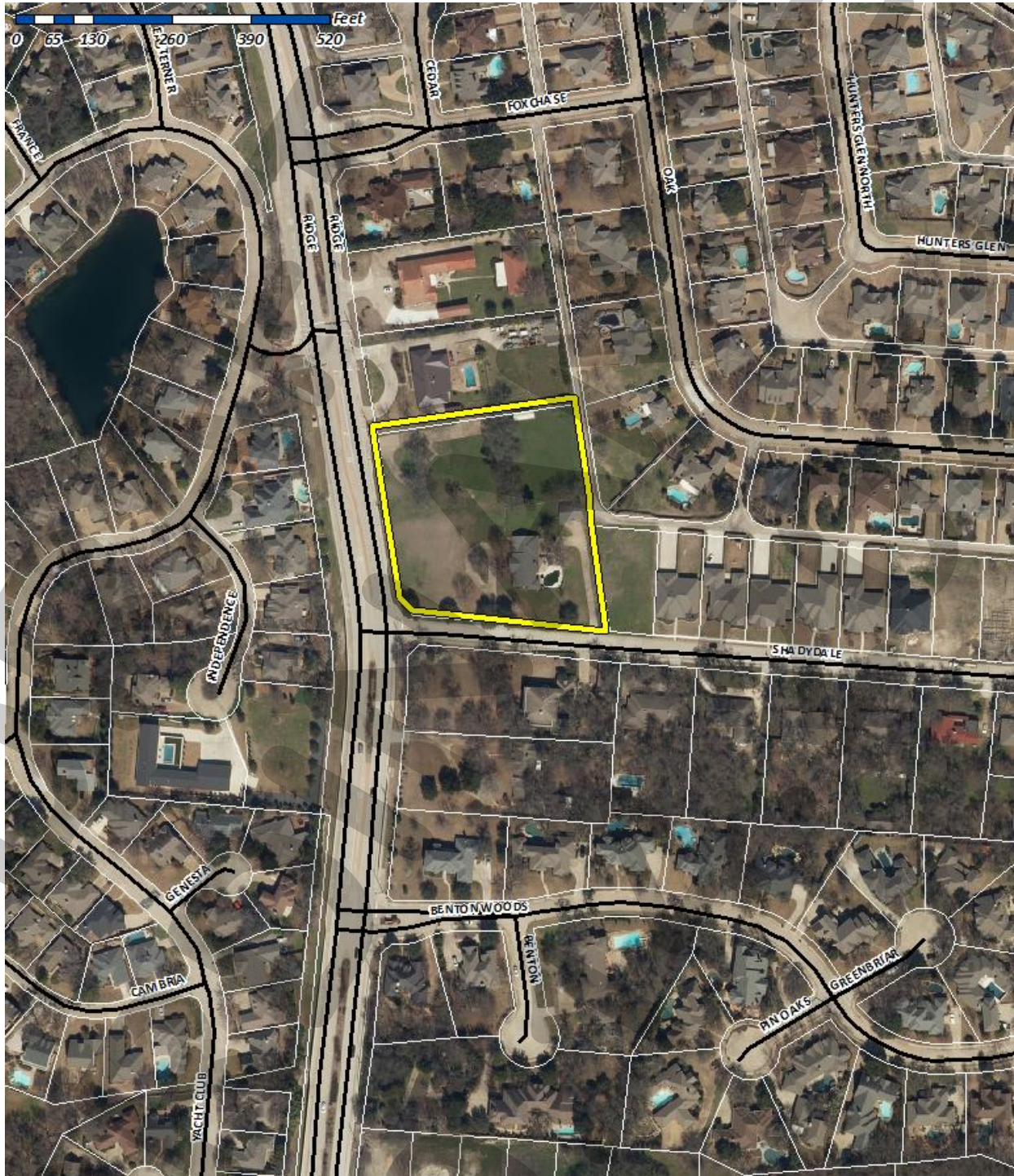
