



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22022-018 P&Z DATE 05/10/22 CC DATE 05/16/22 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

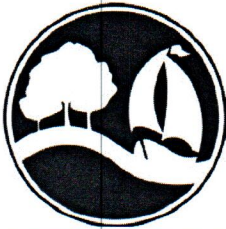
ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

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.

22022-018

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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2914 FM 549

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 3.02

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

CONTACT PERSON Carlos Solis

CONTACT PERSON Crystal Solis

ADDRESS 2914 FM 549

ADDRESS 2914 FM 549

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE 972)370-6776

PHONE 469)644-7966

E-MAIL CSOLC2707@gmail.com

E-MAIL CSOLC2707@gmail.com

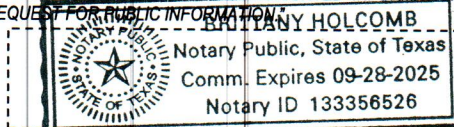
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [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 \$ 245.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF April, 2022.

OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brittany Holcomb

MY COMMISSION EXPIRES

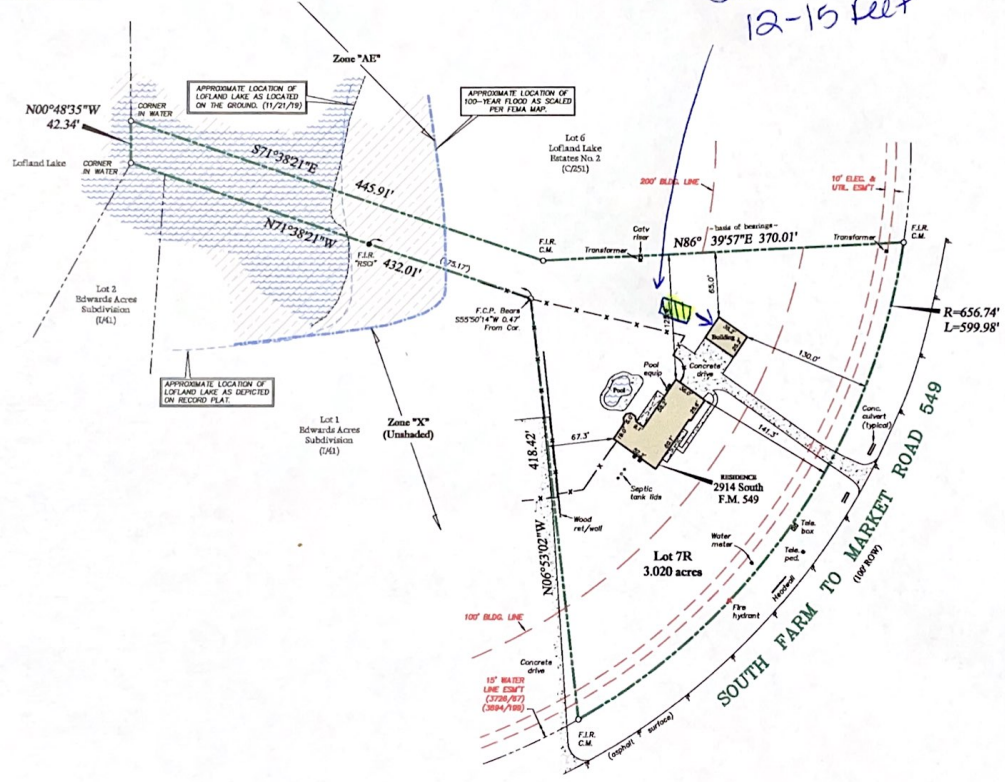
09/28/2025



2914 South F.M. 549



*Setback  
12-15 feet*



Vicinity Map - Not to scale

**PROPERTY DESCRIPTION:** Lot 7R, LOFLAND LAKE ESTATES No. 2, Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet K, Slide 127, Map Records, Rockwall, Texas.

Date:	11/21/19
ASC No.:	1911.3670
P.C. / Tech:	A.M. / L.G.
Class:	Designated Title
G.P. No.:	CRP794563



Mailing Address:  
2914 South F.M. 549  
Rockwall, Texas

**LEGEND:** C.M. - Controlling Measure; F.L.R. - Flood Zone Red; F.L.P. - Flood Zone Pink; F.C.P. - Flood Control Plan; C.O.B. - Check-out Box; E.L.R. - See Note Book L27. Measure with yellow top map - Arthur Surveying Company. All based from each an L27 diagram unless otherwise noted. --- R --- (Zone R) wall. --- G --- (Zone G) wall.

**FLOOD NOTE:** It is my opinion that the property described herein is partially within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Flood Map, 08043 004 L, Flood Effective Date of map September 28, 2002, from property located within Zone "X" (Unshaded) and Zone "AE".

**INSURER'S CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, mistakes, omissions or errors, boundary line encroachments, encroachments of any kind, or other matters of any kind which have been taken into account in this survey and which would in any way affect the correctness of the same.

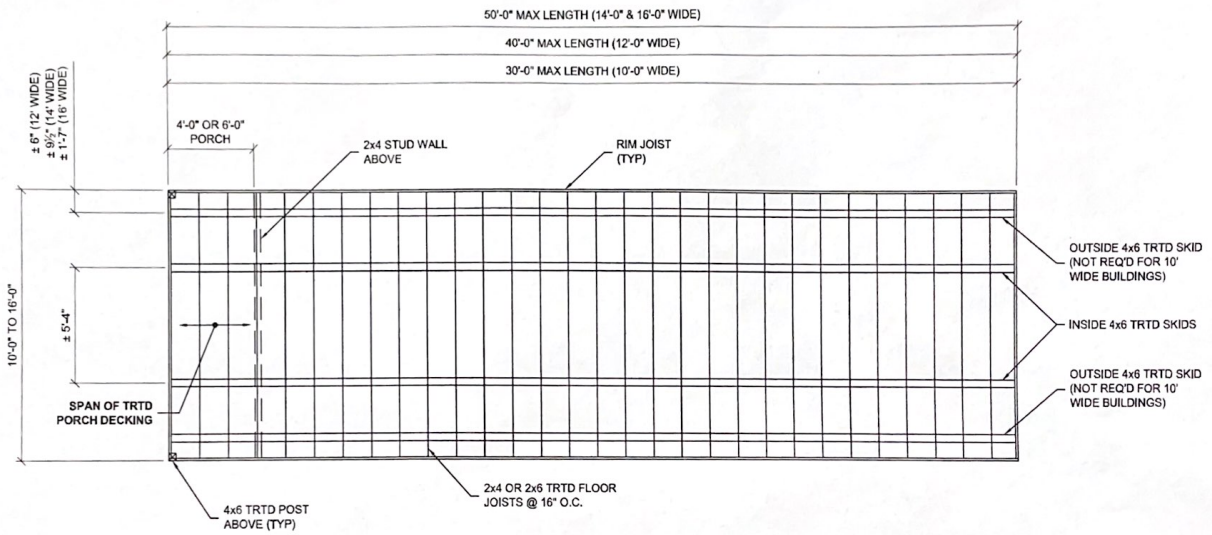


**ARTHUR**  
LAND SURVEYING  
228 Elm St., 2nd Floor, Rockwall, TX 75087  
PH: 972.973.1999 FAX: 972.973.1998

*Handwritten signature of Thomas William Mann*

NOTE: Measurements as recorded in Vol. 31, Pg. 361, Vol. 1762, Pg. 146 and Vol. 31, Pg. 362 do not affect subject property to the best of my knowledge.





UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



# UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER	<b>S-1.1-UB</b>
SCALE:	



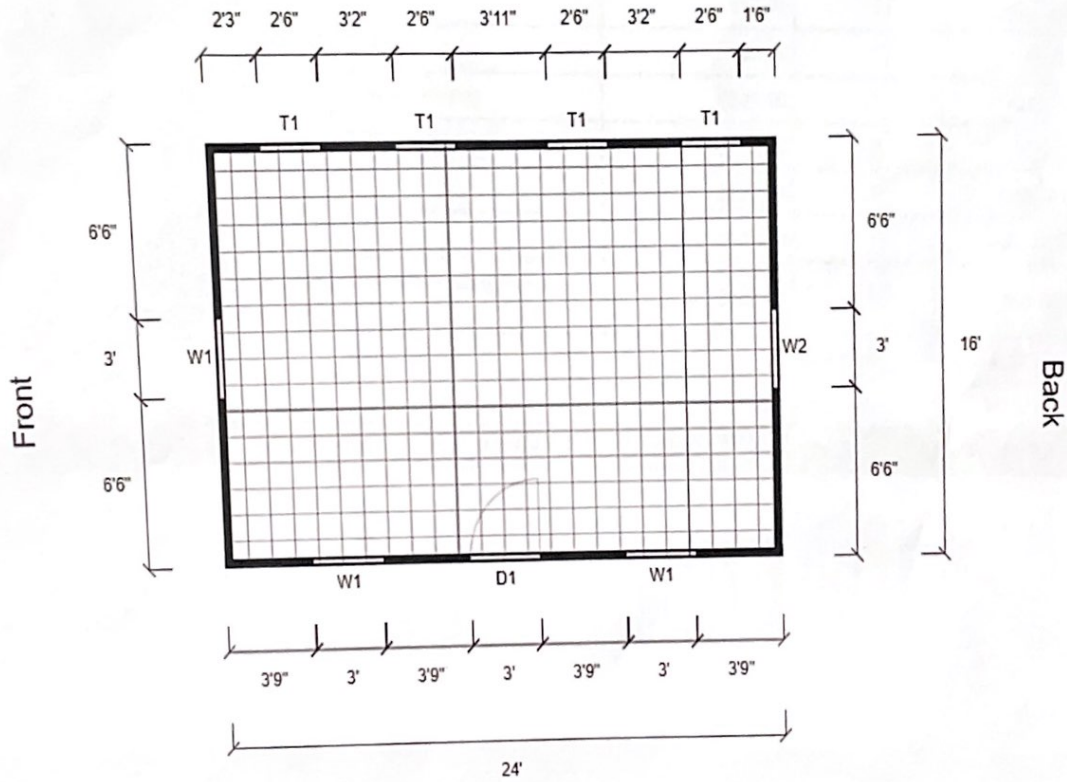


Side Utility  
16 x 24

#1649711564298579



Left



Right

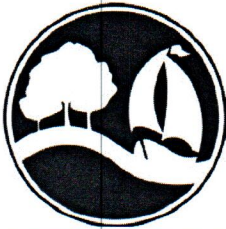
□ = 1ft

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SYMBOL LEGEND				
	3' x 3' Thermal Pane Window		Transom	
	3' x 5' Thermal Pane Window		36" Pre-Hung 9-Lite (Inswing)	
				Closed Wall





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-018

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CITY ENGINEER:

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SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 3.02

LOTS [CURRENT]

LOTS [PROPOSED]

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APPLICANT

CONTACT PERSON Carlos Solis

CONTACT PERSON Crystal Solis

ADDRESS 2914 FM 549

ADDRESS 2914 FM 549

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE 972)370-6776

PHONE 469)644-7966

E-MAIL CSOLC2707@gmail.com

E-MAIL CSOLC2707@gmail.com

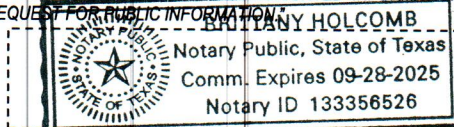
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF April, 2022.

OWNER'S SIGNATURE



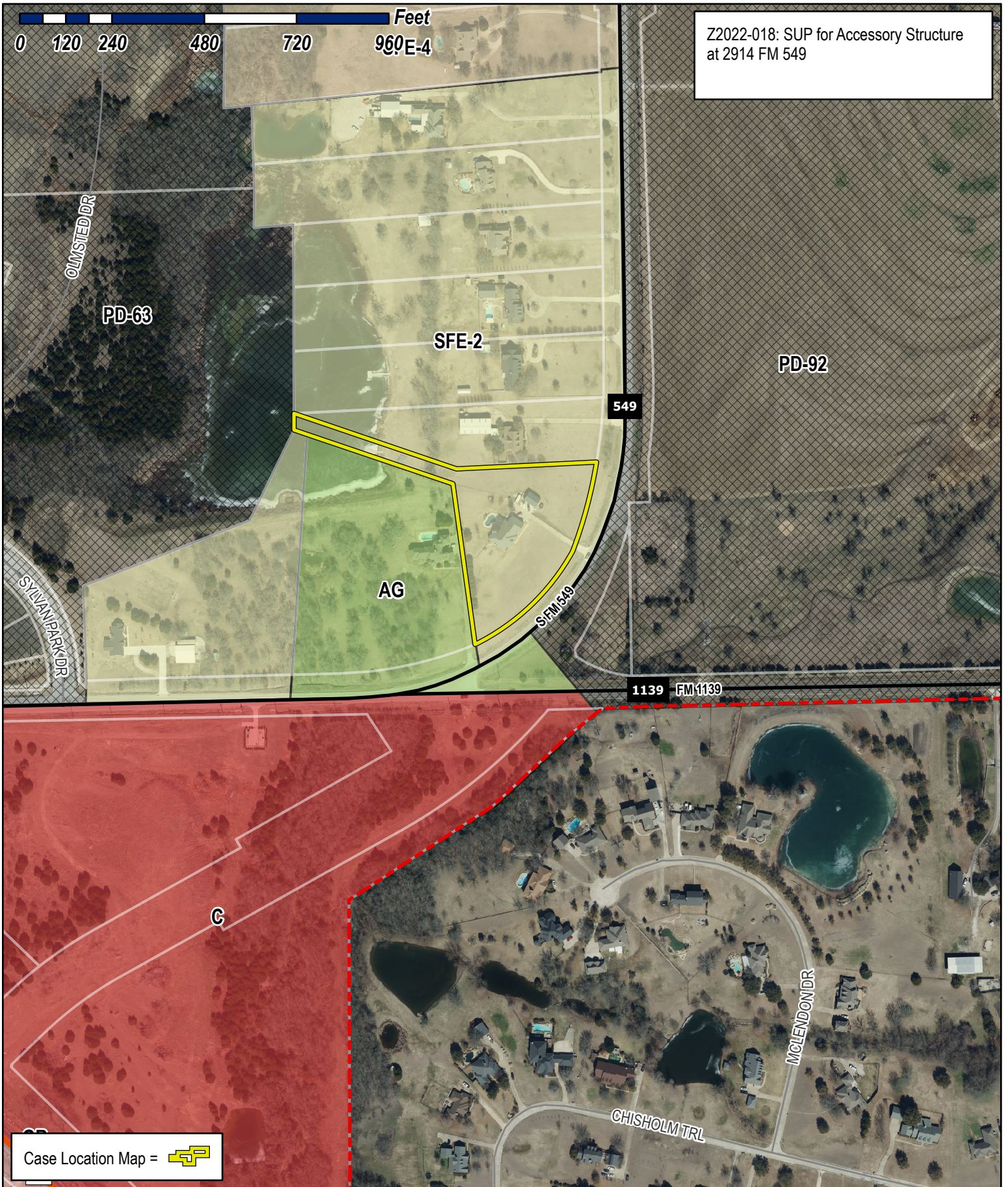
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brittany Holcomb

MY COMMISSION EXPIRES

09/28/2025





Z2022-018: SUP for Accessory Structure at 2914 FM 549

Case Location Map = 



# City of Rockwall

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

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



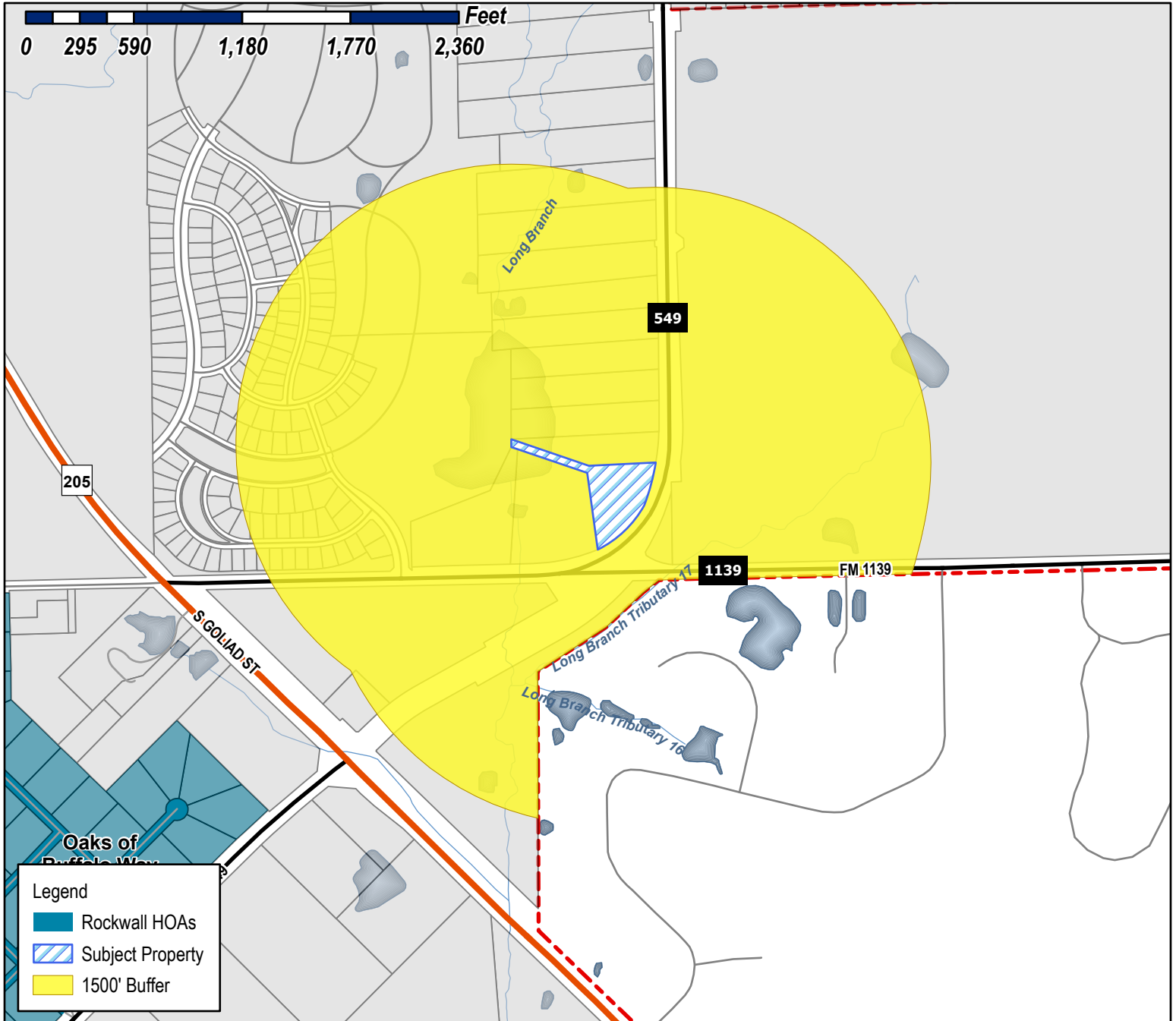




# City of Rockwall

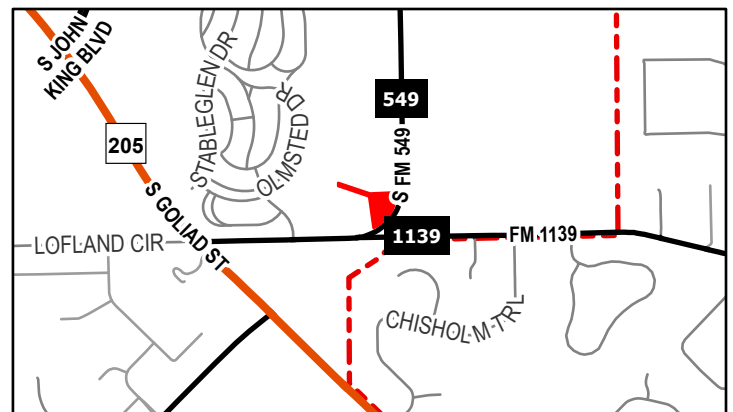
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745







