



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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 GENERAL LOCATION Ridge Rd. & S. Lakeshore

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 PROPOSED USE  
 ACREAGE LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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OWNER Angela Hoffman  APPLICANT  
 CONTACT PERSON Angela or Michael Hoffman CONTACT PERSON  
 ADDRESS 1912 S. Lakeshore Dr. ADDRESS  
 CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP  
 PHONE (352) 216-2085 PHONE  
 E-MAIL angela@eccxi.com E-MAIL

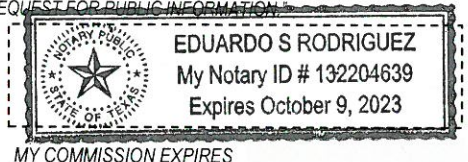
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Angela Dawn Hoffman [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



## Ross, Bethany

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**Sent:** Monday, October 10, 2022 4:42 PM  
**To:** Guevara, Angelica; Ross, Bethany  
**Subject:** FW: Request for 1912 S. Lakeshore Dr., Rockwall, TX  
**Attachments:** Garage plan Lakeshore.jpg



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Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**To:** Lee, Henry <HLee@rockwall.com>  
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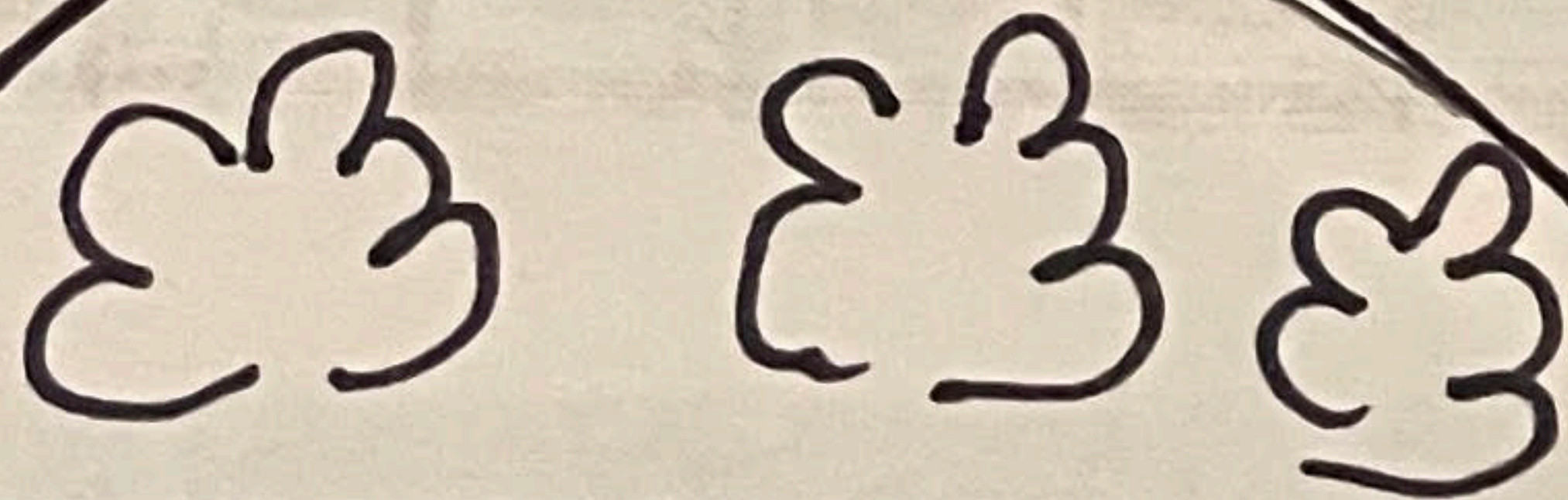
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present garage

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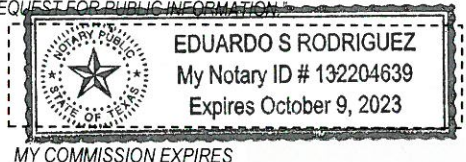
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MIS2022-020: Special Exception for a Front Facing Garage at 1912 S. Lakeshore Drive