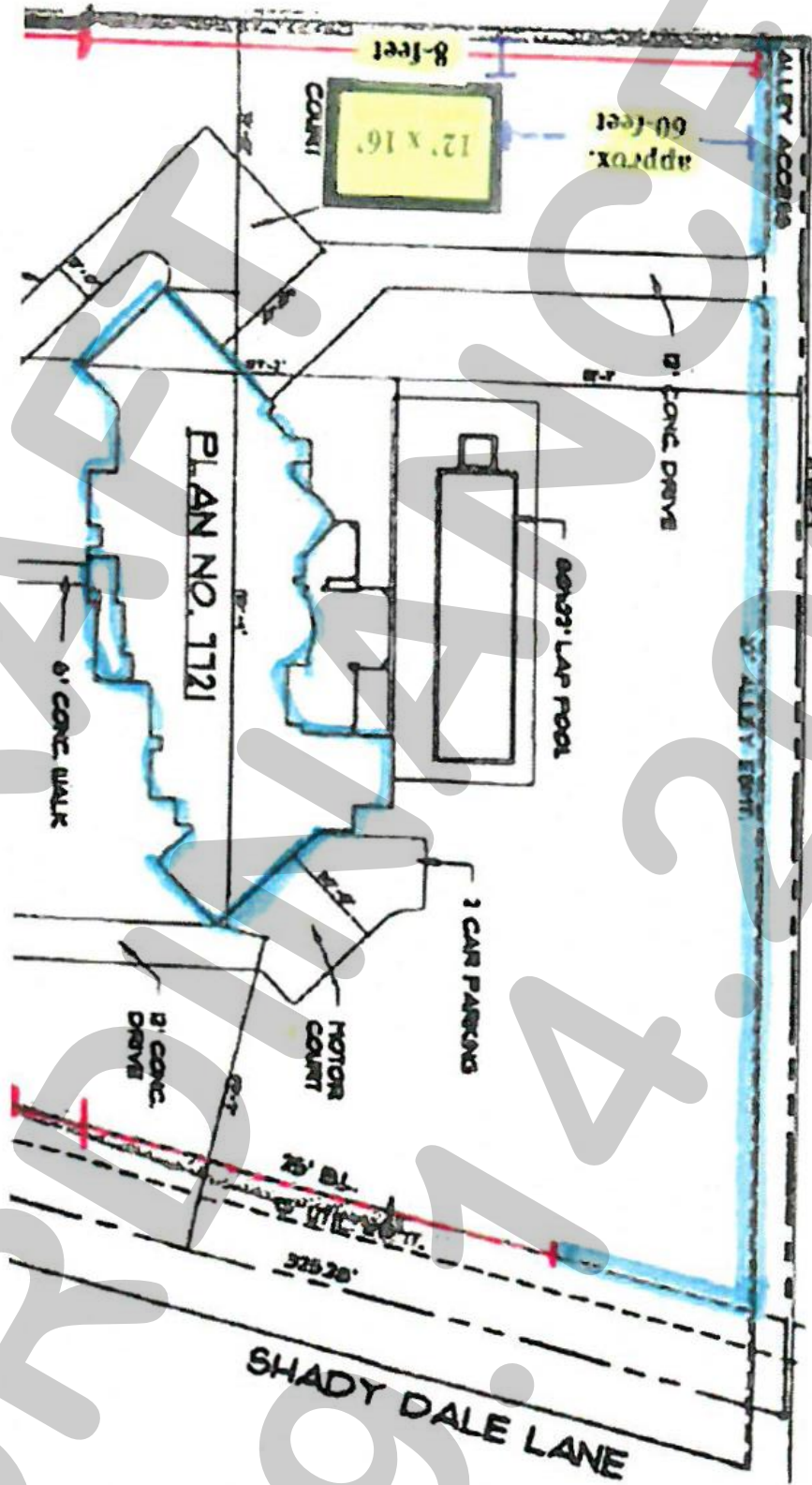