# City of Rockwall

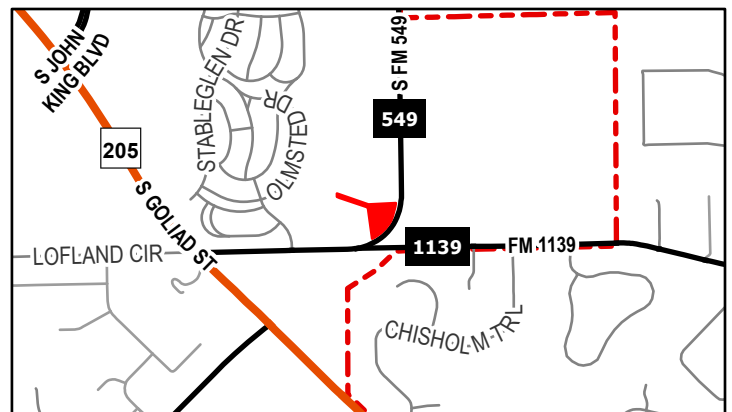
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC  
1 CANDLELITE TRAIL  
HEATH, TX 75032

KLUTTS FARM LLC  
1604 NORTH HILLS DR  
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J  
2744 S FM 549  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND  
FOREHAND DALE A AND AMELIA A  
2816 FM 549  
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE  
2844 S FM 549  
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI  
2884 FM 549  
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-  
SOLIS  
2914 FM 549  
ROCKWALL, TX 75032

JONES DOUGLAS A  
2994 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
2994 S FM549  
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ  
3401 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219



**From:** [Carlos Crystal Solis](#)  
**To:** [Planning](#)  
**Date:** Tuesday, April 12, 2022 2:14:35 PM  
**Attachments:** [Utility Building Plans.pdf](#)  
[2914 FM 549 Rockwall, Tx 75032 Survey.pdf](#)

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To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

Sincerely,

Crystal Solis  
2914 FM 549  
Rockwall, Tx 75032

469-644-7966

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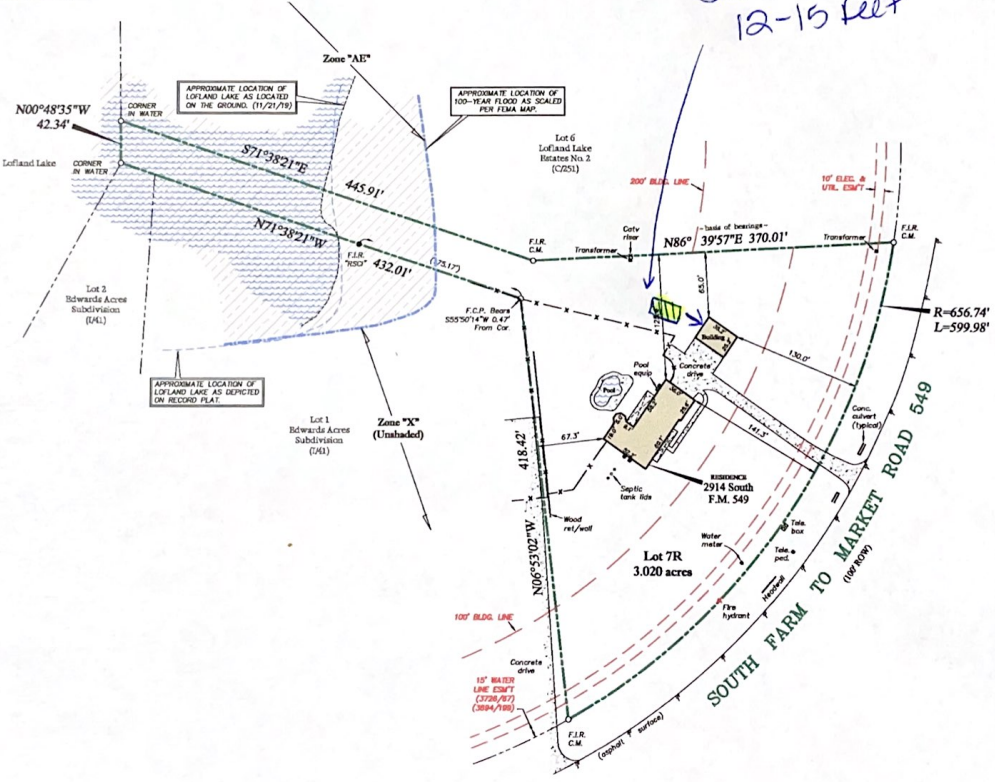
This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

2914 South F.M. 549



SCALE  
1" = 60 Feet



*Setback  
12-15 feet*



Vicinity Map - Not to scale

**PROPERTY DESCRIPTION:** Lot 7R, LOFLAND LAKE ESTATES No. 2, Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet K, Slide 127, Map Records, Rockwall, Texas.

Date:	11/21/19
ASC No.:	1911.3670
P.C. / Tech:	A.M. / L.G.
Class:	Designated Title
G.P. No.:	CRP794563

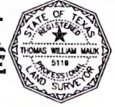


Mailing Address:  
2914 South F.M. 549  
Rockwall, Texas

**LEGEND:** C.M. - Controlling Measure; F.L.R. - Flood from Road; F.L.P. - Flood from Pipe; F.C.P. - Flood Control Pipe; C.O.B. - Check-out Box; E.L.R. - See Note Book L27. Measure with yellow top cap; Arthur Surveying Company. All based from each an L27. Measure with blue top cap. --- 8 --- (Stone & wall) --- 9 --- (Concrete utility)

**FLOOD NOTE:** It is my opinion that the property described herein is partially within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community # 48043 0401 L, revised Effective Date of map September 26, 2002, from property situated within Zone "X" (Unshaded) and Zone "AE".

**REVIEWER'S CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, mistakes, omissions or errors, boundary line encroachments, encroachments of all encroachments, monuments or rights of way that have been taken of record in this area. The boundary lines shown hereon are based on the information furnished to me by the owner or other persons who are named on or plan unless otherwise noted.

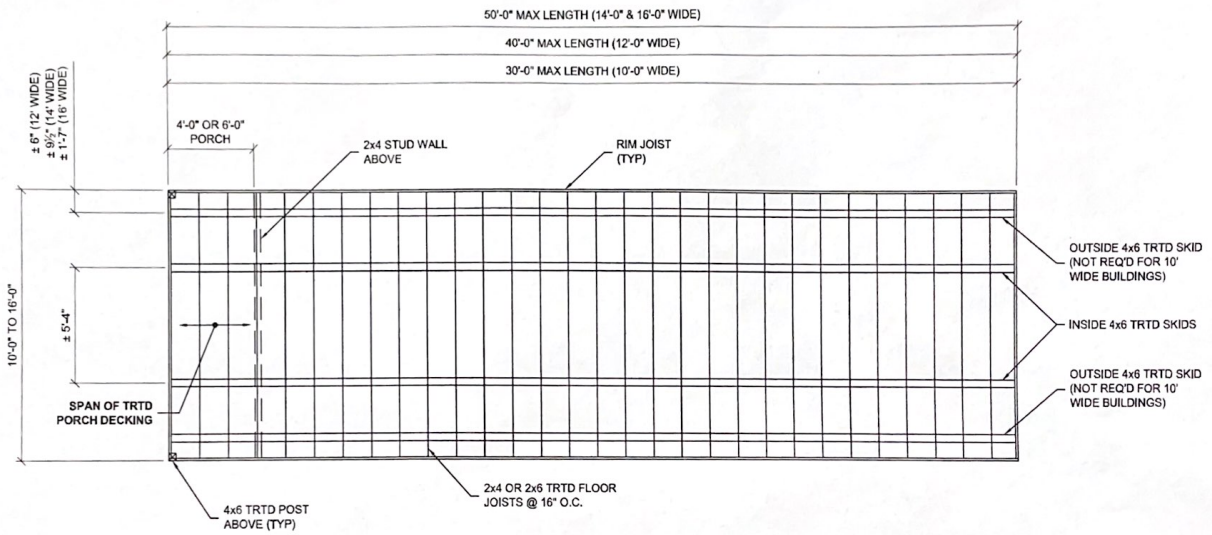


**ARTHUR**  
LAND SURVEYING  
228 Elm St., 2nd Floor, Rockwall, TX 75087  
PH: 972.912.1999 FAX: 972.912.1998

*Signature*

NOTE: Measurements as recorded in Vol. 33, Pg. 362, Vol. 1762, Pg. 146 and Vol. 31, Pg. 362 do not affect subject property to the best of my knowledge.





UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



# UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
<b>S-1.1-UB</b>
SCALE: NOT TO SCALE



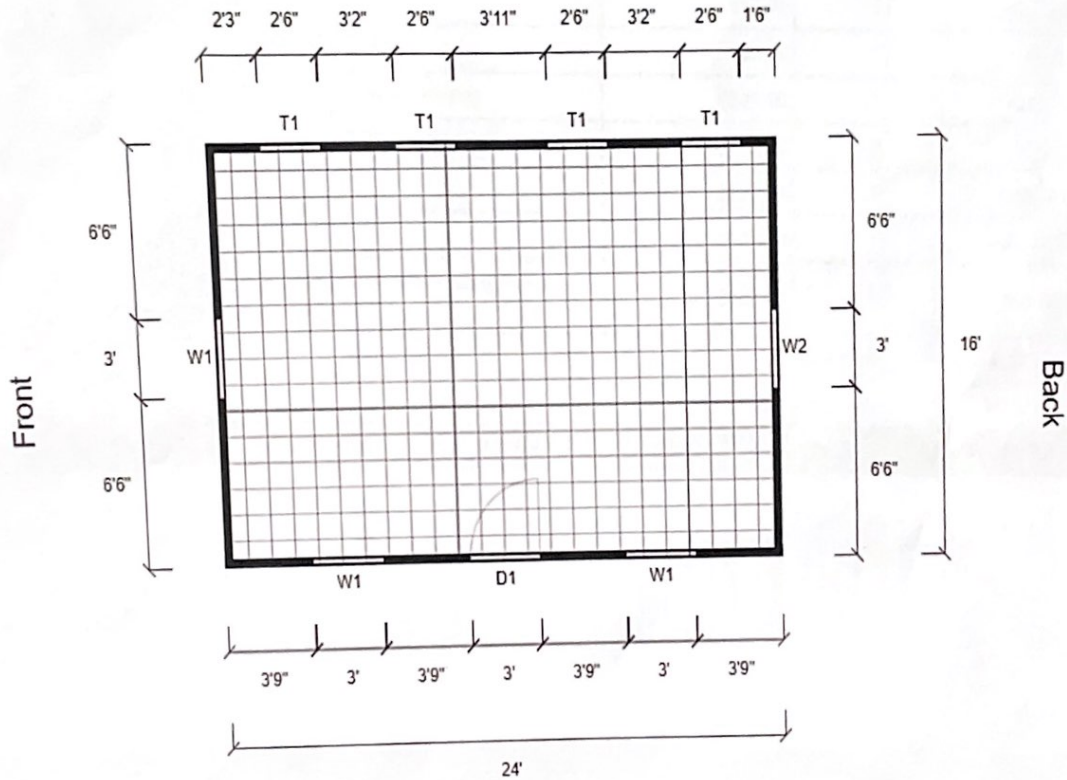


Side Utility  
16 x 24

#1649711564298579



Left



Right

□ = 1ft

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SYMBOL LEGEND			
W1	3' x 3' Thermal Pane Window	T1	Transom
W2	3' x 5' Thermal Pane Window	D1	36" Pre-Hung 9-Lite (Inswing)
			Closed Wall

# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: Z2022-018  
PROJECT NAME: SUP for Accessory Structure at 2914 FM 549  
SITE ADDRESS/LOCATIONS: 2914 S FM 549, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	04/22/2022	Approved w/ Comments

04/22/2022: Z2022-018; Specific Use Permit (SUP) for an Accessory Structure at 2914 FM 549  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549.
- I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email [agamez@rockwall.com](mailto:agamez@rockwall.com).
- M.3 For reference, include the case number (Z2022-018) in the lower right-hand corner of all pages on future submittals.
- I.4 The subject property is zoned Single Family Estate 2.0 (SFE-2.0) District.
- I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family Estate 2.0 (SFE-2.0) District shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 2
- (2) Maximum SF of Accessory Building: 1,000 SF
- (3) Minimum Rear Yard Setback: 10 Feet
- (4) Minimum Side Yard Setback: 25 Feet
- (5) Distance Between Buildings: 10 Feet
- (6) Maximum Building Height: 15 Feet

In addition, if there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

- I.6 In this case there is one existing accessory building (35' x 25' or 875 SF) on the subject property, and the proposed (16' x 24' or 384 SF) would bring the total square footage of accessory buildings to 1,259 SF. Therefore, part of this SUP request is to exceed the maximum SF allowed for accessory structures per lot.
- M.7 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.
- I.8 As it currently stands your Specific Use Permit (SUP) request is for an accessory building that would exceed the maximum size allowed for secondary structures and the overall maximum SF for accessory building.
- M.9 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.



I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.

I.11 The projected

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved
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.