0 30 60 120 180 240 Feet


AG

S LAKESHORE DR

SF-10

LAKEHILL DR



Case Location Map = 



# City of Rockwall

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

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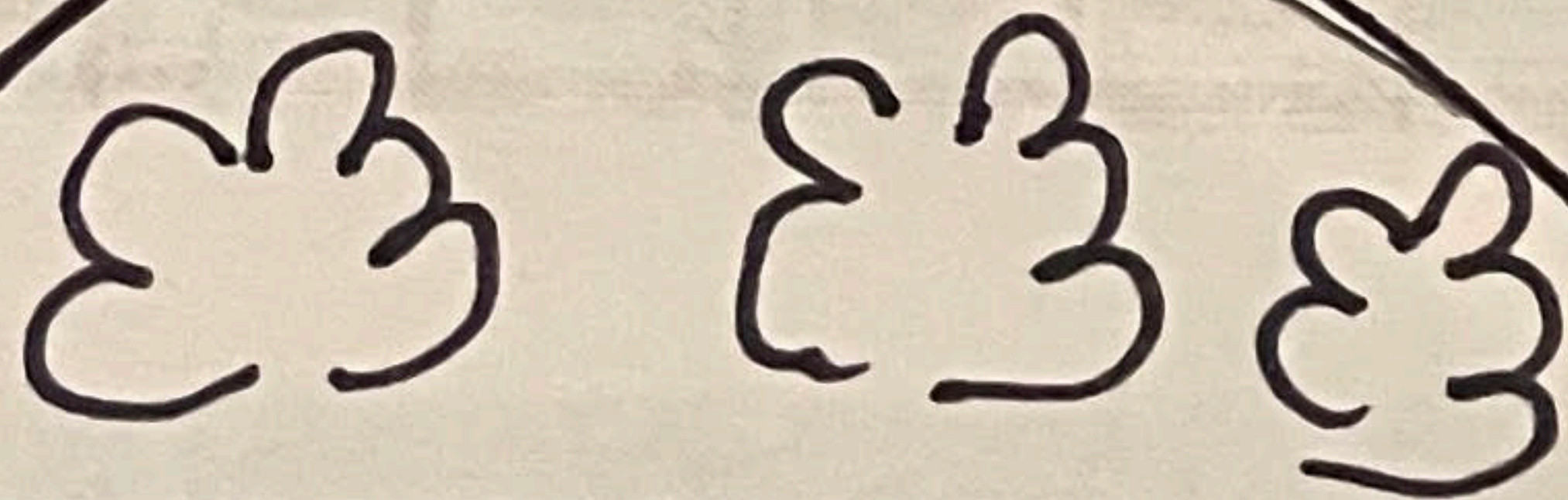
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Bath

Bedroom

present garage

proposed garage & driveway







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** October 25, 2022

**SUBJECT:** MIS2022-020; *Exception for a Front Facing Garage at 1912 S. Lakeshore Drive*

---

On October 14, 2022, the applicant -- *Angela Hoffman* -- submitted a development application requesting an exception to the *Residential Parking* requirements to allow the garage on her existing single-family home to be reoriented from a *J-Swing* or *Traditional Swing* configuration to a front facing configuration. The subject property is situated within the Lakeridge Park Subdivision, is addressed as 1912 S. Lakeshore Drive, and is zoned Single-Family 10 (SF-10) District. According to the Rockwall Central Appraisal District (RCAD), there is a 2,421 SF single-family home situated on the subject property that was constructed in 1978. The single-family home was originally constructed with a circular driveway and a *J-Swing* or *Traditional Swing* garage. According to the applicant's letter, "...a bedroom on the front of the house ... blocks the garage and the ability of both cars to properly exit the garage..." If approved, the applicant has stated that it is her intent to remove the existing circular driveway, and only having a driveway for the forward-facing garage. In addition, a sidewalk would be constructed from the proposed driveway to the front door of the home. According to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street." In this case, if the garage door is reoriented to be forward facing, it would protrude an estimated 12-feet in front of the front façade of the existing single-family home and be situated an estimated 25-feet from the front property line. Staff has performed a windshield survey of the single-family homes along S. Lakeshore Drive, and determined that all of the homes on the west side of the street were constructed with a *J-Swing* or *Traditional Swing* garage. The homes on the east side of the street were constructed with rear facing garages that are accessible from an alleyway. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In reviewing exceptions to the *General Standards*, the Planning and Zoning Commission is asked to review the request to determine the following:

- (A) If the proposed compensatory measures sufficiently offset the requested exception.
- (B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (D) If such a request will be contrary to the public interest.
- (E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

The applicant's request does not appear to create a situation contrary to the majority of the above criteria, and may be warranted on the basis of a hardship (*i.e. that the design of the existing single-family homes impairs the ability of the applicant to use the garage as intended*); however, when looking at the existing subdivision, the applicant's request could be viewed as a change to the essential character of the district since no other forward facing garages exist in a close proximity to the subject property. Based on this, the applicant's request is a discretionary decision for the Planning and Zoning Commission. In the attached packet, staff has included a copy of the applicant's letter and the proposed site plan. Should the Planning and



Zoning Commission have any questions, staff will be available at the October 25, 2022 Planning and Zoning Commission meeting.





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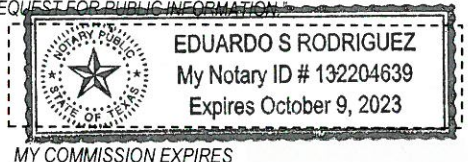
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Sincerely,  
Michael and Angela Hoffman

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HOUSE

STREET



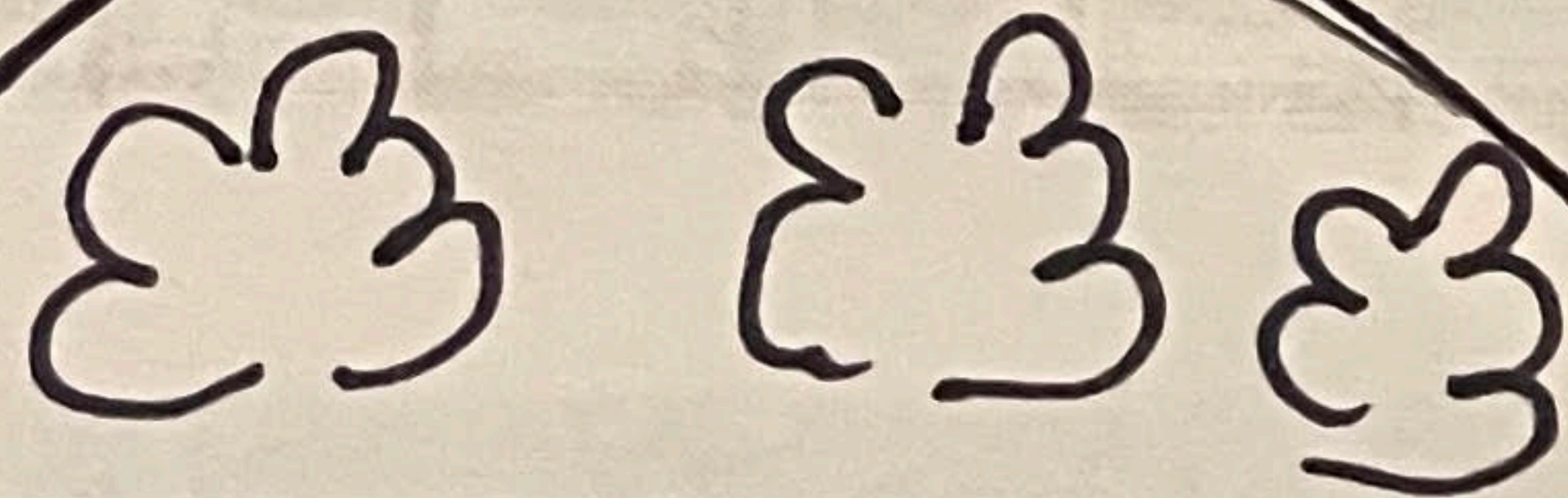
Bedroom

Bath

Bedroom

present garage

proposed garage & driveway







October 26, 2022

TO: Angela Hoffman  
1912 S. Lakeshore Drive  
Rockwall, Texas 75087

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

SUBJECT: MIS2022-020; *Exception for a Forward-Facing Garage*

Ms. Hoffman:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 25, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this *Miscellaneous Case* 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 October 25, 2022, the Planning and Zoning Commission approved a motion to approve the exception by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6441.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R Miller', is placed above the typed name of the sender.

Ryan Miller, AICP  
Director of Planning and Zoning