Exhibit 'B':  
Residential Plot Plan



**Exhibit 'C':  
Elevations**







# 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:** September 20, 2021  
**APPLICANT:** Andrew Thomas  
**CASE NUMBER:** Z2021-037; *Specific Use Permit for an Accessory Building at 54 Shadydale Lane*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

### BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing single-family home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S228*] to construct a single-family home on the subject property. After approval of the Specific Use Permit (SUP) the applicant received approval for three (3) separate Special Exceptions [*Case No. MIS2020-013, Case No. MIS2021-003, and Case No. MIS2021-006*] allowing a pre-cast concrete screening wall that exceeded the maximum permissible height.

### PURPOSE

The applicant -- *Andrew Thomas* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF10) District land uses.

South: Directly south of the subject property is Shadydale Lane, which is identified 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 two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land use.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [*FM-740*], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, plot plan, example building elevations, and a letter of explanation requesting to permit a 12-foot by 16-foot (*or 192 SF*) accessory building that will be 11-feet, 1-inches in total height. The letter of explanation indicates that the accessory building will be a *Tuff Shed Premier Pro Tall Ranch*. The proposed accessory structure will have a roof pitch greater than the required 3:12 minimum and be constructed of composite shingles. The accessory structure will be situated at the rear of the subject property approximately 60-feet from the eastern property line and eight (8) feet from the northern property line.