22022-018

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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

2914 FM 549

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.02

LOTS [CURRENT]

LOTS [PROPOSED]

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

### OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

APPLICANT

CONTACT PERSON

Carlos Solis

CONTACT PERSON

Crystal Solis

ADDRESS

2914 FM 549

ADDRESS

2914 FM 549

CITY, STATE & ZIP

Rockwall TX 75032

CITY, STATE & ZIP

Rockwall TX 75032

PHONE

(972) 370-6776

PHONE

(469) 644-7966

E-MAIL

CSOLC@2707@gmail.com

E-MAIL

CSOLC@2707@gmail.com

### NOTARY VERIFICATION (REQUIRED)

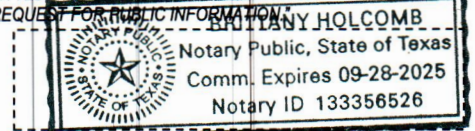
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 245.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF April, 2022

OWNER'S SIGNATURE

*[Signature]*

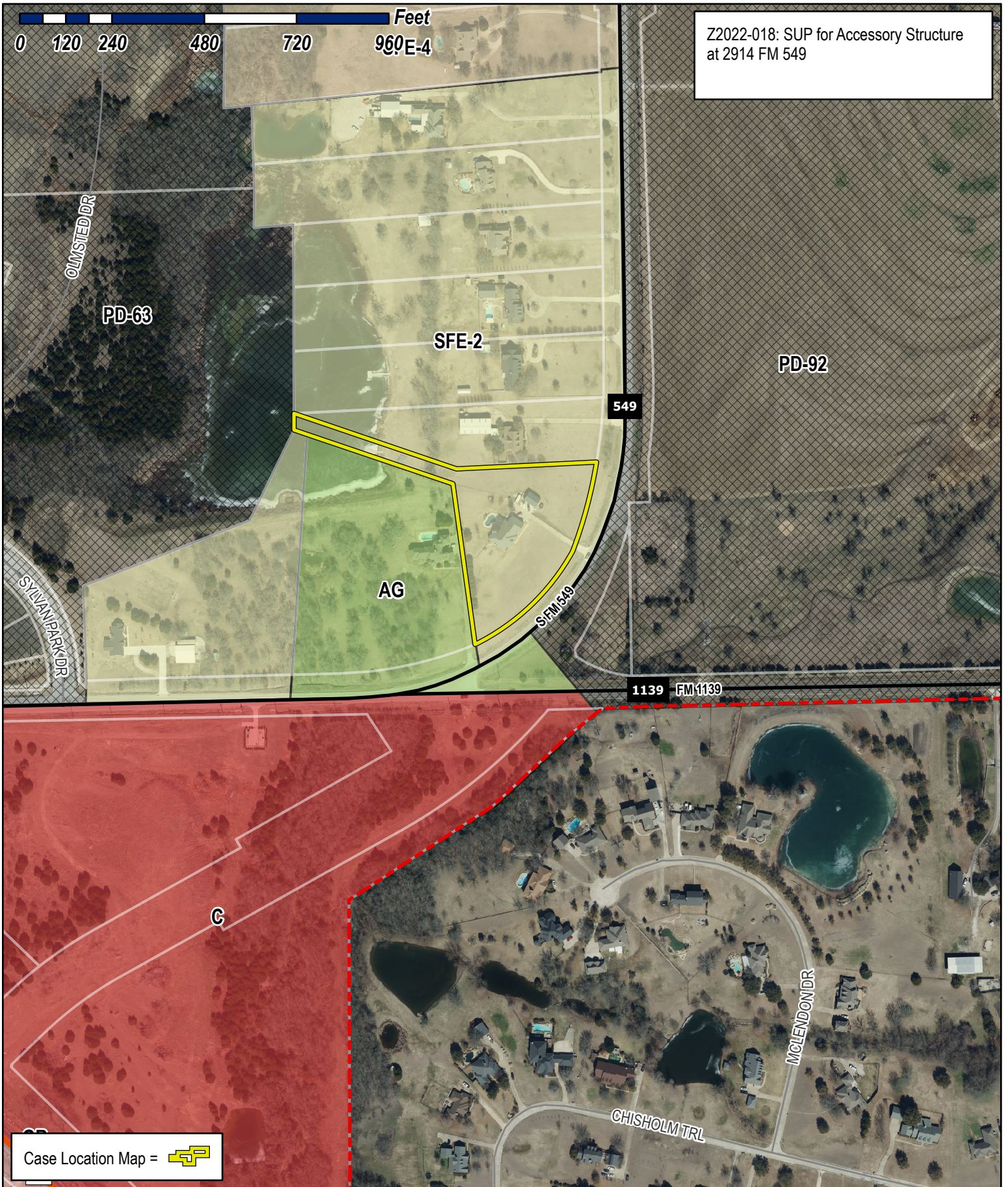


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]* Brittany Holcomb

MY COMMISSION EXPIRES 09/24/2025





Z2022-018: SUP for Accessory Structure  
at 2914 FM 549

Case Location Map = 



# City of Rockwall

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

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



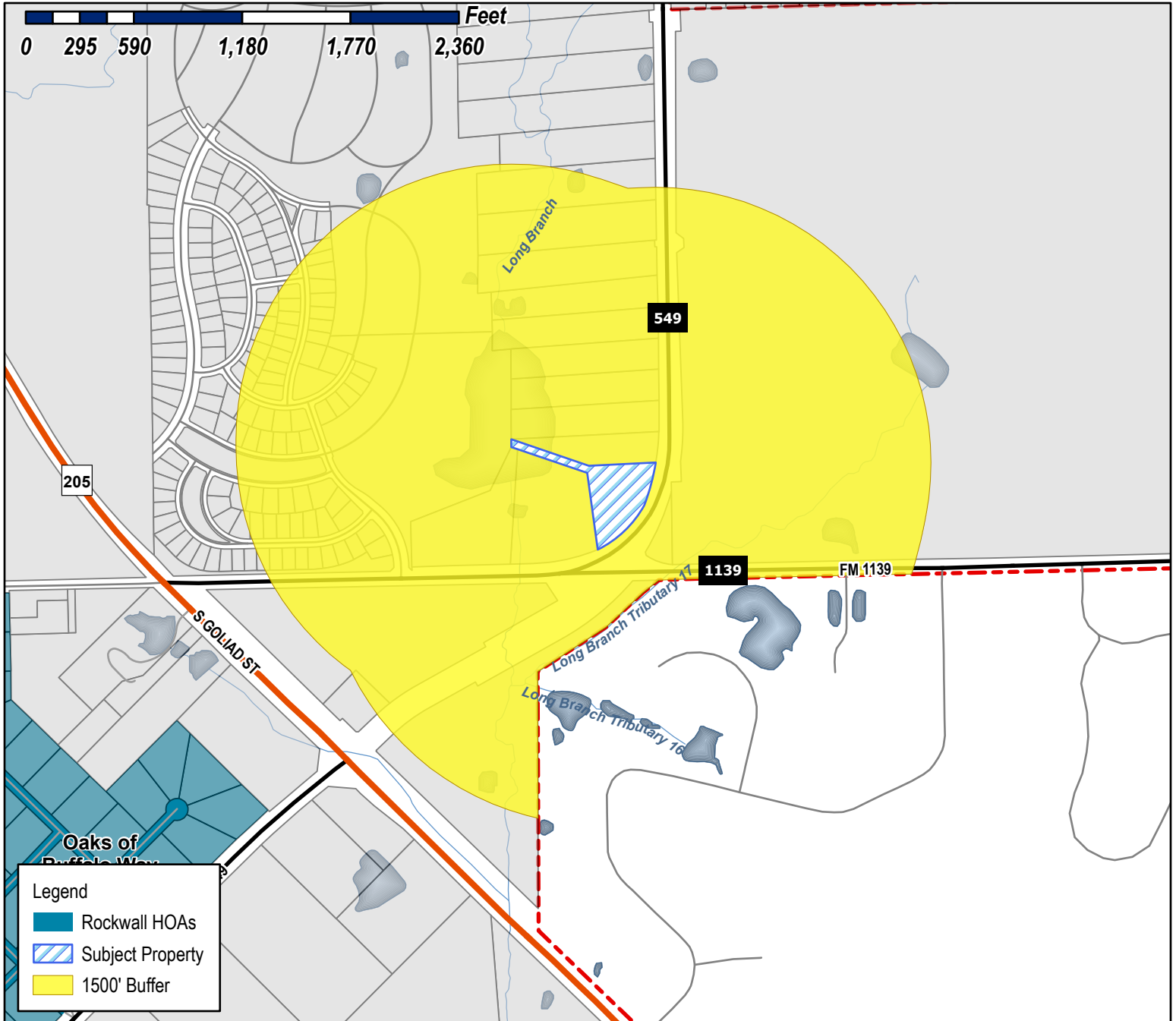
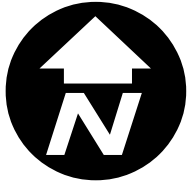




# City of Rockwall

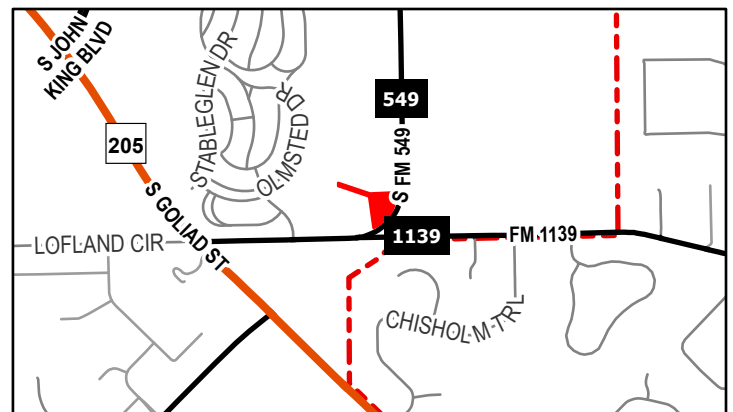
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745







# City of Rockwall

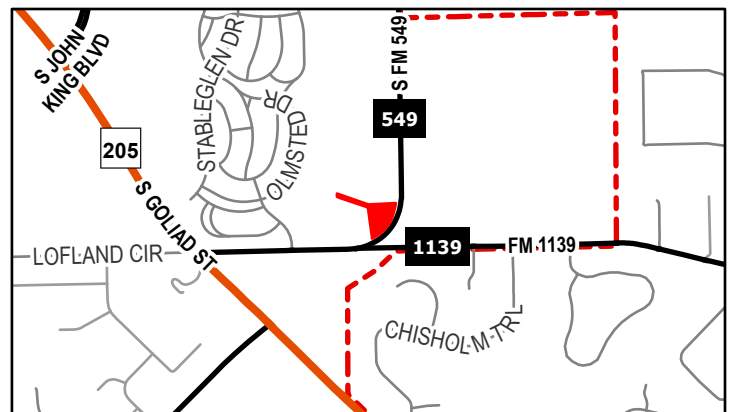
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
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**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC  
1 CANDLELITE TRAIL  
HEATH, TX 75032

KLUTTS FARM LLC  
1604 NORTH HILLS DR  
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J  
2744 S FM 549  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND  
FOREHAND DALE A AND AMELIA A  
2816 FM 549  
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE  
2844 S FM 549  
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI  
2884 FM 549  
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-  
SOLIS  
2914 FM 549  
ROCKWALL, TX 75032

JONES DOUGLAS A  
2994 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
2994 S FM549  
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ  
3401 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219



**From:** [Carlos Crystal Solis](#)  
**To:** [Planning](#)  
**Date:** Tuesday, April 12, 2022 2:14:35 PM  
**Attachments:** [Utility Building Plans.pdf](#)  
[2914 FM 549 Rockwall, Tx 75032 Survey.pdf](#)

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To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

Sincerely,

Crystal Solis  
2914 FM 549  
Rockwall, Tx 75032

469-644-7966

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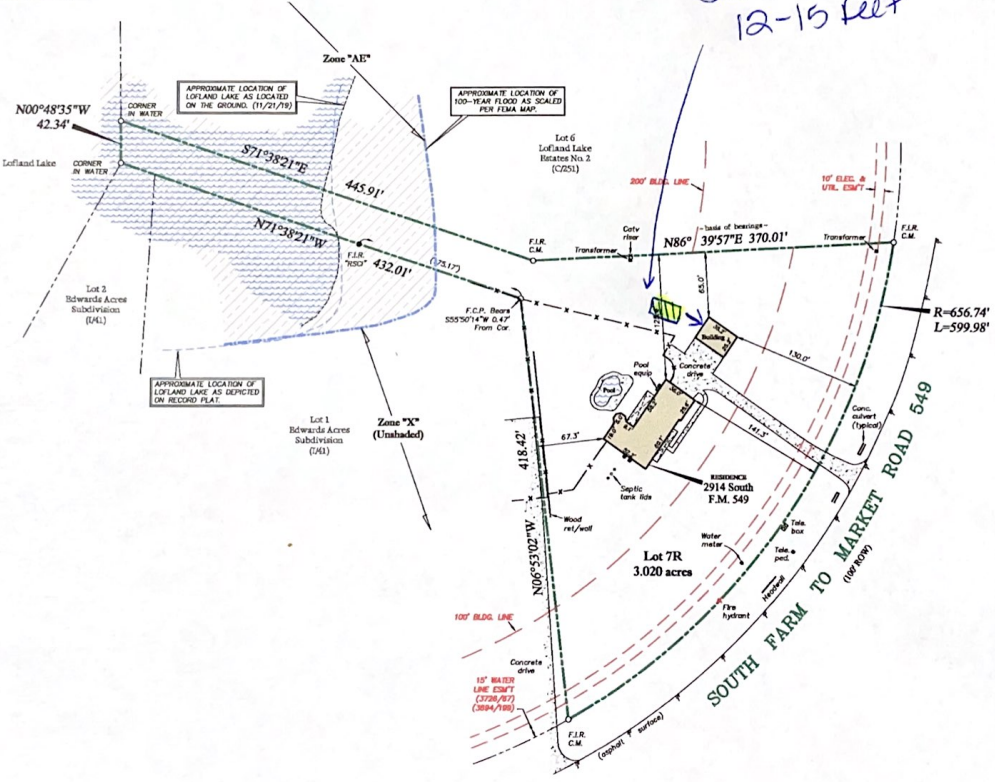
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2914 South F.M. 549



SCALE  
1" = 60 Feet



*Setback  
12-15 feet*



Vicinity Map - Not to scale

**PROPERTY DESCRIPTION:** Lot 7R, LOFLAND LAKE ESTATES No. 2, Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet K, Slide 127, Map Records, Rockwall, Texas.

Date:	11/21/19
ASC No.:	1911.3670
P.C. / Tech:	A.M. / L.G.
Client:	Designated Title
G.P. No.:	CRP794563

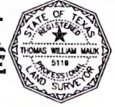


Mailing Address:  
2914 South F.M. 549  
Rockwall, Texas

**LEGEND:** C.M. - Controlling Monument; F.L.R. - Fixed Iron Rod; F.L.P. - Fixed Iron Pipe; F.C.P. - Fixed Concrete Pipe; C.O.B. - Concrete Overhead Electric; U.L.R. - Unfixed Iron Rod; U.L.P. - Unfixed Iron Pipe; U.C.P. - Unfixed Concrete Pipe; "Arthur Surveying Company" - All based from each an L1" diameter unless otherwise noted. --- 8' --- (3094/938) --- 6' --- (3094/938) --- (level/offset)

**FLOOD NOTE:** It is my opinion that the property described herein is partially within the 100-year flood zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Plan No. 08043-0401-L, previous Effective Date of map September 28, 2002, from property located within Zone "X" (Unshaded) and Zone "AE".

**REVIEWER'S CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and to the best of my knowledge there are no visible discrepancies, mistakes, omissions or errors, boundary lines, monuments, measurements, or other particulars, necessary or proper to the description of the premises herein and that in the event of any mistake or error in this survey, the same shall be corrected in accordance with the law.

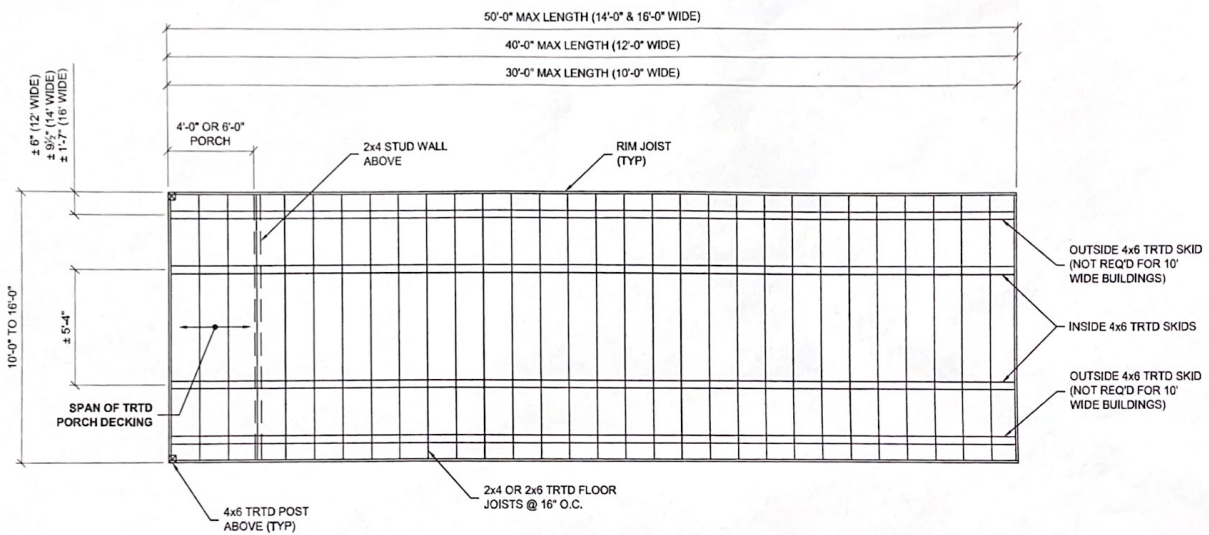


**ARTHUR**  
LAND SURVEYING  
228 Elm St., 2nd Floor, Rockwall, TX 75087  
PH: 972.973.1999 FAX: 972.973.1998

*Signature*

NOTE: Measurements as recorded in Vol. 31, Pg. 361, Vol. 1762, Pg. 146 and Vol. 31, Pg. 362 do not affect subject property to the best of my knowledge.





UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



# UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
<b>S-1.1-UB</b>
SCALE: NOT TO SCALE

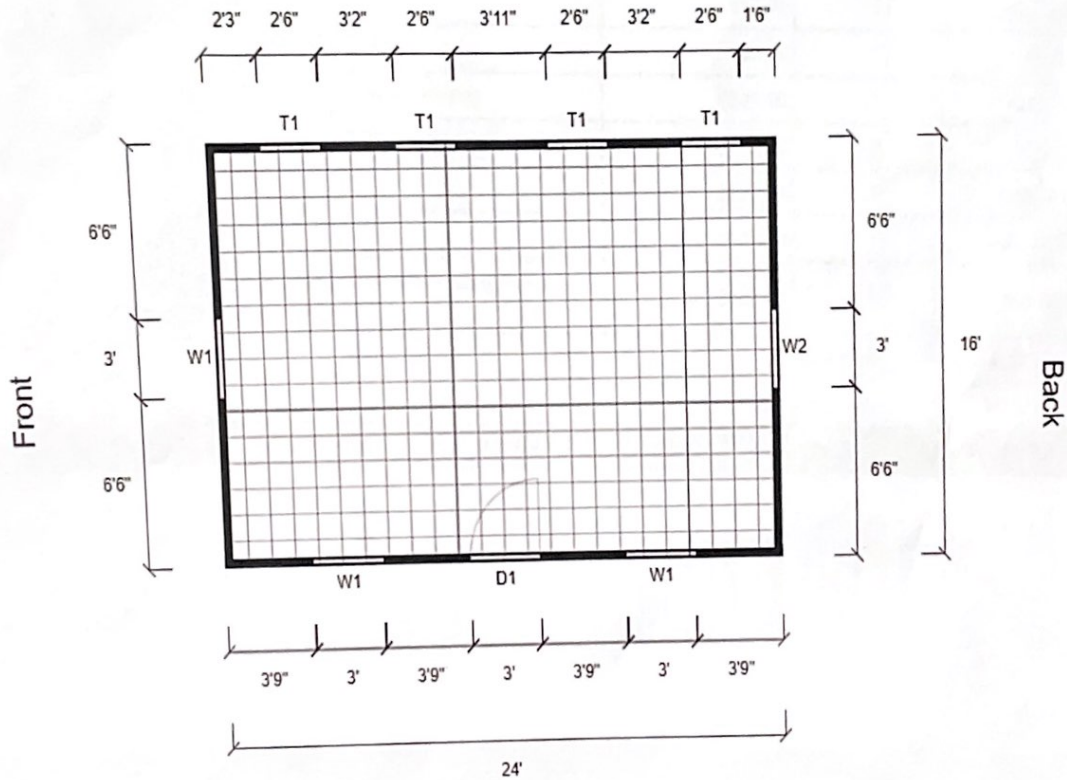


Side Utility  
16 x 24

#1649711564298579



Left



Right

□ = 1ft

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SYMBOL LEGEND			
W1	3' x 3' Thermal Pane Window	T1	Transom
W2	3' x 5' Thermal Pane Window	D1	36" Pre-Hung 9-Lite (Inswing)
			Closed Wall





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
3401 S FM 549	Single-Family Home	2004	1,500	221	Metal
2994 S FM 549	Single-Family Home	2005	4,919	N/A	Brick
2914 FM 549	Single-Family Home	2001	2,933	875	Brick
2884 FM 549	Single-Family Home	1996	2,204	3600	Brick
2844 FM 549	Single-Family Home	1996	4,076	480	Brick
2816 S. FM 549	Single-Family Home	1995	2,543	N/A	Brick
2778 S FM 549	Single-Family Home	1997	2,734	720	Brick
2744 S FM 549	Single-Family Home	1997	2,105	120	Brick and Siding
2716 FM 549	Single-Family Home	1997	3,422	1968	Brick
2676 S FM 549	Single-Family Home	1995	2,791	N/A	Brick and Siding
2638 S FM 549	Single-Family Home	1998	2,753	2400	Brick
2592 FM 549	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1998	2,907	1,298	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



3401 S. FM 549



2994 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2914 S. FM 549



2884 FM 549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2844 FM 549



2816 S. FM 549





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2778 S. FM 549



2744 S. FM 549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2716 FM 549



2676 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2638 S. FM 549



2592 FM 549

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum overall square footage permitted per lot as stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically 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. 04-38*] 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. 04-38*] 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 for the construction of a accessory building that does not conform to the minimum requirements for accessory buildings in a Single-Family Estate 2.0 (SFE-2.0) District as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.3, *Single Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as



heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional 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 requirements is necessary for continued operations:

- 1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 390 SF;
- 3) The subject property shall not have more than one (2) accessory buildings;
- 4) The accessory building shall not exceed a maximum overall SF of 1,275 SF;
- 5) The accessory building shall not be operated as a commercial use; and,
- 6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## 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 business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**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 6<sup>th</sup> DAY OF JUNE, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 16, 2022

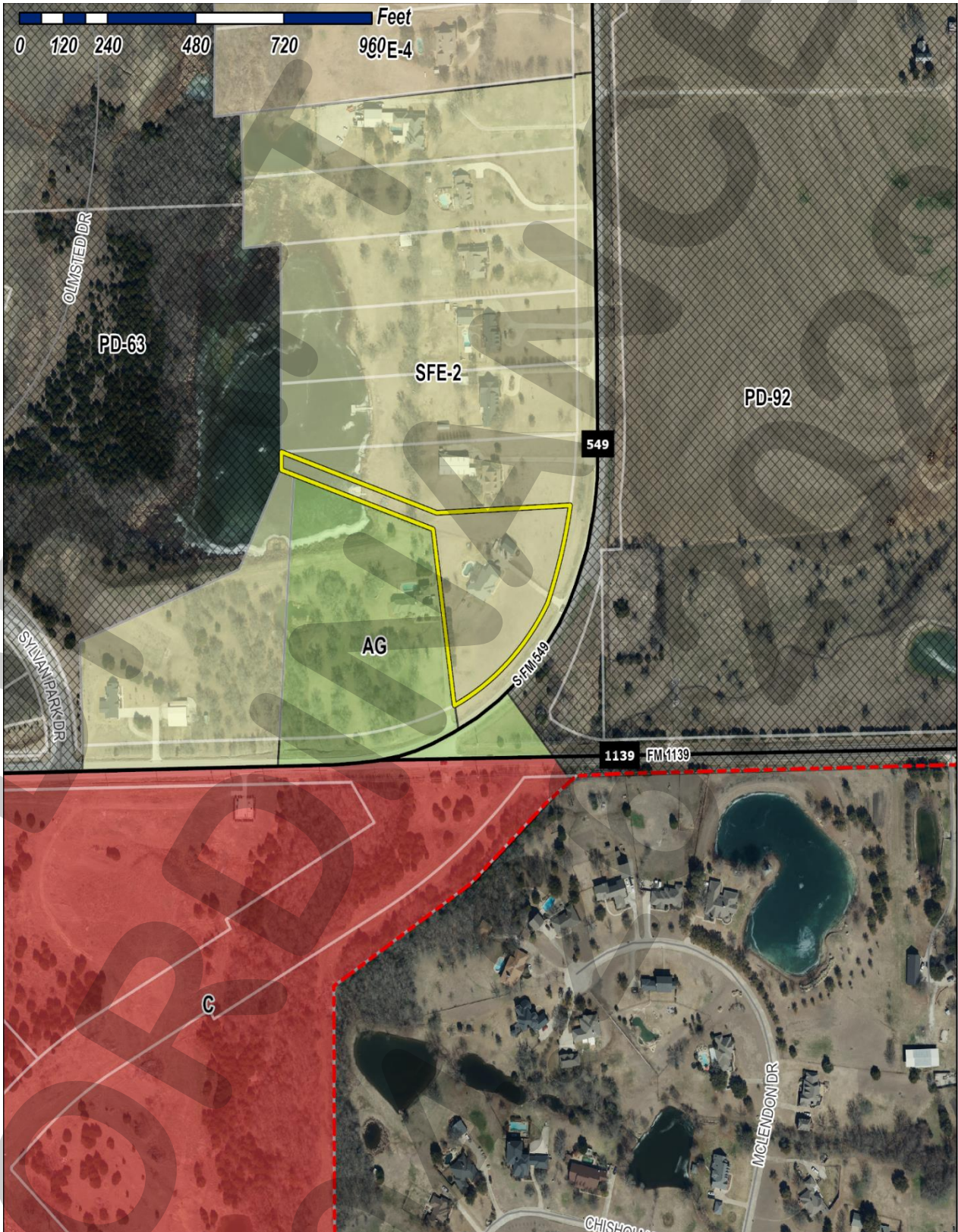
2<sup>nd</sup> Reading: June 6, 2022



**Exhibit 'A':**  
**Location Map and Legal Description**

Address: 2914 S. FM-549

Legal Description: Lot 7R of the Lofland Lake Estates No. 2 Addition

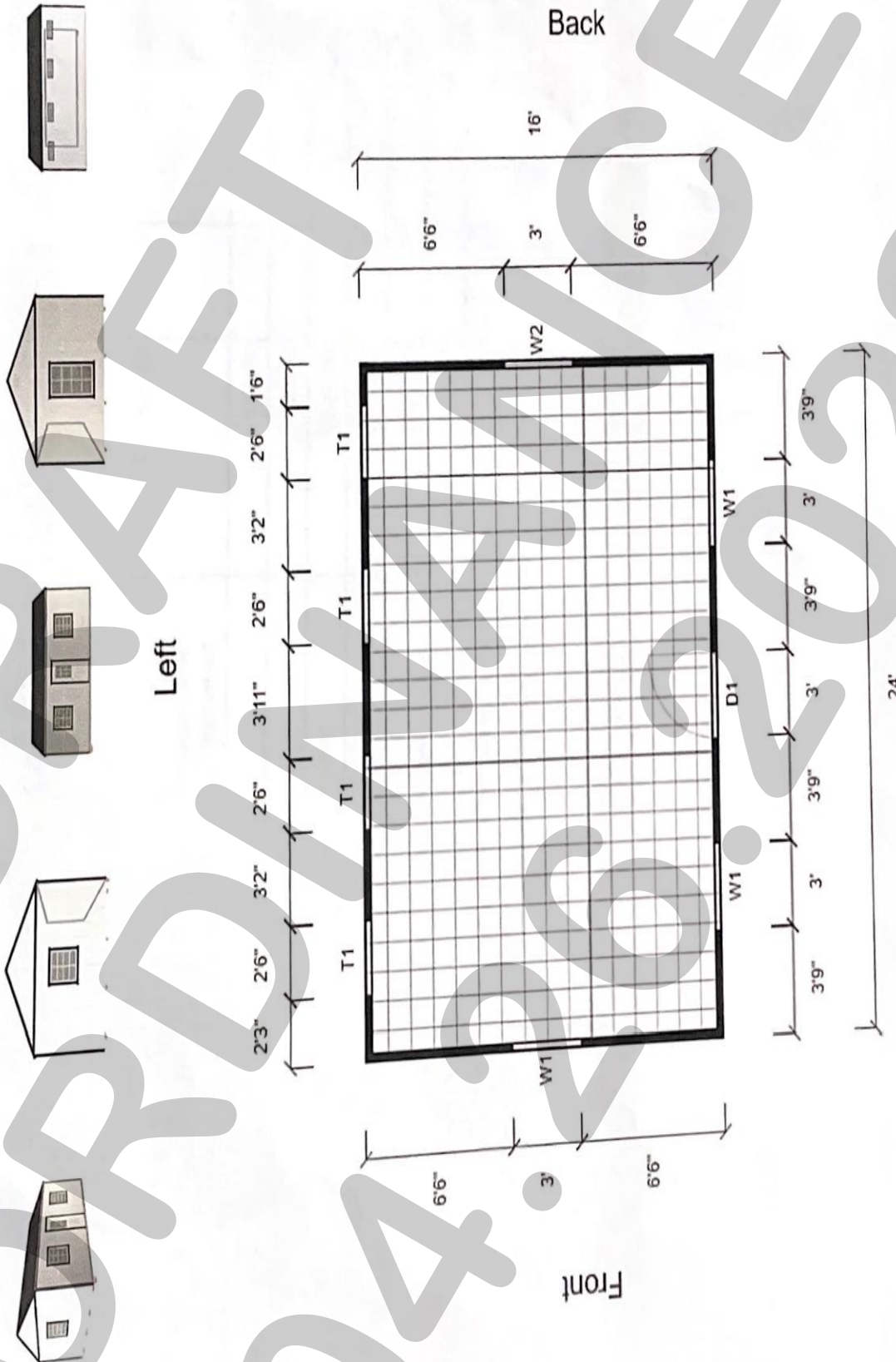








**Exhibit 'C':  
Building Elevations**





# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** May 10, 2022  
**APPLICANT:** Carlos and Crystal Solis  
**CASE NUMBER:** Z2022-018; *Specific Use Permit for an Accessory Building at 2914 FM-549*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

### BACKGROUND

On July 21, 1997, the City Council approved *Ordinance No. 97-14 [Case No. A1997-001]* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family Estates 2.0 (SFE-2.0) District as of April 5, 2005. On October 1, 2001, the City Council approved a replat [*Case No. PZ2001-93-01*] for Lots 7 & 8, Lofland Lake Estates No. 2 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-41 [Case No. Z2018-035]* to allow for the construction of a 25-foot by 35-foot (*or 875 SF*) metal detached garage on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 2,933 SF single-family home situated on the subject property that was constructed in 2001.

### PURPOSE

The applicants -- *Carlos and Crystal Solis* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a second *Accessory Structure* that exceeds the overall maximum allowable square footage 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 2914 FM-549. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are several single-family homes, which are part of the Lofland Lake Estates, Phase 2 Subdivision. The properties are zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this are several single-family homes that are part of Lofland Lake Estates, Phase 1 Subdivision. This area is zoned Single-Family Estate 4.0 (SFE-4.0) District.
- South: Directly south of the subject property is FM-549, which is identified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Commercial (C) District.
- East: Directly east of the subject property is S. FM-549, which is identified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Agricultural (AG) District.



West: Directly west of the subject property is a vacant tract of land zoned Agricultural (AG) District, and a single-family home zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this is a single-family residential subdivision (*i.e.* *Somerset Park Phase 1*) zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and building specifications proposing to construct a 16-foot by 24-foot (*or 384 SF*) accessory building on the subject property. There is already an existing detached garage that measures 25-feet by 35-feet (*or 875 SF*). At the Planning and Zoning Commission work session meeting the applicant indicated that they would be utilizing the accessory structure as a home office.

### **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 Estates 2.0 (SFE-2.0) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family Estate 2.0 (SFE-2.0) District allows one (1) accessory building at 625 SF. In addition, if a property has an existing accessory building greater than 625 SF, no additional accessory buildings or structures shall be permitted. Accessory structures are limited to a maximum height of 15-feet. The setbacks for a detached garage in a Single-Family Estate 2.0 (SFE- 2.0) District are 20-feet from the rear property line and six (6) feet from the side yard property line. Accessory structures are also required to have a minimum of ten (10) feet of separation from any other building or structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [*and*] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

### **STAFF ANALYSIS**

In this case, the applicant's request generally conforms to the building setbacks and height requirements for an accessory building; however, the secondary accessory structure does not adhere to the maximum allowable size. Specifically, the accessory structure will exceed the permitted 1,000 SF by 279 SF. Staff should point out that since this is an older area that was annexed into the City of Rockwall, there are several properties with accessory buildings that exceed the 1,000 SF requirement. Based on this the applicant's request would not set a precedent in the area. If the applicant's Specific Use Permit (SUP) is approved, staff has included an operational condition in the Specific Use Permit (SUP) ordinance stating that no additional accessory buildings would be permitted on the subject property. This means that a total of one (2) accessory buildings will be permitted on this property. Based on the proposed size and location of the secondary accessory building, staff should point out that this structure will have very limited visibility from the adjacent properties. With 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 April 25, 2022, staff mailed 12 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within the 1500-foot buffer participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the 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, 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 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.
  - (b) The accessory building shall not exceed a maximum size of 390 SF;
  - (c) The subject property shall not have more than one (2) accessory buildings;
  - (d) The accessory building shall not exceed a maximum overall SF of 1,275 SF;
  - (e) The accessory building shall not be operated as a commercial use; and,
  - (f) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-018

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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

2914 FM 549

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.02

LOTS [CURRENT]

LOTS [PROPOSED]

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

### OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

APPLICANT

CONTACT PERSON

Carlos Solis

CONTACT PERSON

Crystal Solis

ADDRESS

2914 FM 549

ADDRESS

2914 FM 549

CITY, STATE & ZIP

Rockwall TX 75032

CITY, STATE & ZIP

Rockwall TX 75032

PHONE

(972) 370-6776

PHONE

(469) 644-7966

E-MAIL

CSOLC@2707@gmail.com

E-MAIL

CSOLC@2707@gmail.com

### NOTARY VERIFICATION (REQUIRED)

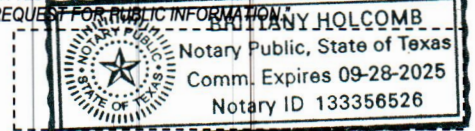
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 245.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF April, 2022

OWNER'S SIGNATURE

*[Signature]*

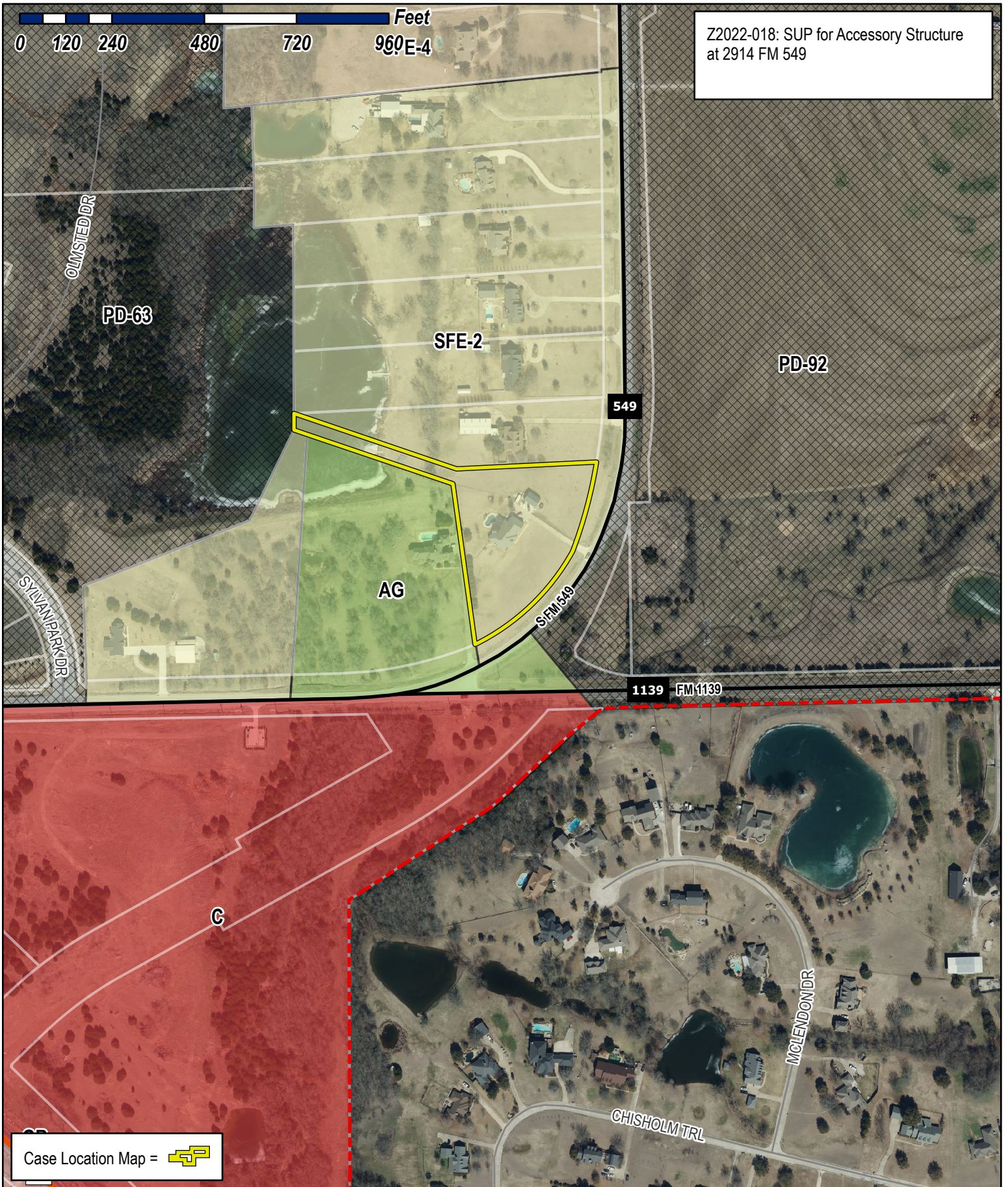


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*[Signature]* Brittany Holcomb