### **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 16 (SF-16) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family 16 (SF-16) District allows one (1) accessory building at 144 SF and one (1) detached garage at 625 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 16 (SF-16) District are three (3) feet from the rear property line and eight (8) feet from the side property line. Accessory buildings are also required to have a minimum of six (6) feet of separation from any other primary or accessory 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 conforms with all the density and dimensional requirements for accessory buildings; however, the accessory building does not adhere to the maximum size permitted for accessory building. The proposed accessory building exceeds the maximum permissible size by 48 SF. Staff performed a review of the homes in the surrounding subdivision using aerial imagery, and determined that there appears to be accessory buildings in the area similar in size as to what the applicant is proposing. Staff should note that eight (8) of the 17 homes surveyed had accessory structures, with the largest accessory structure observed being a detached garage that is 2,100 SF. The average size of all accessory structures analyzed was 748 SF. 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 August 26, 2021, staff mailed 83 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Fox Chase, and Benton Woods 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 the following notices in regard to the applicant's request:

- (1) Three (3) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) in-favor of the applicant's request.
- (2) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) opposed 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 size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 192 SF; and
  - (c) The *Accessory Building* shall not exceed a maximum height of 15-feet.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On September 14, 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 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING James Best

CURRENT USE

Same

PROPOSED ZONING Special Use Permit - Axillary Building

PROPOSED USE

Same

ACREAGE 2.6 acres

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]

OWNER James Best

APPLICANT

Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON

Andrew D. Thomas

ADDRESS

ADDRESS

422 E I-30, Suite F

CITY, STATE & ZIP

CITY, STATE & ZIP

Royse City, Texas 75189

PHONE

PHONE

(469) 965-4500

E-MAIL

E-MAIL

andrew@law-adt.com

## NOTARY VERIFICATION [REQUIRED]

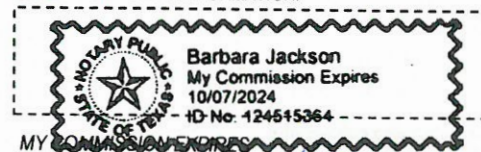
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Andrew Thomas [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF August, 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 August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

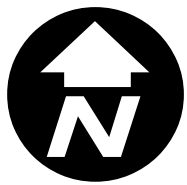




# City of Rockwall

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

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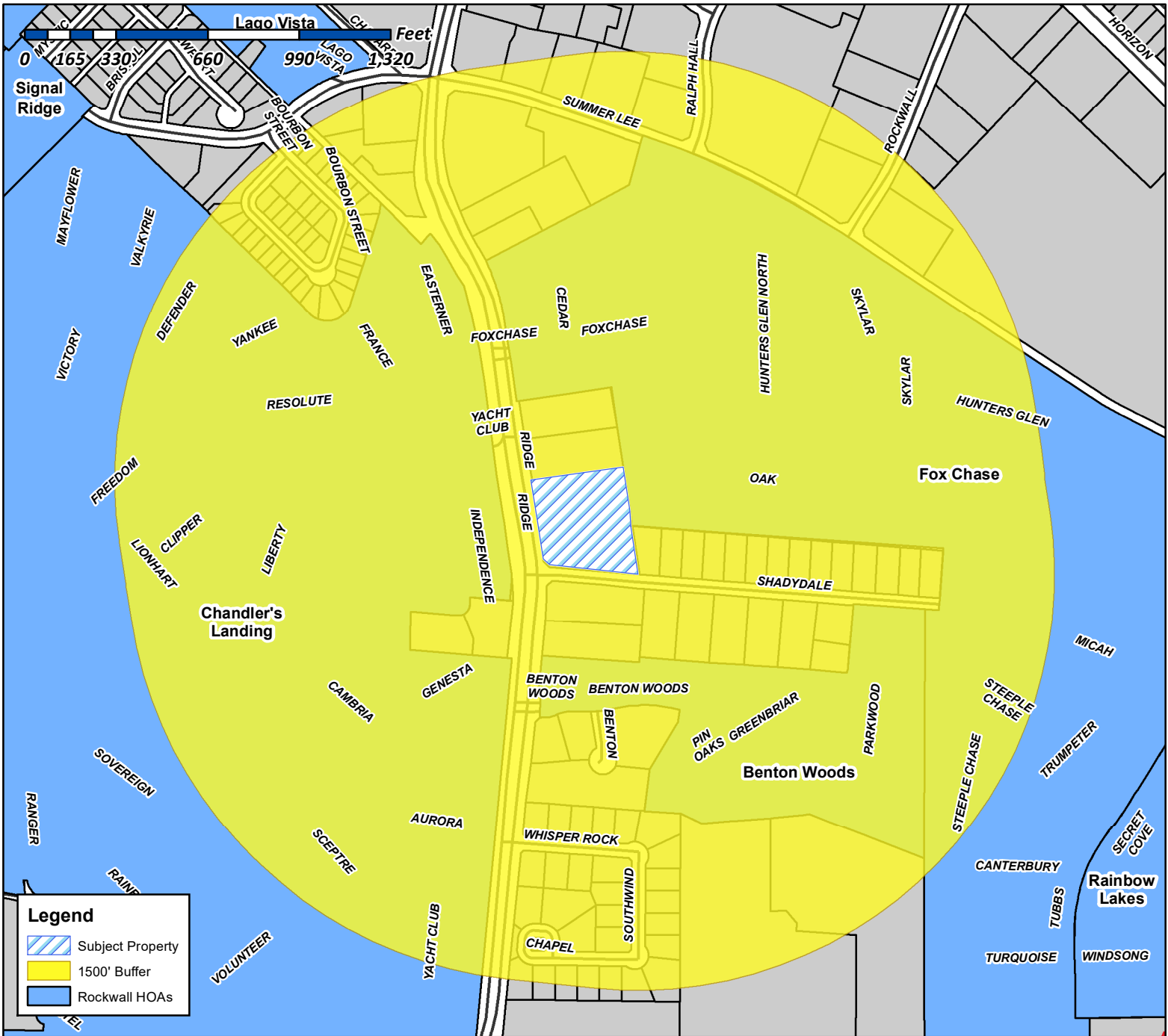




# City of Rockwall

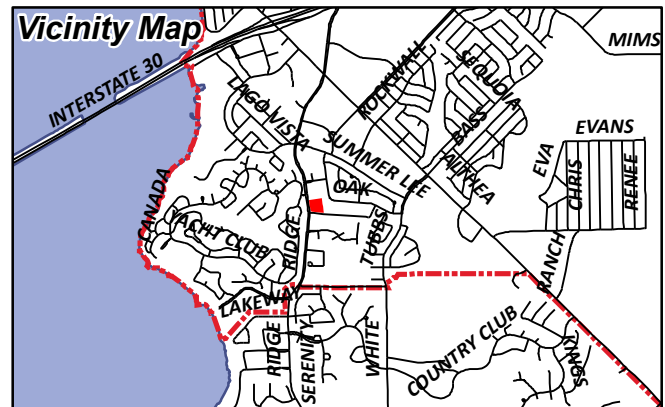
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**



## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Thursday, August 26, 2021 3:16 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2021-037]  
**Attachments:** Public Notice (08.26.2021).pdf; HOA Map Z2021-037.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on August 27, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2021-037 SUP for Accessory Building**

Hold a public hearing to discuss and consider a request by James Best for the approval of a *Specific Use Permit (SUP)* for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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/>

---

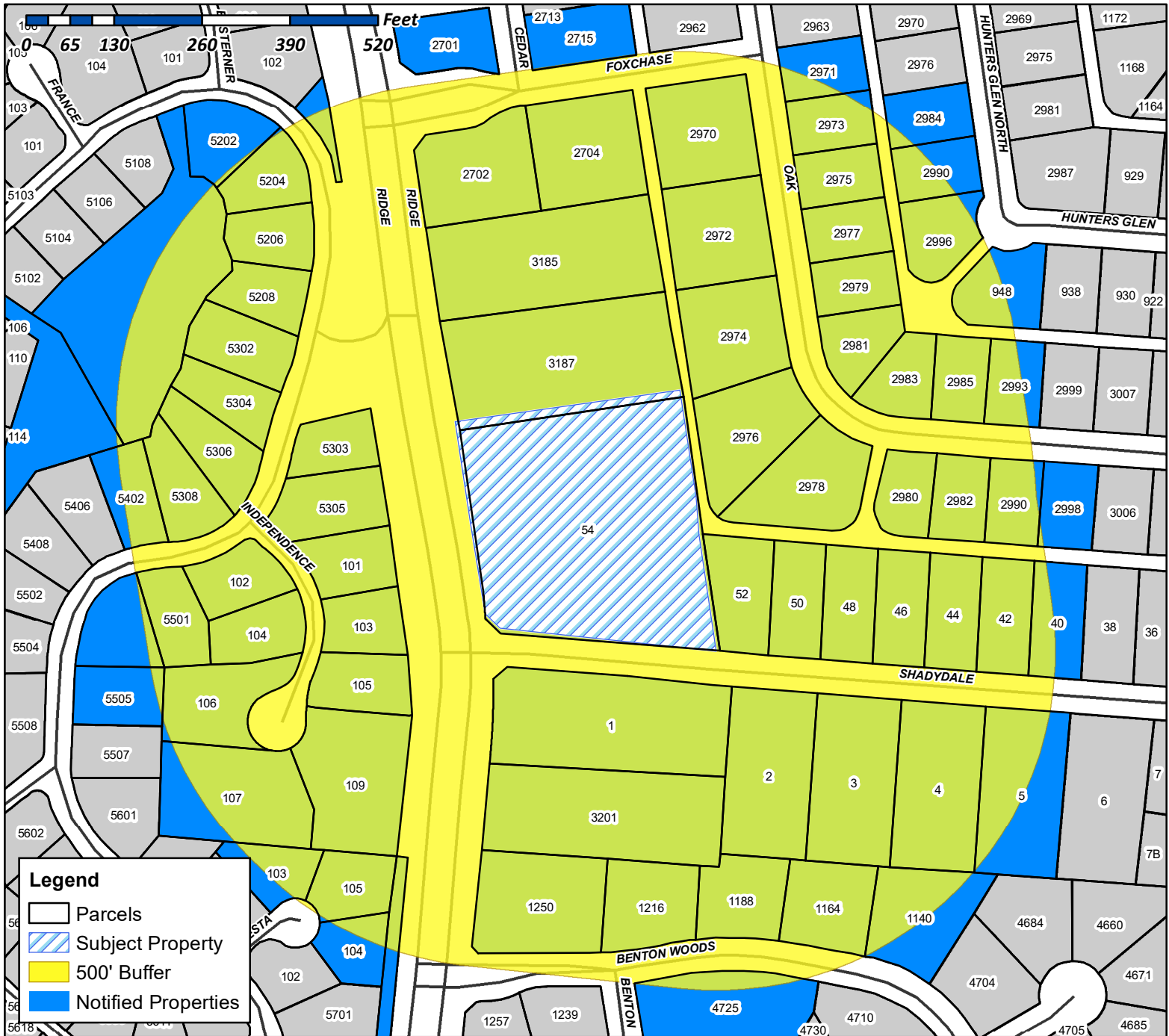
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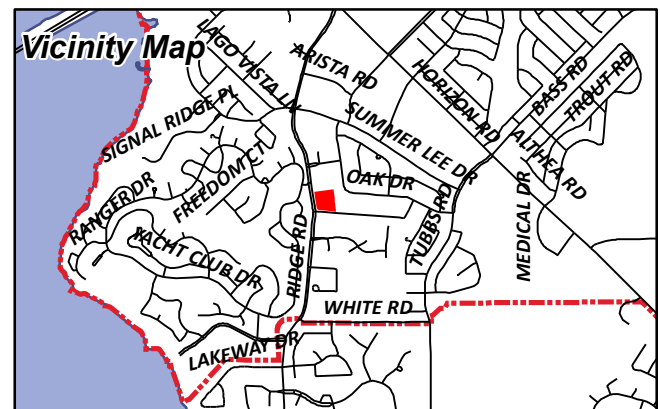
# City of Rockwall

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

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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane



**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**



HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404

# 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. Z2021-037: SUP for Accessory Building**

*Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for an accessory building on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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, September 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 20, 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](mailto: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, September 20, 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. Z2021-037: SUP for 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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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.