MY COMMISSION EXPIRES 09/24/2025





Z2022-018: SUP for Accessory Structure  
at 2914 FM 549

Case Location Map = 



# City of Rockwall

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

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



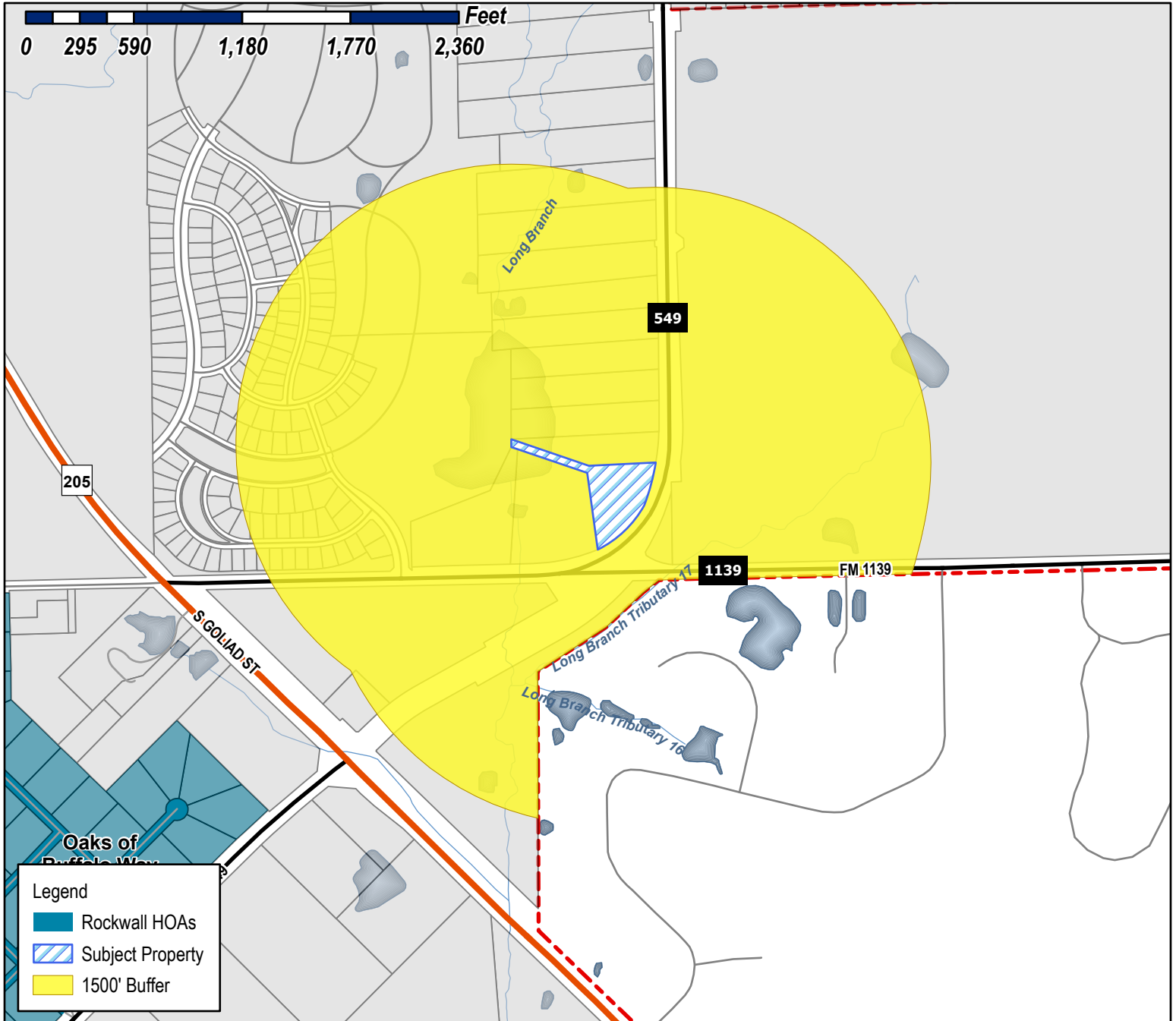




# City of Rockwall

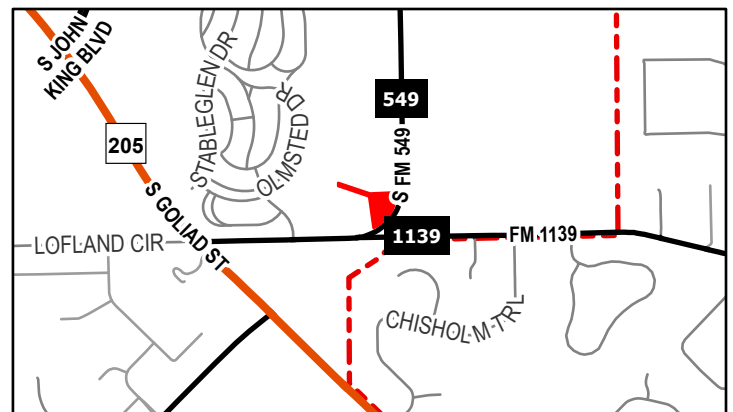
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745





# City of Rockwall

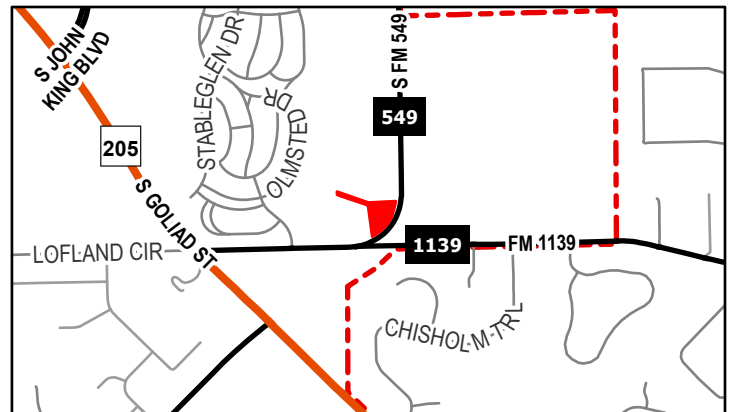
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**Case Number:** Z2022-018  
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**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745





ROCKWALL 205 INVESTORS LLC  
1 CANDLELITE TRAIL  
HEATH, TX 75032

KLUTTS FARM LLC  
1604 NORTH HILLS DR  
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J  
2744 S FM 549  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND  
FOREHAND DALE A AND AMELIA A  
2816 FM 549  
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE  
2844 S FM 549  
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI  
2884 FM 549  
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-  
SOLIS  
2914 FM 549  
ROCKWALL, TX 75032

JONES DOUGLAS A  
2994 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
2994 S FM549  
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ  
3401 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

**From:** [Carlos Crystal Solis](#)  
**To:** [Planning](#)  
**Date:** Tuesday, April 12, 2022 2:14:35 PM  
**Attachments:** [Utility Building Plans.pdf](#)  
[2914 FM 549 Rockwall, Tx 75032 Survey.pdf](#)

---

To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

Sincerely,

Crystal Solis  
2914 FM 549  
Rockwall, Tx 75032

469-644-7966

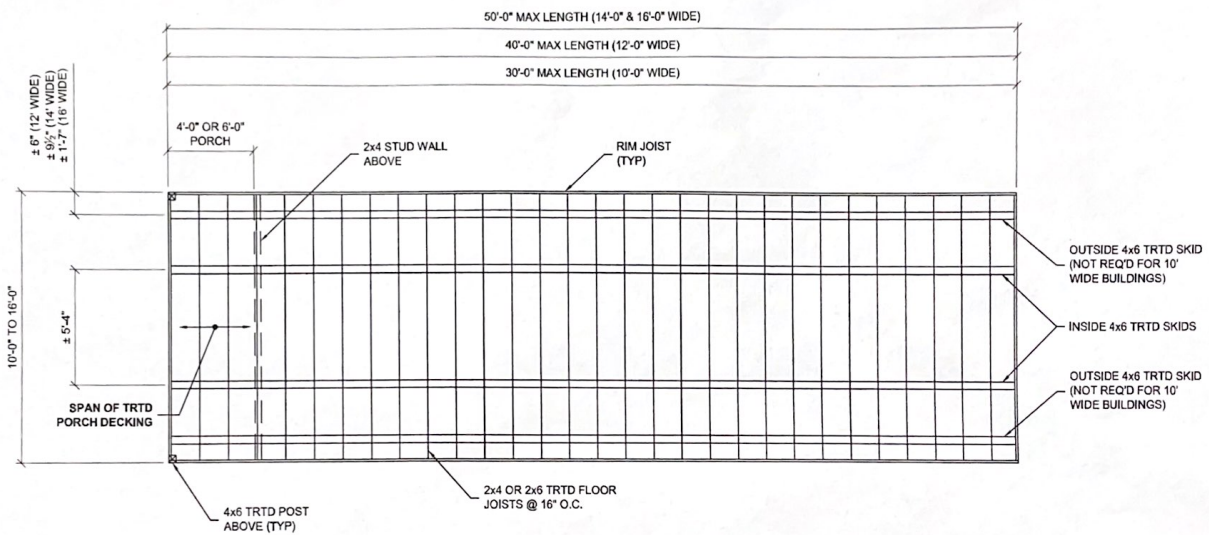
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UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



# UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER	<b>S-1.1-UB</b>
SCALE:	



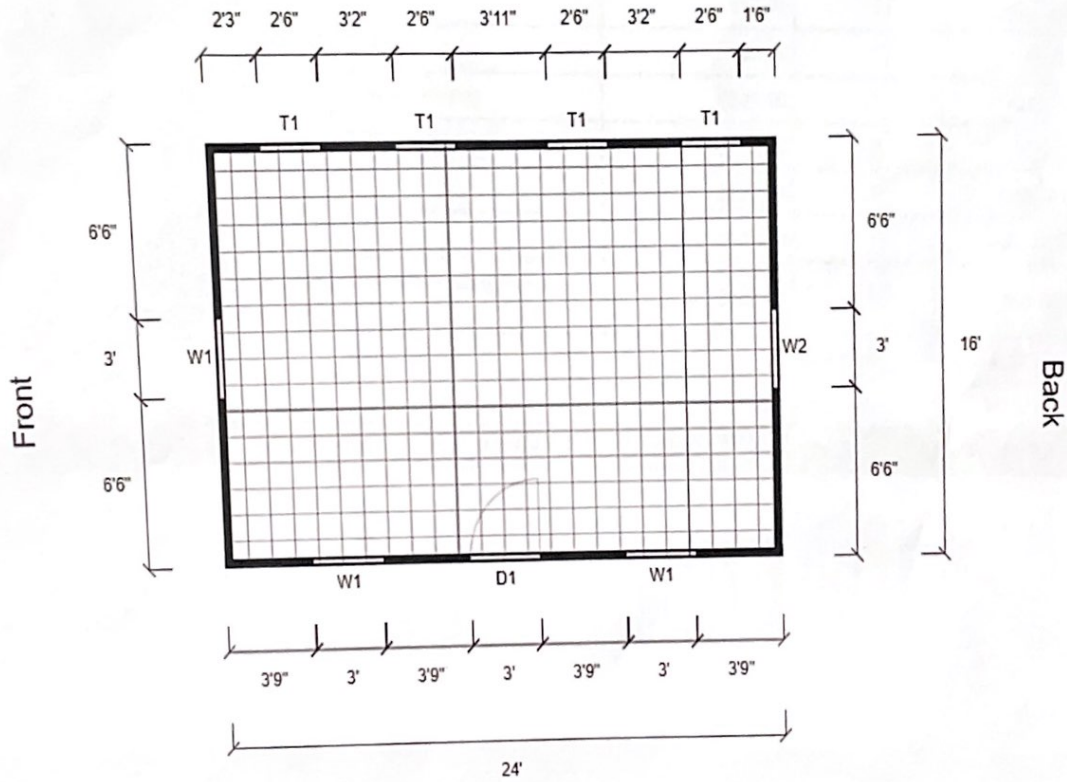


Side Utility  
16 x 24

#1649711564298579



Left



Right

□ = 1ft

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SYMBOL LEGEND			
W1	3' x 3' Thermal Pane Window	T1	Transom
W2	3' x 5' Thermal Pane Window	D1	36" Pre-Hung 9-Lite (Inswing)
			Closed Wall



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
3401 S FM 549	Single-Family Home	2004	1,500	221	Metal
2994 S FM 549	Single-Family Home	2005	4,919	N/A	Brick
2914 FM 549	Single-Family Home	2001	2,933	875	Brick
2884 FM 549	Single-Family Home	1996	2,204	3600	Brick
2844 FM 549	Single-Family Home	1996	4,076	480	Brick
2816 S. FM 549	Single-Family Home	1995	2,543	N/A	Brick
2778 S FM 549	Single-Family Home	1997	2,734	720	Brick
2744 S FM 549	Single-Family Home	1997	2,105	120	Brick and Siding
2716 FM 549	Single-Family Home	1997	3,422	1968	Brick
2676 S FM 549	Single-Family Home	1995	2,791	N/A	Brick and Siding
2638 S FM 549	Single-Family Home	1998	2,753	2400	Brick
2592 FM 549	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1998	2,907	1,298	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

### PLANNING AND ZONING DEPARTMENT

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3401 S. FM 549



2994 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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2914 S. FM 549



2884 FM 549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2844 FM 549



2816 S. FM 549





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2778 S. FM 549



2744 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2716 FM 549



2676 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2638 S. FM 549



2592 FM 549



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum overall square footage permitted per lot as stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically 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. 04-38*] 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. 04-38*] 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 for the construction of a accessory building that does not conform to the minimum requirements for accessory buildings in a Single-Family Estate 2.0 (SFE-2.0) District as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.3, *Single Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as

heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional 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 requirements is necessary for continued operations:

- 1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 390 SF;
- 3) The subject property shall not have more than one (2) accessory buildings;
- 4) The accessory building shall not exceed a maximum overall SF of 1,275 SF;
- 5) The accessory building shall not be operated as a commercial use; and,
- 6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## 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 business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**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 6<sup>th</sup> DAY OF JUNE, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 16, 2022

2<sup>nd</sup> Reading: June 6, 2022

**Exhibit 'A':**  
**Location Map and Legal Description**

Address: 2914 S. FM-549

Legal Description: Lot 7R of the Lofland Lake Estates No. 2 Addition

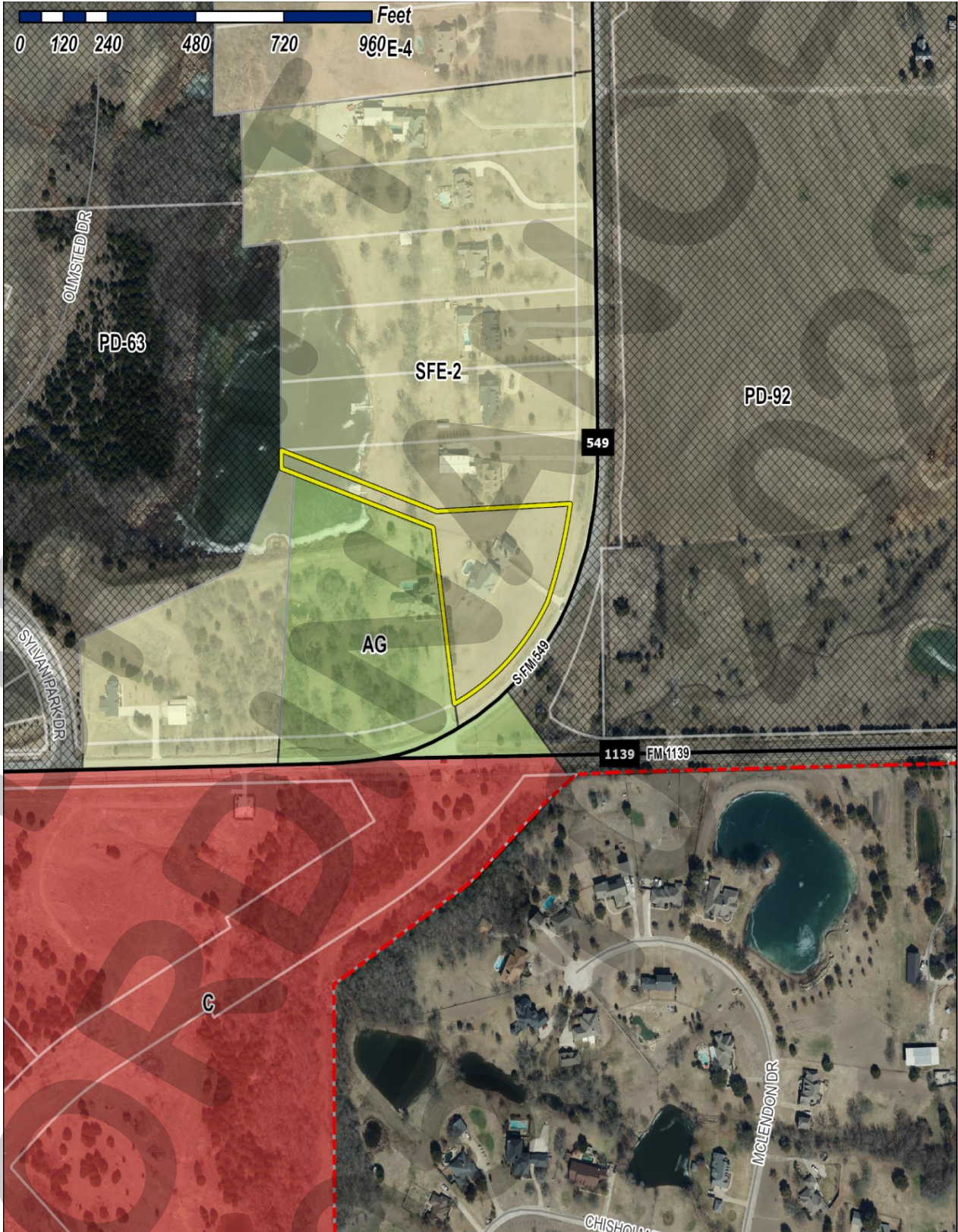
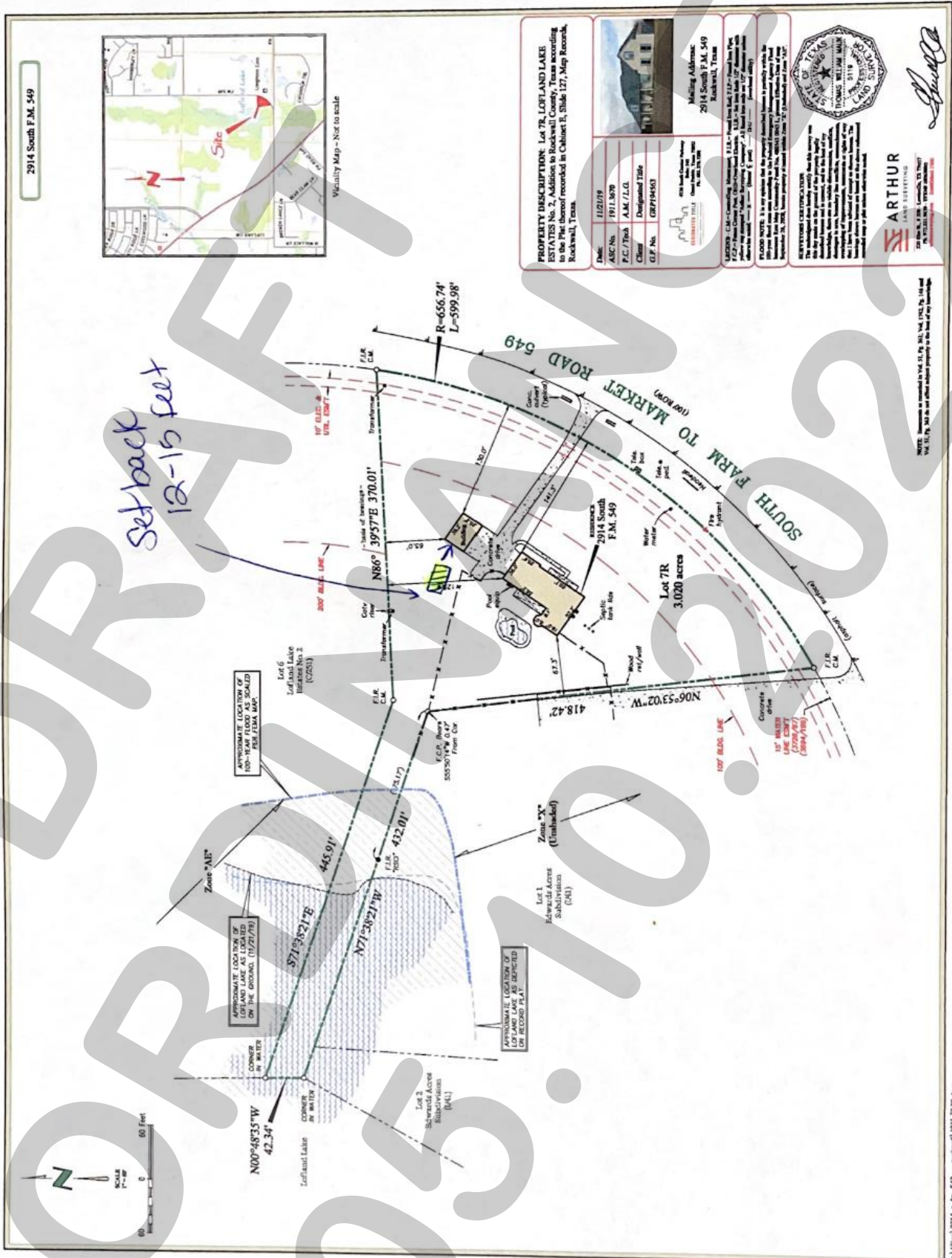




Exhibit 'B':  
Site Plan



2914 South F.M. 549



Vicinity Map - Not to scale

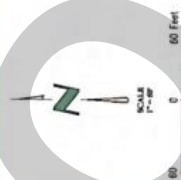
**PROPERTY DESCRIPTION:** Lot 7R, LORLAND LAKE Subdiv. No. 2, Addition to Rockwall County, Texas according to the plat recorded in Cabinet 14, Sheet 127, Map Records, Rockwall, Texas.

Date:	11/21/19
ASC No:	1911.909
P.C./Tack:	A.M./L.O.
Client:	Designated Title
G.E.F. No.:	(RFP)04503

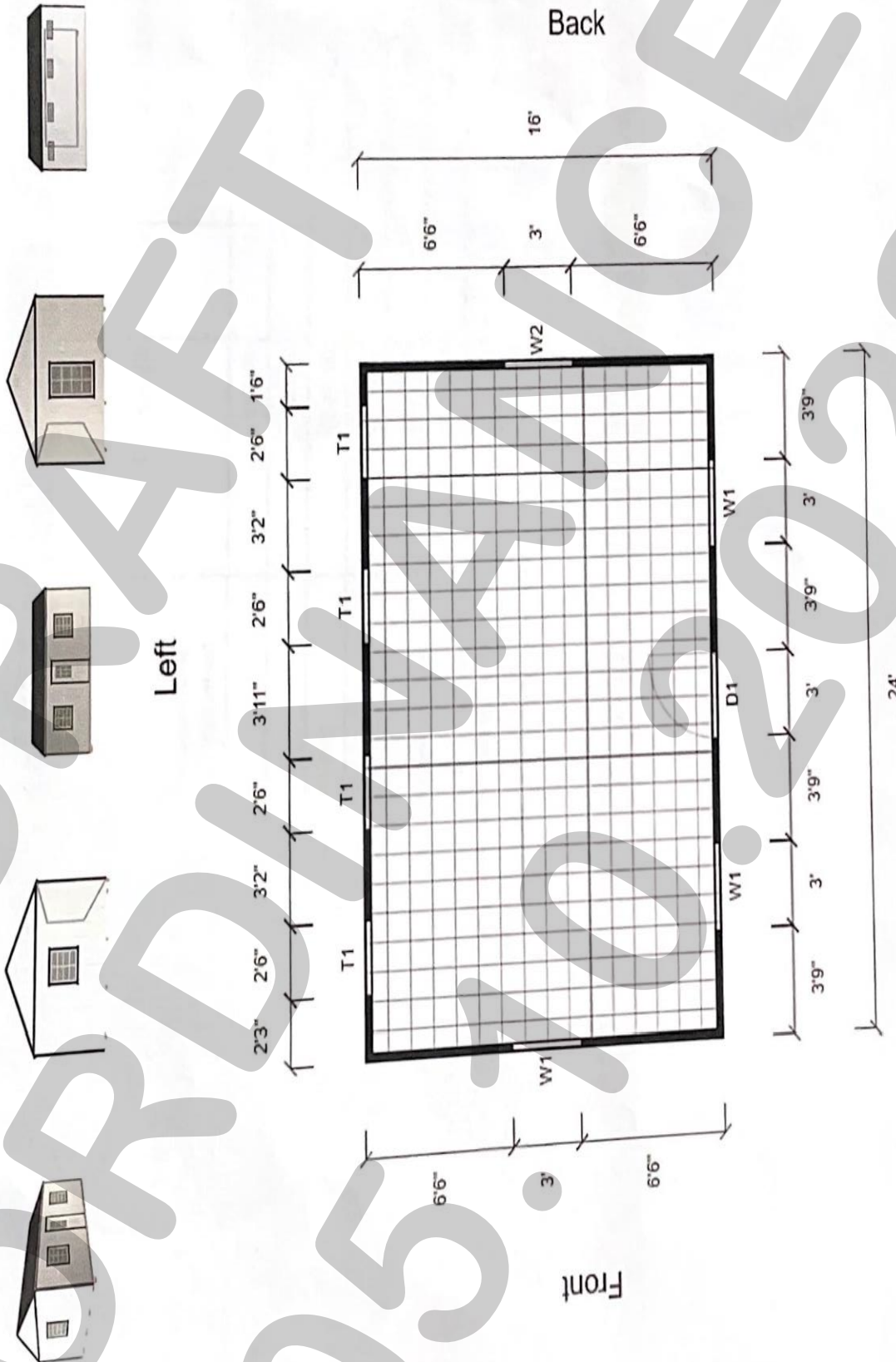
4000 South F.M. 549  
Rockwall, Texas

**ARTHUR**  
LAND SURVEYORS

224 South S. 2nd Street, Suite 100, Rockwall, TX 75087  
972.982.1000 • Fax: 972.982.1001 • www.arthurland.com



**Exhibit 'C':  
Building 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:** May 16, 2022  
**APPLICANT:** Carlos and Crystal Solis  
**CASE NUMBER:** Z2022-018; *Specific Use Permit for an Accessory Building at 2914 FM-549*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary.

### BACKGROUND

On July 21, 1997, the City Council approved *Ordinance No. 97-14 [Case No. A1997-001]* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family Estates 2.0 (SFE-2.0) District as of April 5, 2005. On October 1, 2001, the City Council approved a replat [*Case No. PZ2001-93-01*] for Lots 7 & 8, Lofland Lake Estates No. 2 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-41 [Case No. Z2018-035]* to allow for the construction of a 25-foot by 35-foot (*or 875 SF*) metal detached garage on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 2,933 SF single-family home situated on the subject property that was constructed in 2001.

### PURPOSE

The applicants -- *Carlos and Crystal Solis* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a second *Accessory Structure* that exceeds the overall maximum allowable square footage 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 2914 FM-549. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are several single-family homes, which are part of the Lofland Lake Estates, Phase 2 Subdivision. The properties are zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this are several single-family homes that are part of Lofland Lake Estates, Phase 1 Subdivision. This area is zoned Single-Family Estate 4.0 (SFE-4.0) District.
- South: Directly south of the subject property is FM-549, which is identified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Commercial (C) District.
- East: Directly east of the subject property is S. FM-549, which is identified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large vacant tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a vacant tract of land zoned Agricultural (AG) District, and a single-family home zoned Single-Family Estate 2.0 (SFE-2.0) District. Beyond this is a single-family residential subdivision (*i.e.* *Somerset Park Phase 1*) zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, survey, and building specifications proposing to construct a 16-foot by 24-foot (*or 384 SF*) accessory building on the subject property. There is already an existing detached garage that measures 25-feet by 35-feet (*or 875 SF*). At the Planning and Zoning Commission work session meeting the applicant indicated that they would be utilizing the accessory structure as a home office.

### **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 Estates 2.0 (SFE-2.0) District allows a total of two (2) accessory structures. For accessory buildings, the Single-Family Estate 2.0 (SFE-2.0) District allows one (1) accessory building at 625 SF. In addition, if a property has an existing accessory building greater than 625 SF, no additional accessory buildings or structures shall be permitted. Accessory structures are limited to a maximum height of 15-feet. The setbacks for a detached garage in a Single-Family Estate 2.0 (SFE- 2.0) District are 20-feet from the rear property line and six (6) feet from the side yard property line. Accessory structures are also required to have a minimum of ten (10) feet of separation from any other building or structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [*and*] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

### **STAFF ANALYSIS**

In this case, the applicant's request generally conforms to the building setbacks and height requirements for an accessory building; however, the secondary accessory structure does not adhere to the maximum allowable size. Specifically, the accessory structure will exceed the permitted 1,000 SF by 279 SF. Staff should point out that since this is an older area that was annexed into the City of Rockwall, there are several properties with accessory buildings that exceed the 1,000 SF requirement. Based on this the applicant's request would not set a precedent in the area. If the applicant's Specific Use Permit (SUP) is approved, staff has included an operational condition in the Specific Use Permit (SUP) ordinance stating that no additional accessory buildings would be permitted on the subject property. This means that a total of one (2) accessory buildings will be permitted on this property. Based on the proposed size and location of the secondary accessory building, staff should point out that this structure will have very limited visibility from the adjacent properties. With 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 April 25, 2022, staff mailed 12 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within the 1500-foot buffer 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 one (1) email from a property owner within the notification area opposed to the applicant's request and one (1) property owner notification in favor of the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for an Accessory Building, 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 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.
  - (b) The accessory building shall not exceed a maximum size of 390 SF;
  - (c) The subject property shall not have more than one (2) accessory buildings;
  - (d) The accessory building shall not exceed a maximum overall SF of 1,275 SF;
  - (e) The accessory building shall not be operated as a commercial use; and,
  - (f) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
- (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 May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval for the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Womble absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-018

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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

2914 FM 549

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

3.02

LOTS [CURRENT]

LOTS [PROPOSED]

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

### OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

APPLICANT

CONTACT PERSON

Carlos Solis

CONTACT PERSON

Crystal Solis

ADDRESS

2914 FM 549

ADDRESS

2914 FM 549

CITY, STATE & ZIP

Rockwall TX 75032

CITY, STATE & ZIP

Rockwall TX 75032

PHONE

(972) 370-6776

PHONE

(469) 644-7966

E-MAIL

CSOLC@2707@gmail.com

E-MAIL

CSOLC@2707@gmail.com

### NOTARY VERIFICATION (REQUIRED)

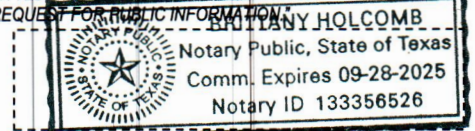
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos Solis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 245.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF April, 2022