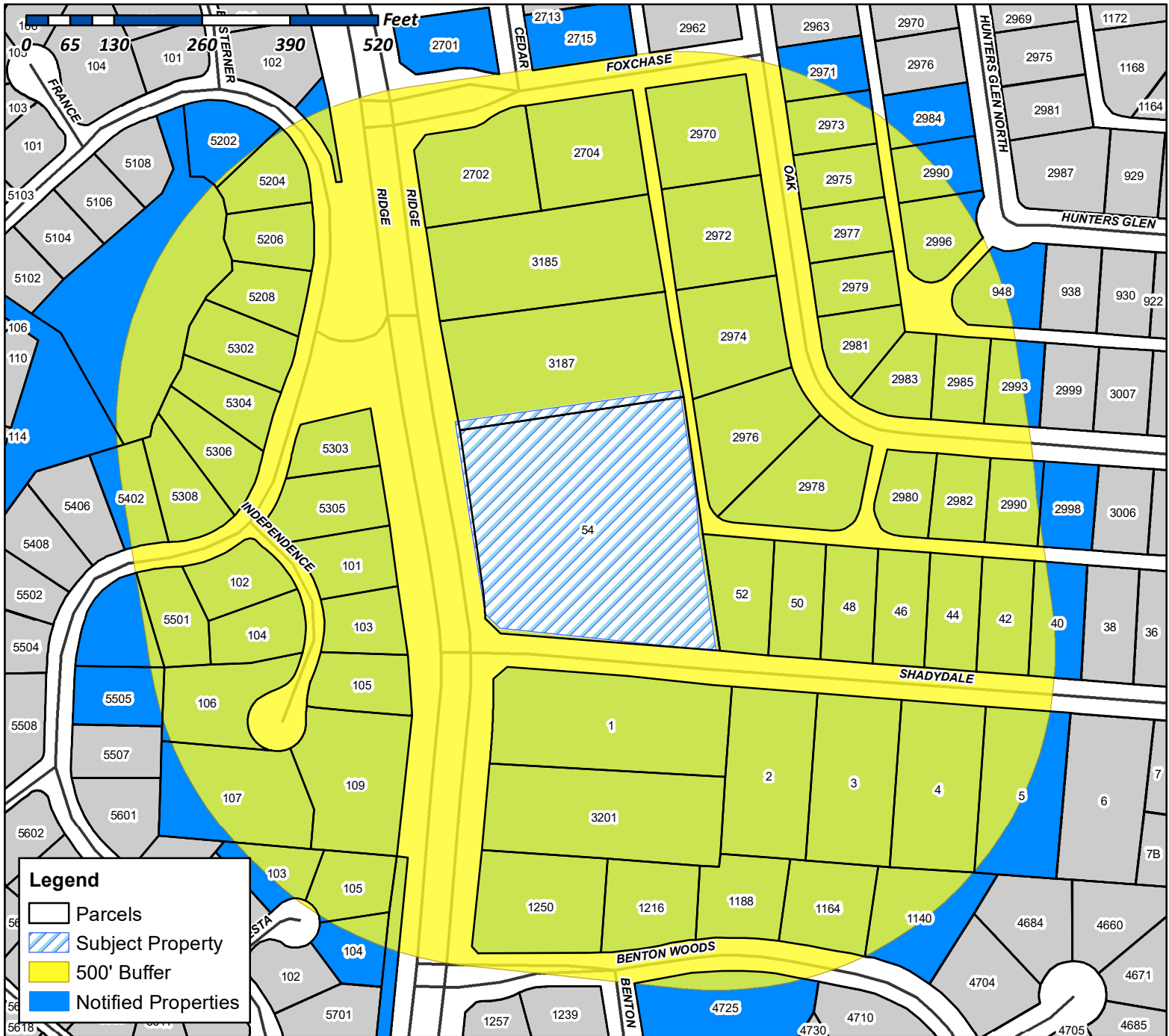
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



# City of Rockwall

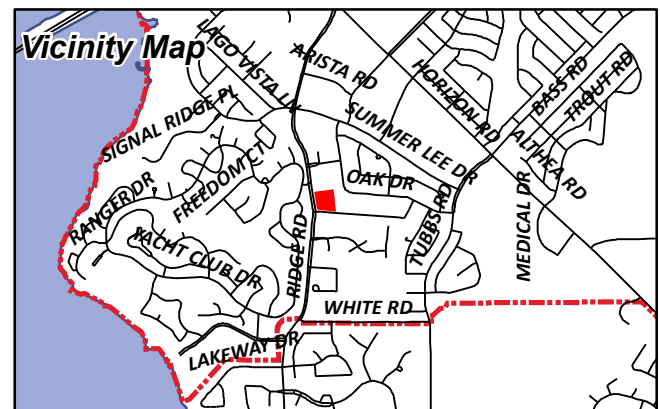
Planning & Zoning Department  
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**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:

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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. Z2021-037: SUP for 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.

*OUT Bldg is small & probably  
concealed behind fence*

Name: *Colenn Vannor*  
Address: *2972 OAK Drive*

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

**Lee, Henry**

---

**From:** Melissa Short <mrshort@live.com>  
**Sent:** Monday, August 30, 2021 11:11 AM  
**To:** Planning  
**Subject:** Case # z2021-037

P&Z

I am in favor of the request because 1 building is better than 2.

Cory & Melissa Short  
105 Independence Pl.  
Rockwall, TX 75032  
972-529-0129

---

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**Lee, Henry**

---

**From:** Joe Zylka <JZylka@DogwoodCommercial.com>  
**Sent:** Monday, August 30, 2021 7:16 AM  
**To:** Planning  
**Subject:** Case No. Z2021-037

I am opposed to the request due to the likelihood of the visibility of the structure to Ridge rd. They have done a poor job in my opinion of the visibility and sightliness of the project on all sides...

Thanks,

JOE ZYLKA, CPM®  
DIRECTOR OF OPERATIONS  
DOGWOOD COMMERCIAL

**O:** 972.354.8060 | **D:** 972.332.4400 | **C:** 214.476.1215

[JZYLKA@DOGWOODCOMMERCIAL.COM](mailto:JZYLKA@DOGWOODCOMMERCIAL.COM)

[WWW.DOGWOODCOMMERCIAL.COM](http://WWW.DOGWOODCOMMERCIAL.COM)



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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-037

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Sean

Last Name \*

Goff

Address \*

1250 Benton woods drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

sean.goff@cbre.com

Phone Number

214-282-4401

Please check all that apply: \*

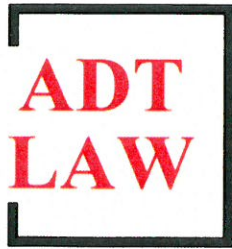
- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms



ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department

**FROM:** James Best c/o Andrew D. Thomas

**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

**DATE:** August 18, 2021

---

---

**Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

**Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.

**Discussion**

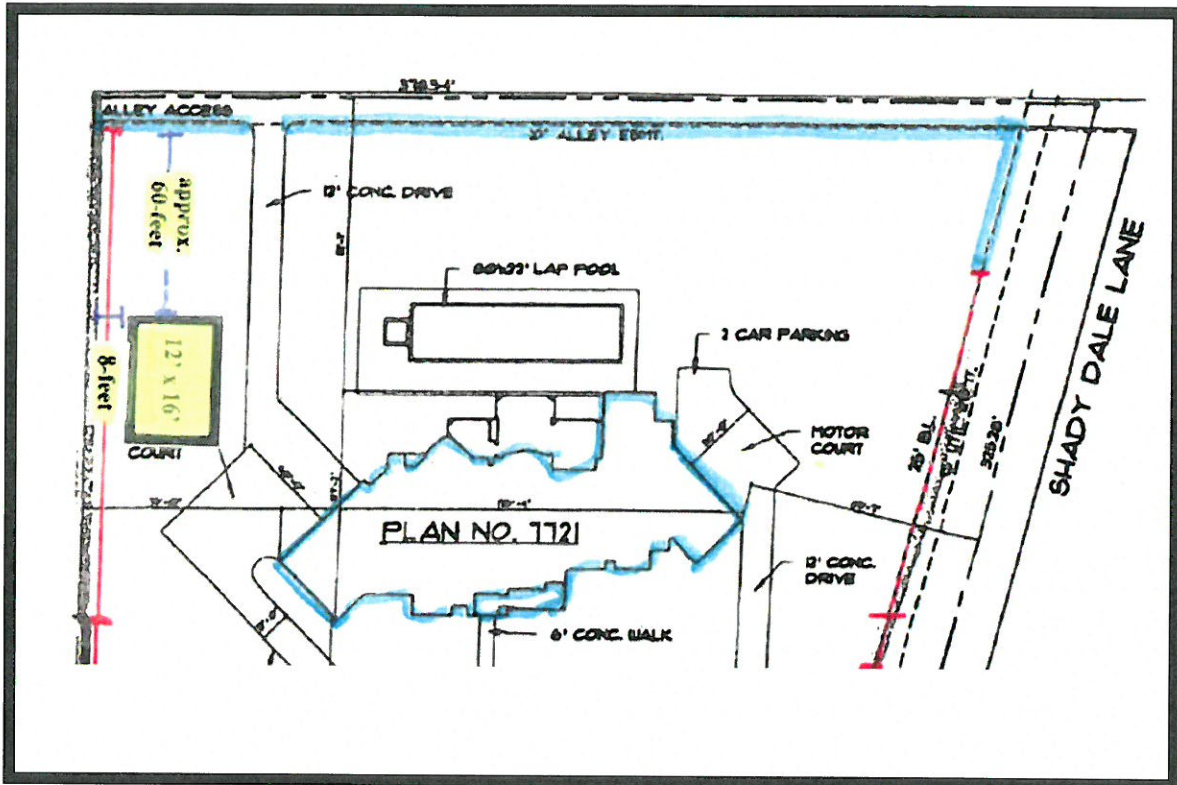
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



**See Exhibit A.**

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



8' X 14' X 10'3"

\$5,327.00

\$5,859.70

**TUFF SHED**

(<https://www.tuffshed.com>)

8' X 16' X 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90



10' x 18' x 10'8"

\$7,159.00

\$7,874.90

10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50

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 2.60-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED 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 Andrew Thomas on behalf of James Best for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.60-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing 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 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