OWNER'S SIGNATURE

*[Signature]*

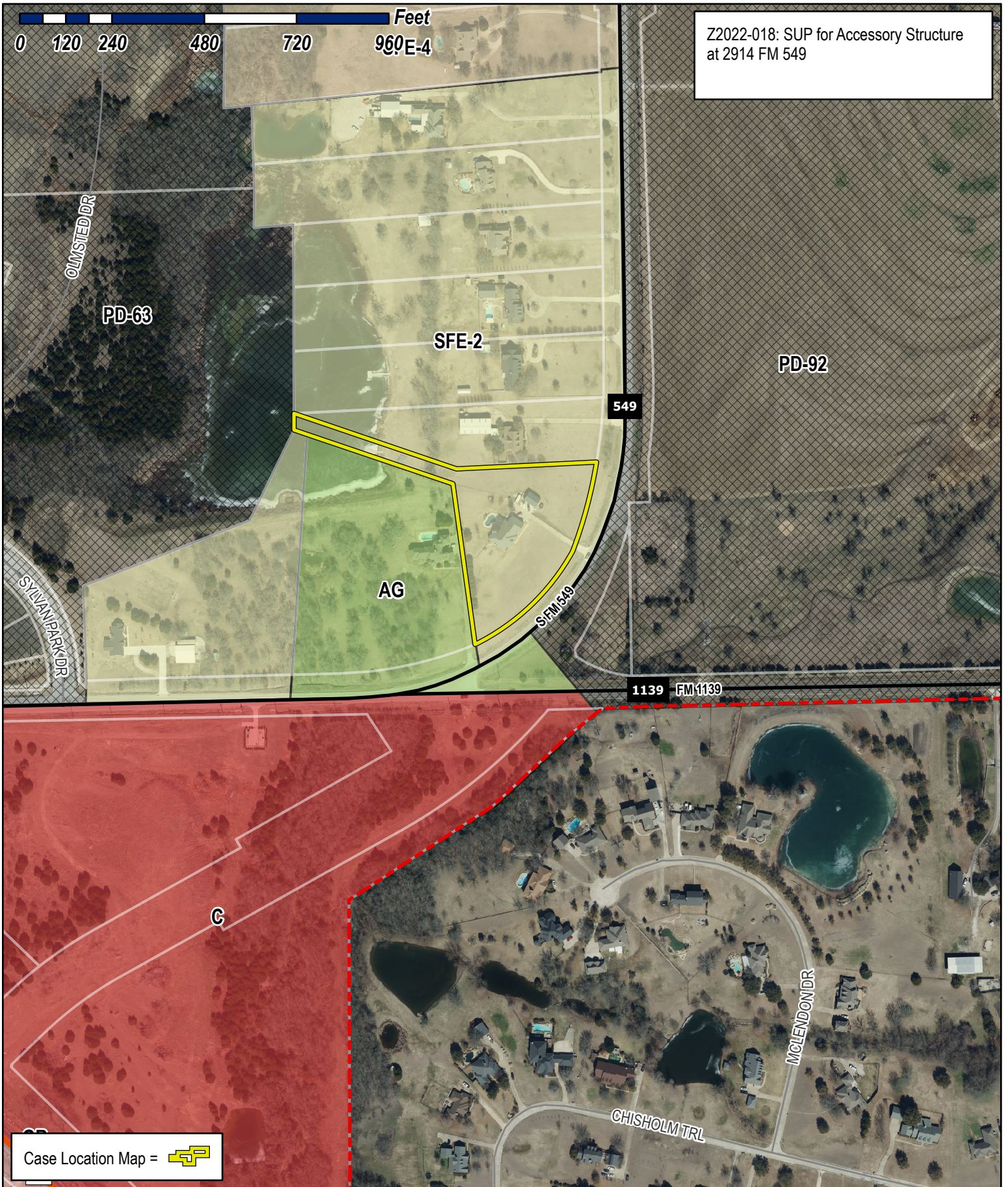


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]* Brittany Holcomb

MY COMMISSION EXPIRES 09/24/2025





Z2022-018: SUP for Accessory Structure at 2914 FM 549

Case Location Map = 



# City of Rockwall

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

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



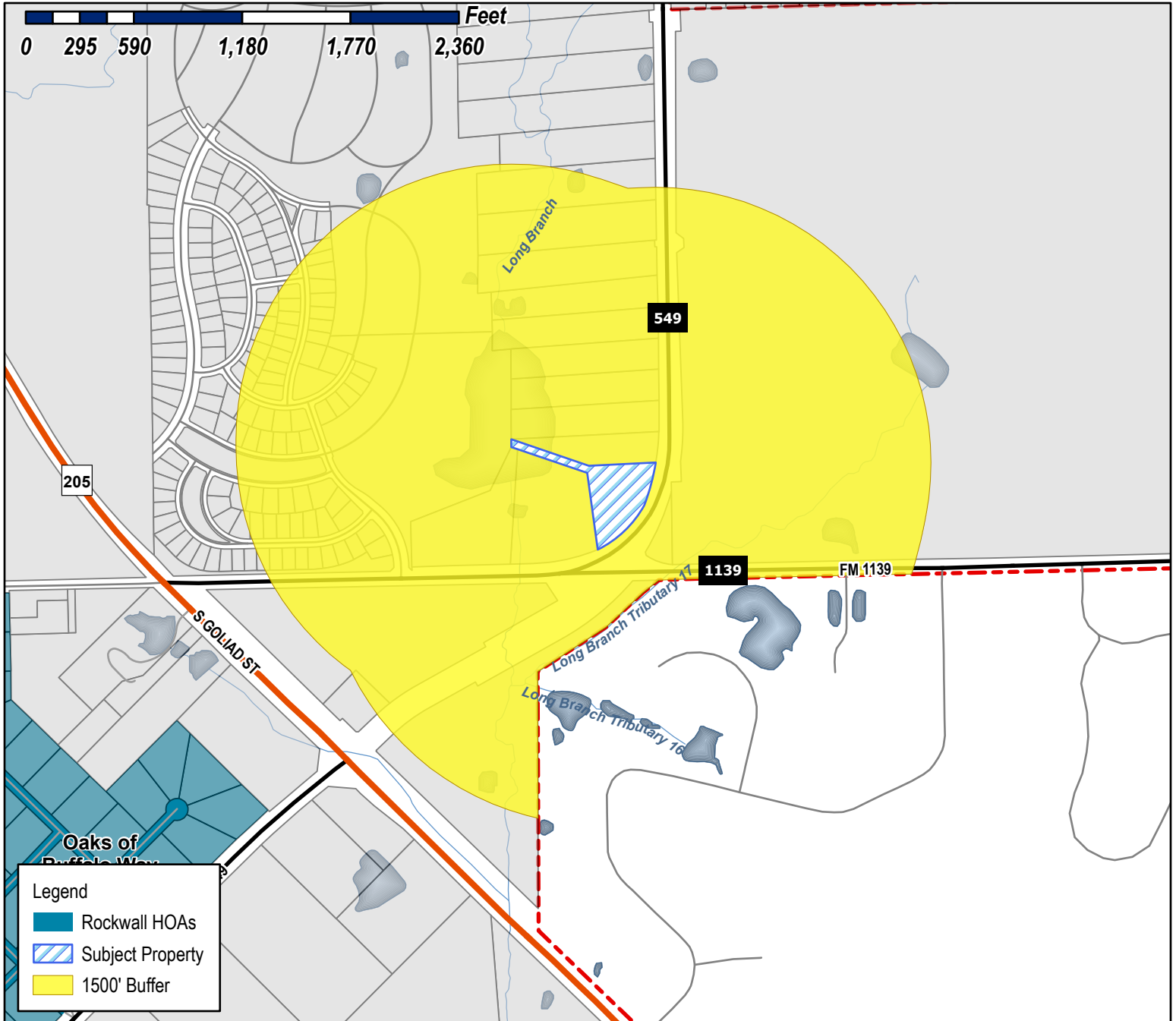




# City of Rockwall

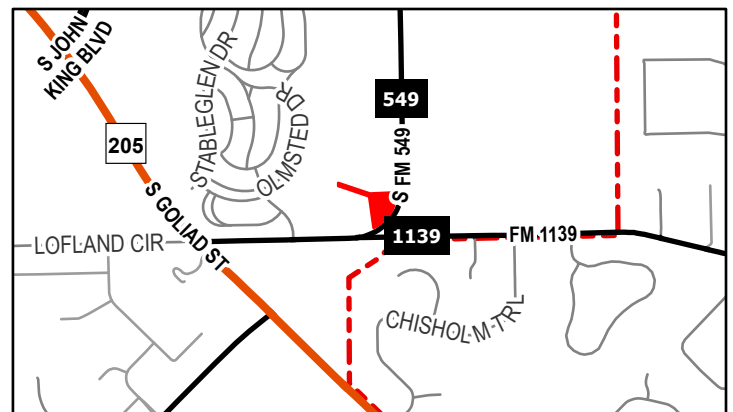
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745







# City of Rockwall

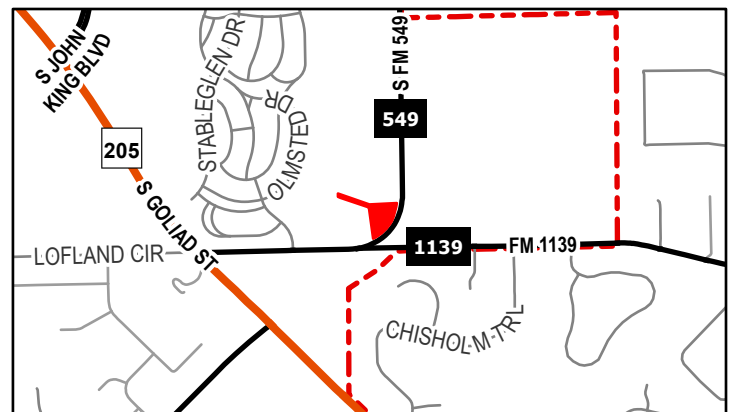
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-018  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 2 (SFE-2)  
**Case Address:** 2914 FM 549

**Date Saved:** 4/12/2022  
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC  
1 CANDLELITE TRAIL  
HEATH, TX 75032

KLUTTS FARM LLC  
1604 NORTH HILLS DR  
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J  
2744 S FM 549  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND  
FOREHAND DALE A AND AMELIA A  
2816 FM 549  
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE  
2844 S FM 549  
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI  
2884 FM 549  
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-  
SOLIS  
2914 FM 549  
ROCKWALL, TX 75032

JONES DOUGLAS A  
2994 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
2994 S FM549  
ROCKWALL, TX 75032

MARTINEZ JOSE DE JESUS LOPEZ  
3401 FM 549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219



# 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. Z2022-018: SUP for an Accessory Structure**

Hold a public hearing to discuss and consider a request by Carlos and Crystal Solis for the approval of a *Specific Use Permit (SUP)* for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, 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, May 10, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 16, 2022 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:

**Angelica Gamez**  
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, May 16, 2022 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. Z2022-018: SUP for an Accessory Structure**

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for the response.

Name: [Grey box]  
Address: [Grey box]

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

**Case No. Z2022-018: SUP for an Accessory Structure**

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

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

I am opposed to the request for the reasons listed below.

*I HAVE NO OBJECTIONS*

Name:

*DALE FOREHAND*

Address:

*2816 FM 549*

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



**From:** Pettiford, Brandi <Brandi.Ragsdale@UTDallas.edu>  
**Sent:** > Monday, May 9, 2022 9:24 AM  
**To:** Planning  
**Cc:** s.pettiford@live.com  
**Subject:** Case # Z2022-018

Hello,

This is regarding case # Z2022-018: SUP for an Accessory Structure. We live next door to this request. We are opposed to the request for the following reason. There is a lot of equipment laying around on this property and we believe that adding an additional small building would be more of any eyesore. We would prefer for them to be able to build a much larger accessory structure, so that more of the equipment on the property could be stored.

Thank you for this consideration.

Best Regards,  
Sean and Brandi Pettiford  
2884 FM 549  
Rockwall, TX

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**From:** [Carlos Crystal Solis](#)  
**To:** [Planning](#)  
**Date:** Tuesday, April 12, 2022 2:14:35 PM  
**Attachments:** [Utility Building Plans.pdf](#)  
[2914 FM 549 Rockwall, Tx 75032 Survey.pdf](#)

---

To Whom it May Concern,

My husband and I moved to Rockwall in December 2019 for the great school district and to raise our family here. We would like to add a utility building on our property to use as an office that is detached from our home but is still on our property. We run a small business and since COVID started to office out of our home. We now have a 18 month old son and a 3 year old daughter who was diagnosed with Cerebal Palsy and epilepsy. She just started school in Rockwall ISD and being near her school and our home for work is becoming very important. Due to the traffic coming into Rockwall this will help avoid delays in pick up of our kids school and activities. The space desired for our office is 384 square feet. The exterior is to match the colors of our house. We hope that you can consider our request and approve the special use permit for our situation. If you have any questions please feel free to contact me anytime.

Sincerely,

Crystal Solis  
2914 FM 549  
Rockwall, Tx 75032

469-644-7966

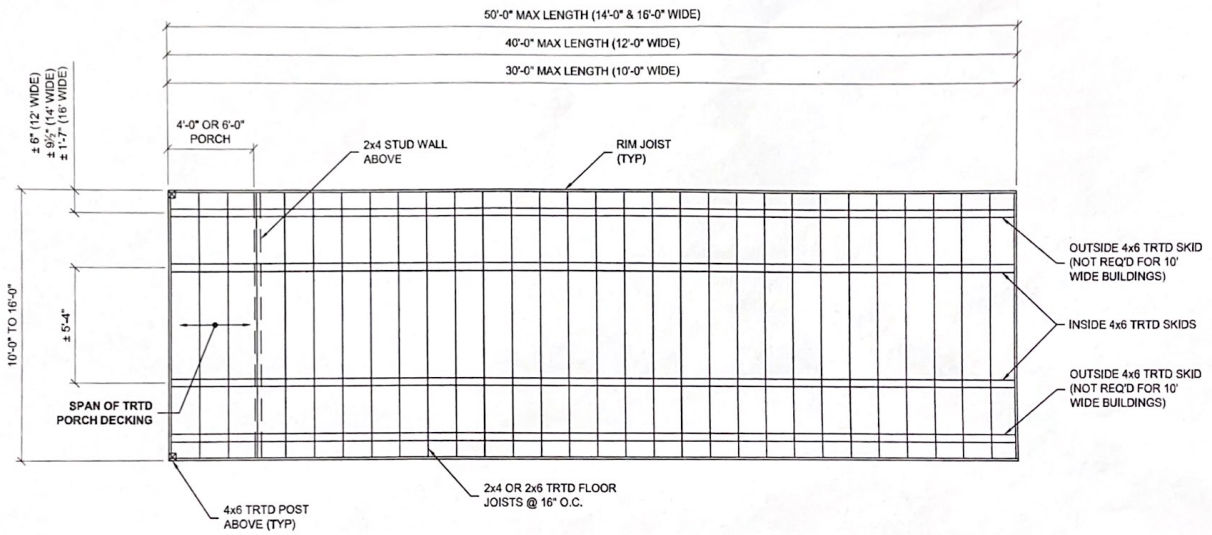
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UTILITY CABIN FLOOR FRAMING PLAN (OPTIONAL)



# UTILITY BUILDING--TEXAS--WIND=115 MPH--IBC 2015

PROJECT NO:	
DATE:	02-04-2019
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
<b>S-1.1-UB</b>
SCALE: NOT TO SCALE



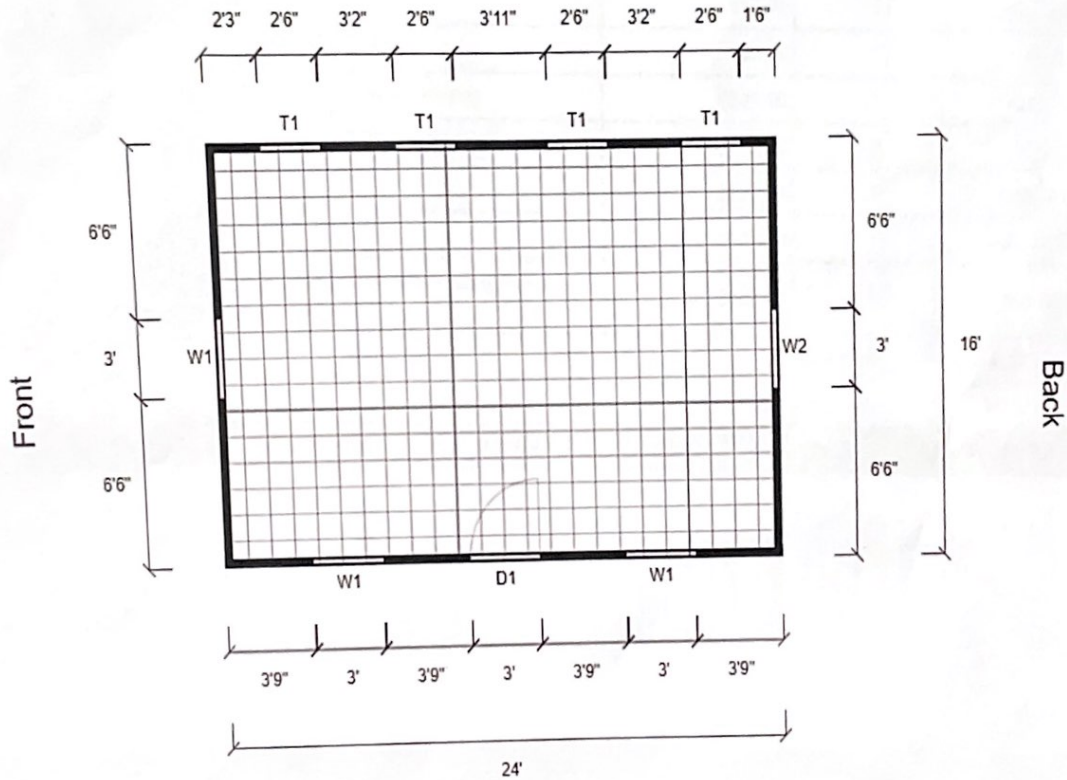


Side Utility  
16 x 24

#1649711564298579



Left



Right

□ = 1ft

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SYMBOL LEGEND			
	3' x 3' Thermal Pane Window		T1 Transom
	3' x 5' Thermal Pane Window		D1 36" Pre-Hung 9-Lite (Inswing)
			Closed Wall



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
3401 S FM 549	Single-Family Home	2004	1,500	221	Metal
2994 S FM 549	Single-Family Home	2005	4,919	N/A	Brick
2914 FM 549	Single-Family Home	2001	2,933	875	Brick
2884 FM 549	Single-Family Home	1996	2,204	3600	Brick
2844 FM 549	Single-Family Home	1996	4,076	480	Brick
2816 S. FM 549	Single-Family Home	1995	2,543	N/A	Brick
2778 S FM 549	Single-Family Home	1997	2,734	720	Brick
2744 S FM 549	Single-Family Home	1997	2,105	120	Brick and Siding
2716 FM 549	Single-Family Home	1997	3,422	1968	Brick
2676 S FM 549	Single-Family Home	1995	2,791	N/A	Brick and Siding
2638 S FM 549	Single-Family Home	1998	2,753	2400	Brick
2592 FM 549	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1998	2,907	1,298	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

### PLANNING AND ZONING DEPARTMENT

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3401 S. FM 549



2994 S. FM 549



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2914 S. FM 549



2884 FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2844 FM 549



2816 S. FM 549



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2778 S. FM 549



2744 S. FM 549





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2716 FM 549



2676 S. FM 549





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-018

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2638 S. FM 549



2592 FM 549



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum overall square footage permitted per lot as stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically 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. 04-38*] 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. 04-38*] 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 for the construction of a accessory building that does not conform to the minimum requirements for accessory buildings in a Single-Family Estate 2.0 (SFE-2.0) District as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.3, *Single Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as

heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional 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 requirements is necessary for continued operations:

- 1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 390 SF;
- 3) The subject property shall not have more than one (2) accessory buildings;
- 4) The accessory building shall not exceed a maximum overall SF of 1,275 SF;
- 5) The accessory building shall not be operated as a commercial use; and,
- 6) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## 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 business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**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 6<sup>th</sup> DAY OF JUNE, 2022.