## 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 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

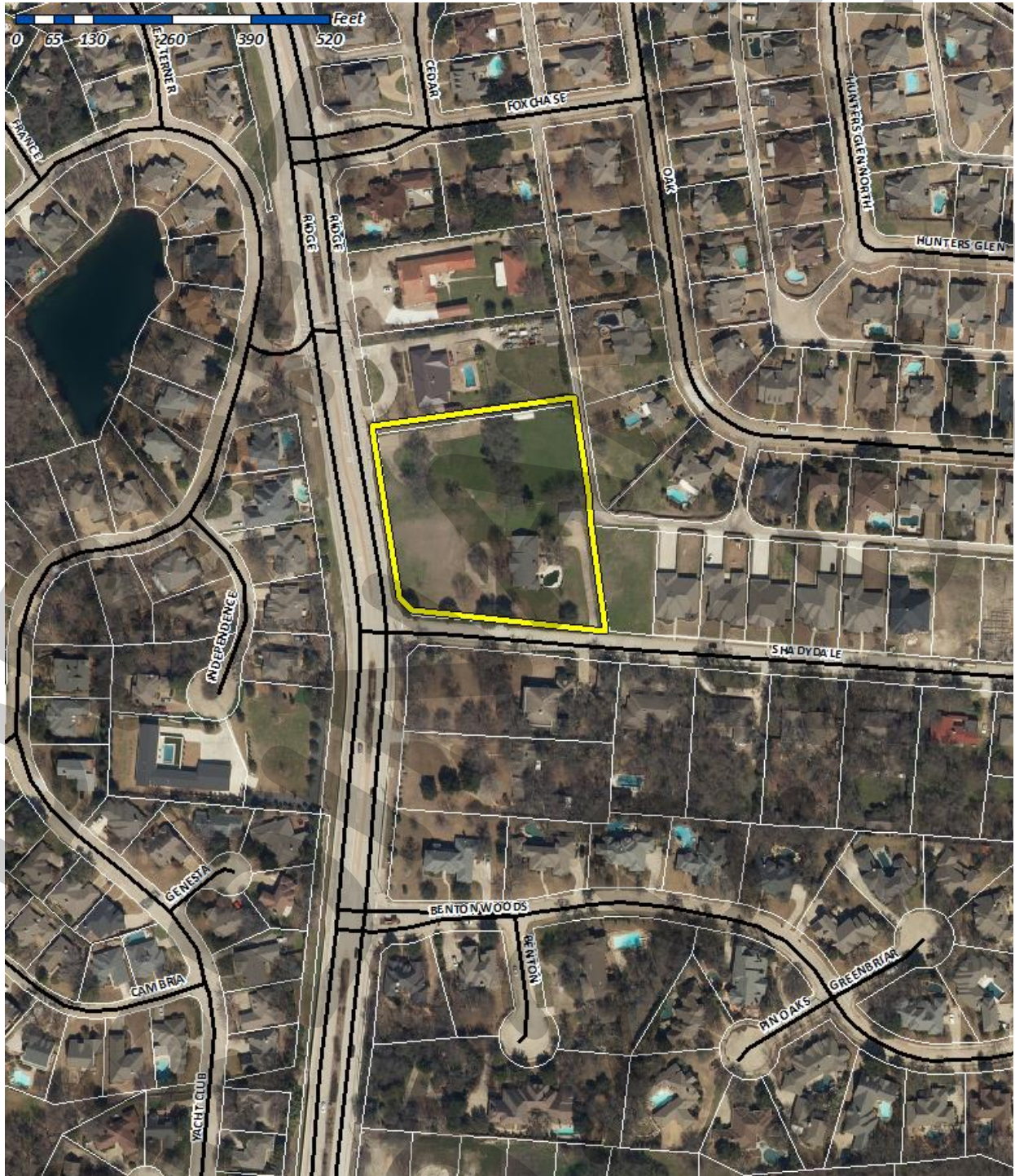
1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

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

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition





**Exhibit 'C':  
Elevations**





October 22, 2021

TO: Andrew D. Thomas  
422 E. I-30 Suite F  
Royse City, TX, 75189

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

SUBJECT: Z2021-037; *Specific Use Permit (SUP) for an Accessory Building*

Andrew Thomas:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on October 4, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The Accessory Building shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the Specific Use Permit (SUP) ordinance; and
  - (b) The Accessory Building shall not exceed a maximum size of 192 SF; and
  - (c) The Accessory Building shall not exceed a maximum height of 15-feet.
- (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 September 14, 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 6-0, with Commissioner Moeller absent.

City Council

On October 4, 2021, City Council approved a motion to approve the Specific Use Permit with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-46, S-256, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee,  
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-46

SPECIFIC USE PERMIT NO. S-256

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 2.60-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE 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 Andrew Thomas on behalf of James Best for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 2.60-acre tract of land described as Lot 1, Block A, Best Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing 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 192 SF.
- (3) The *Accessory Building* shall not exceed a maximum height of 15-feet.

## 2.2. COMPLIANCE

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- (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).

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**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 4<sup>TH</sup> DAY OF OCTOBER, 2021.**

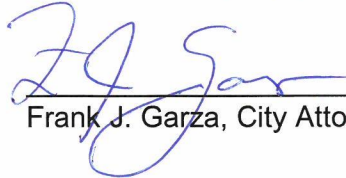


  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: September 20, 2021

2<sup>nd</sup> Reading: October 4, 2021

Exhibit 'A'  
Zoning Exhibit

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estates Addition