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

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

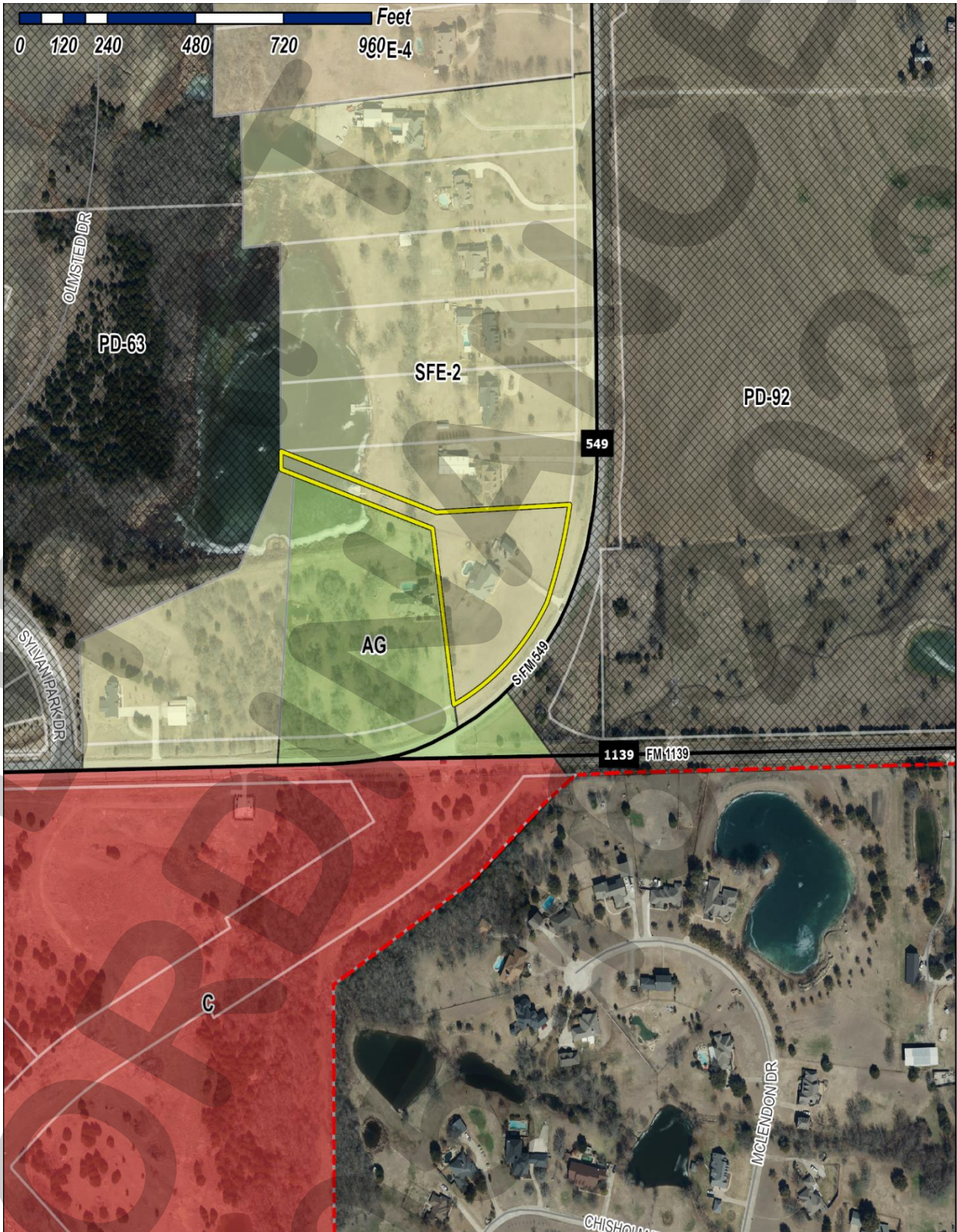
1<sup>st</sup> Reading: May 16, 2022

2<sup>nd</sup> Reading: June 6, 2022

**Exhibit 'A':**  
**Location Map and Legal Description**

Address: 2914 S. FM-549

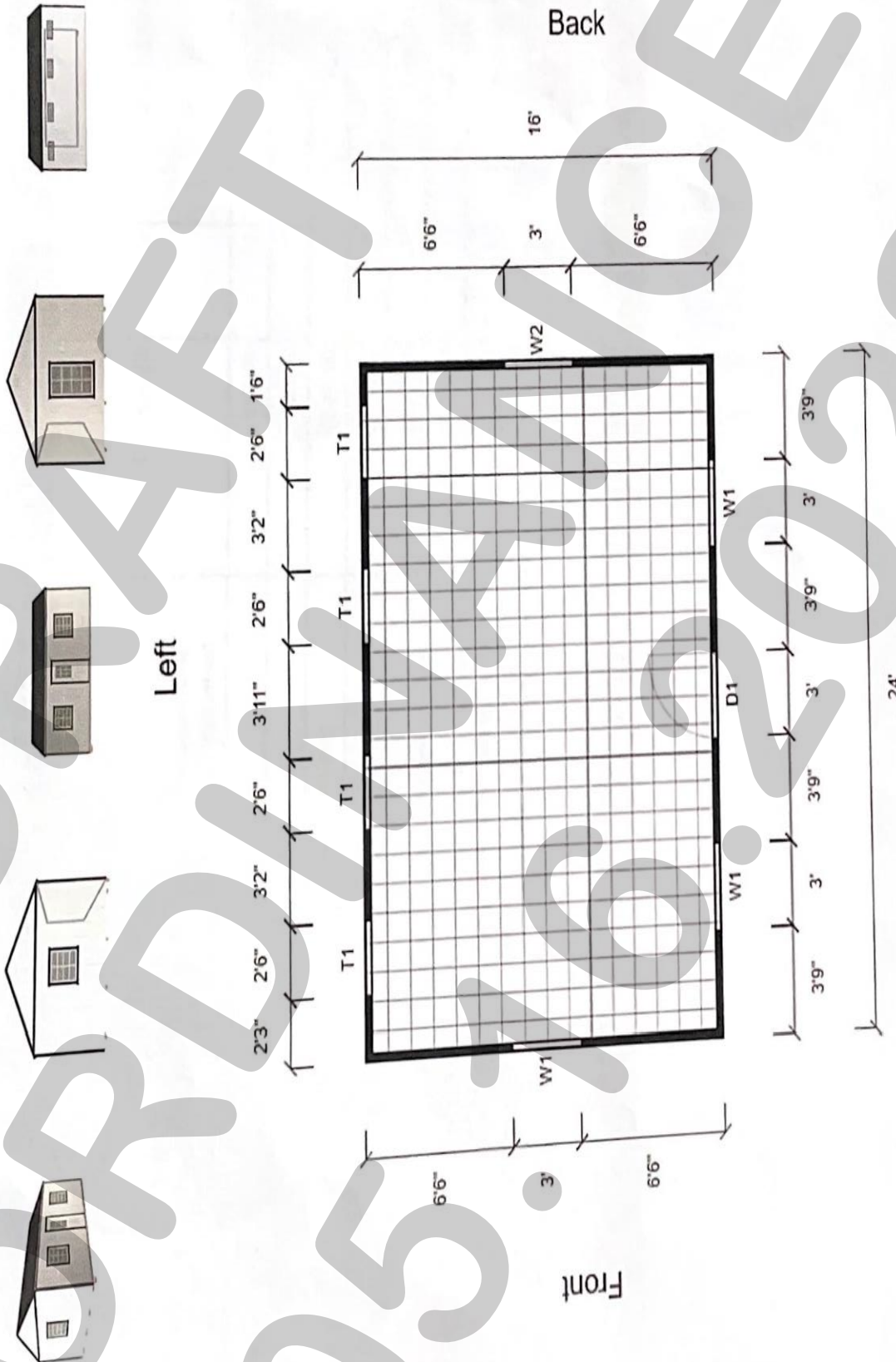
Legal Description: Lot 7R of the Lofland Lake Estates No. 2 Addition







**Exhibit 'C':  
Building Elevations**







June 10, 2022

TO: Carlos and Crystal Solis  
2914 FM 549  
Rockwall, TX 75032

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

SUBJECT: Z2022-018; *Specific Use Permit (SUP) for Accessory Structure at 2914 FM-549*

To Whom It May Concern:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 6, 2022. 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 Buildings* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
  - (b) The accessory buildings shall not exceed a maximum size of 1,265 SF;
  - (c) The subject property shall not have more than one (2) accessory buildings;
  - (d) The existing accessory building shall not exceed a maximum size of 875 SF;
  - (e) The proposed accessory building shall not exceed a maximum size of 390 SF;
  - (f) No accessory building shall exceed a maximum overall height of 17-feet;
  - (g) The accessory buildings shall not be operated for commercial uses; and,
  - (h) The accessory buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
- (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 May 10, 2022, The Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 7-0.

On June 6, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 6-0, with Council Member Macalik absent.

Included with this letter is a copy of Ordinance No. 22-31, S-279, 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,



Angelica Gamez  
Planning Coordinator



**CITY OF ROCKWALL**

**ORDINANCE NO. 22-31**

**SPECIFIC USE PERMIT NO. S-279**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38 ] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by Carlos and Crystal Solis for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum overall square footage permitted per lot as stipulated by the Unified Development Code (UDC), situated on a 3.02-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and being identified as Lot 7R, Lofland Lake Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, addressed as 2914 S. FM-549, and being more specifically 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. 04-38*] 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. 04-38*] 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 for the construction of a accessory building that does not conform to the minimum requirements for accessory buildings in a Single-Family Estate 2.0 (SFE-2.0) District as stipulated by Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

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- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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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.



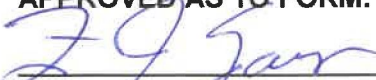
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF JUNE, 2022.**

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

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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



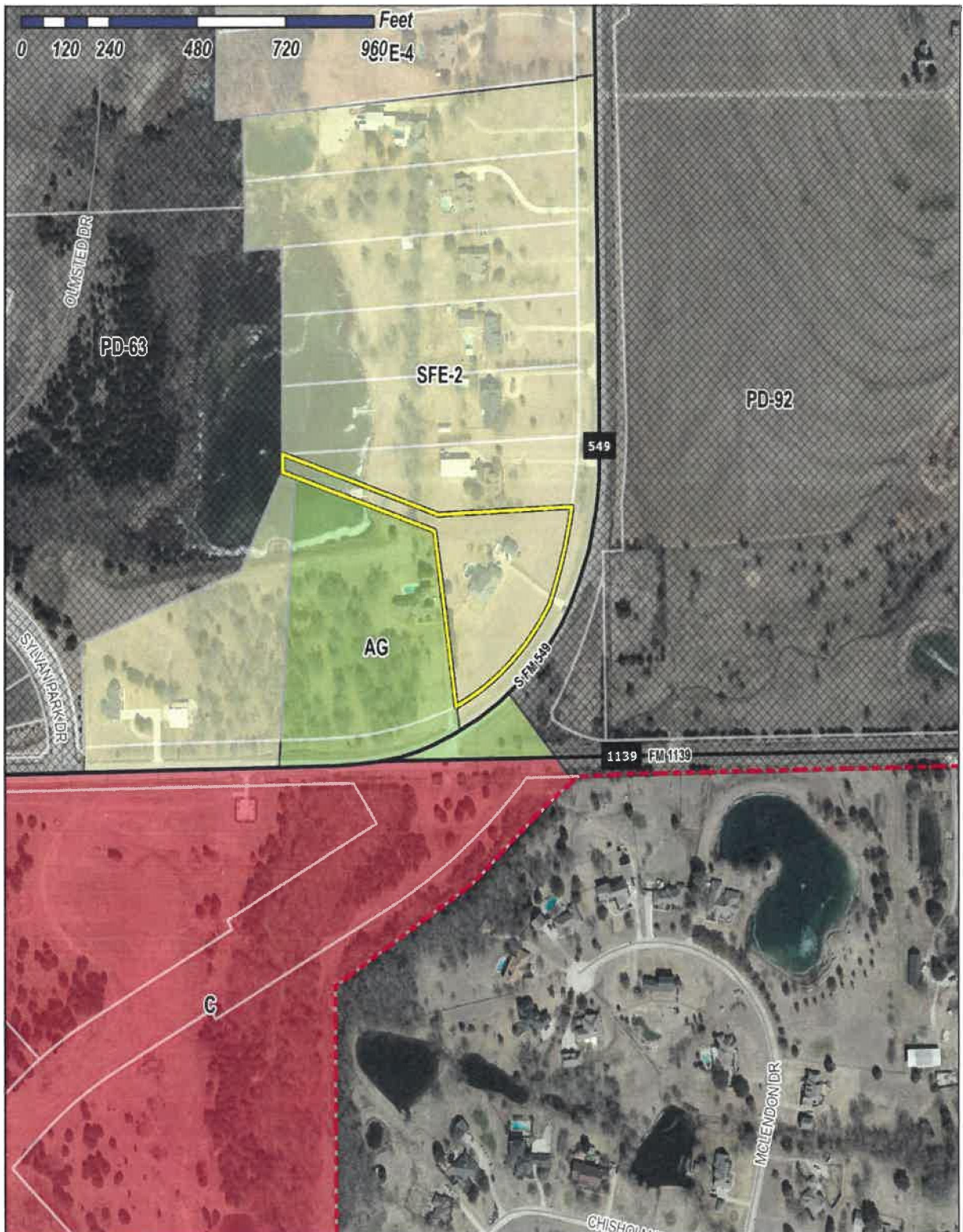
1<sup>st</sup> Reading: May 16, 2022

2<sup>nd</sup> Reading: June 6, 2022

**Exhibit 'A':**  
*Location Map and Legal Description*

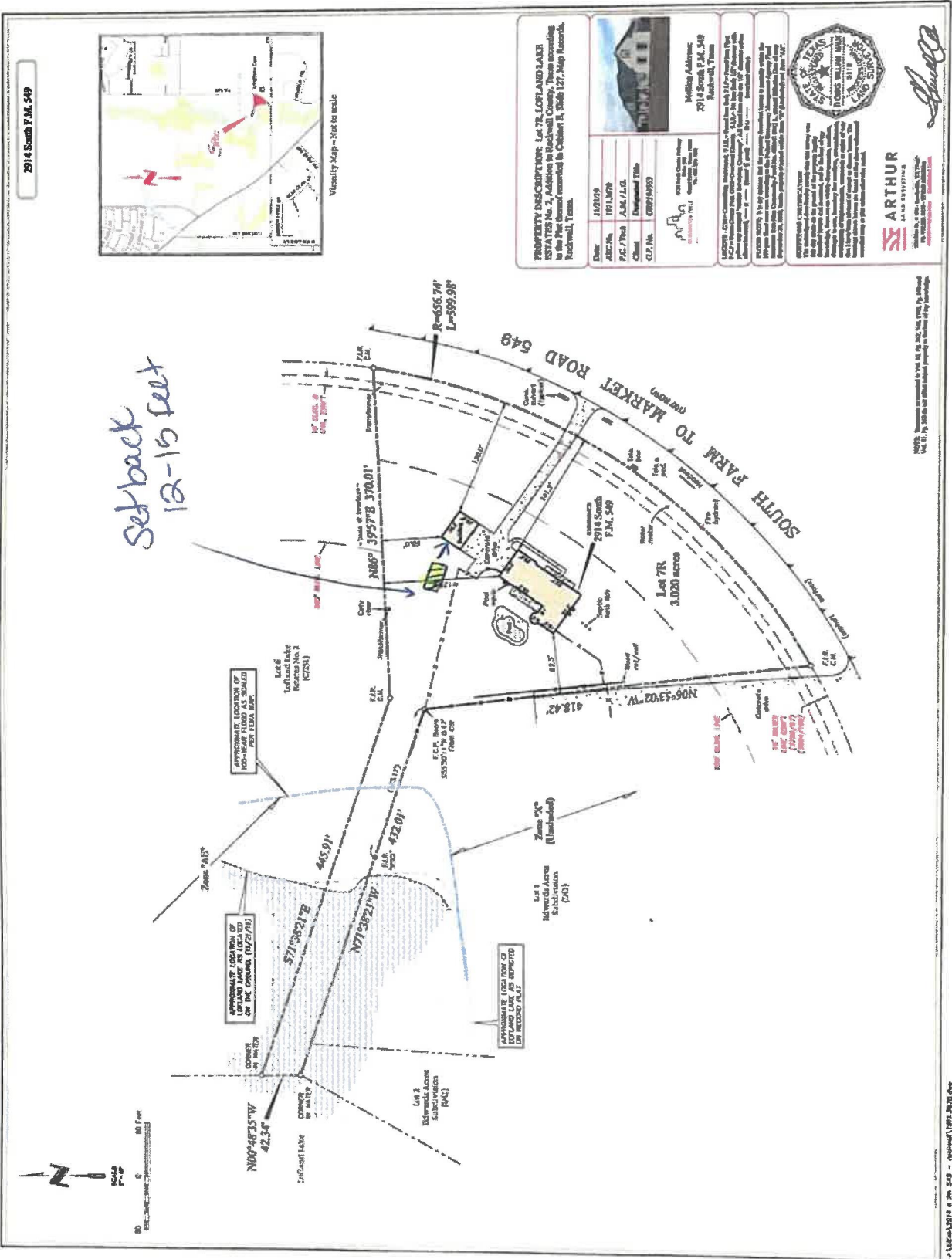
Address: 2914 S. FM-549

Legal Description: Lot 7R of the Loffland Lake Estates No. 2 Addition





**Exhibit 'B':  
Site Plan**



**Exhibit 'C':  
Building Elevations**

