



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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:

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- REPLAT (\$300.00 + \$20.00 ACRE)¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2} 245.00
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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: 835 Clem Rd Rockwall 75087
 SUBDIVISION: NorthGate Rockwall LOT: 19 BLOCK: A
 GENERAL LOCATION: North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Res CURRENT USE: Res
 PROPOSED ZONING: Res PROPOSED USE:
 ACREAGE: 3 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

OWNER: Matthew Benedetto APPLICANT:
 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

NOTARY VERIFICATION [REQUIRED]

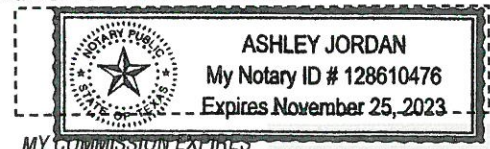
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Benedetto [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 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 8 DAY OF December, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FRONT ELEVATION

BENEDETTO RESIDENCE CARRIAGE HOUSE

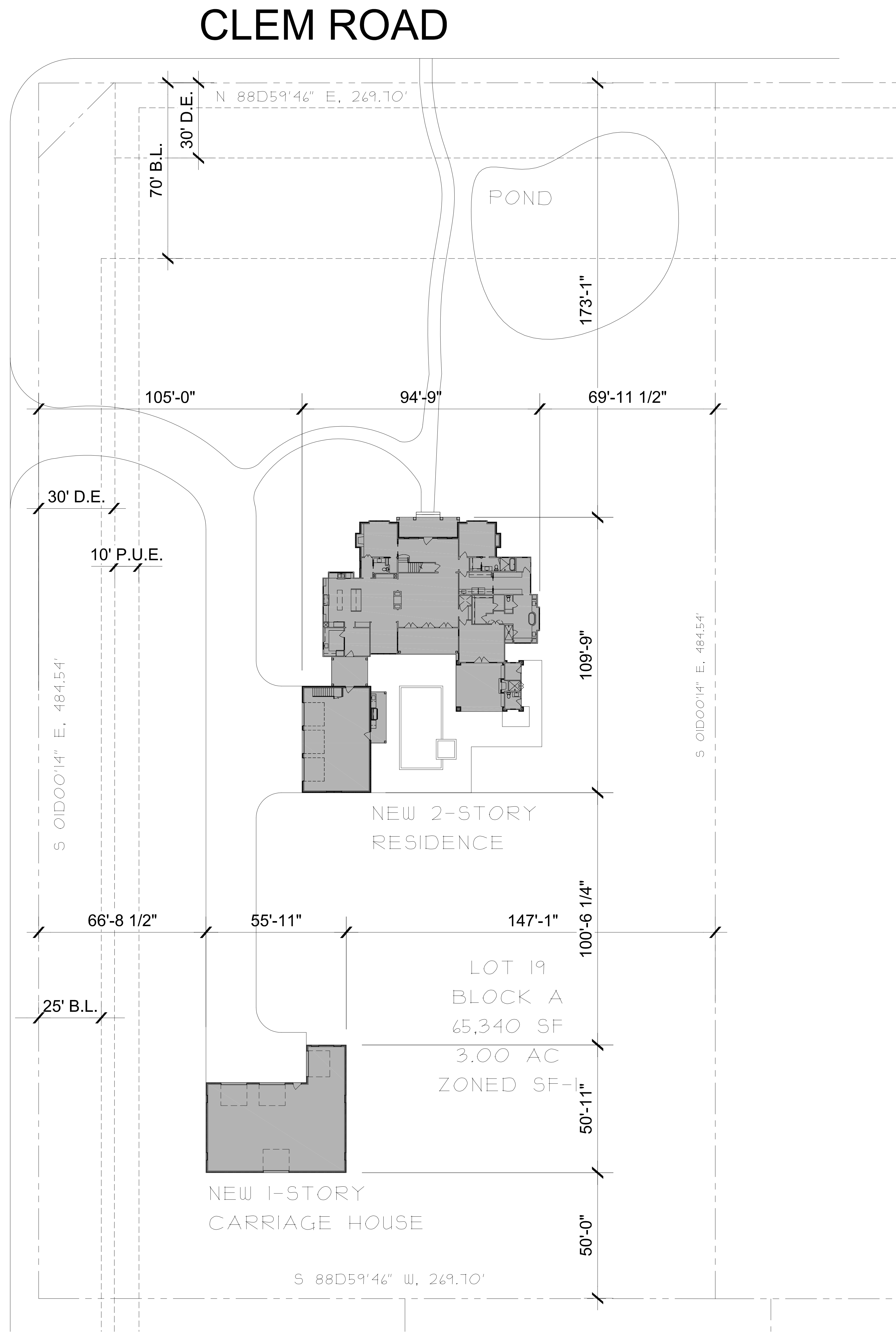
SHEET INDEX

A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
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SANDERSON LANE



BENEDETTO RESIDENCE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-8333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

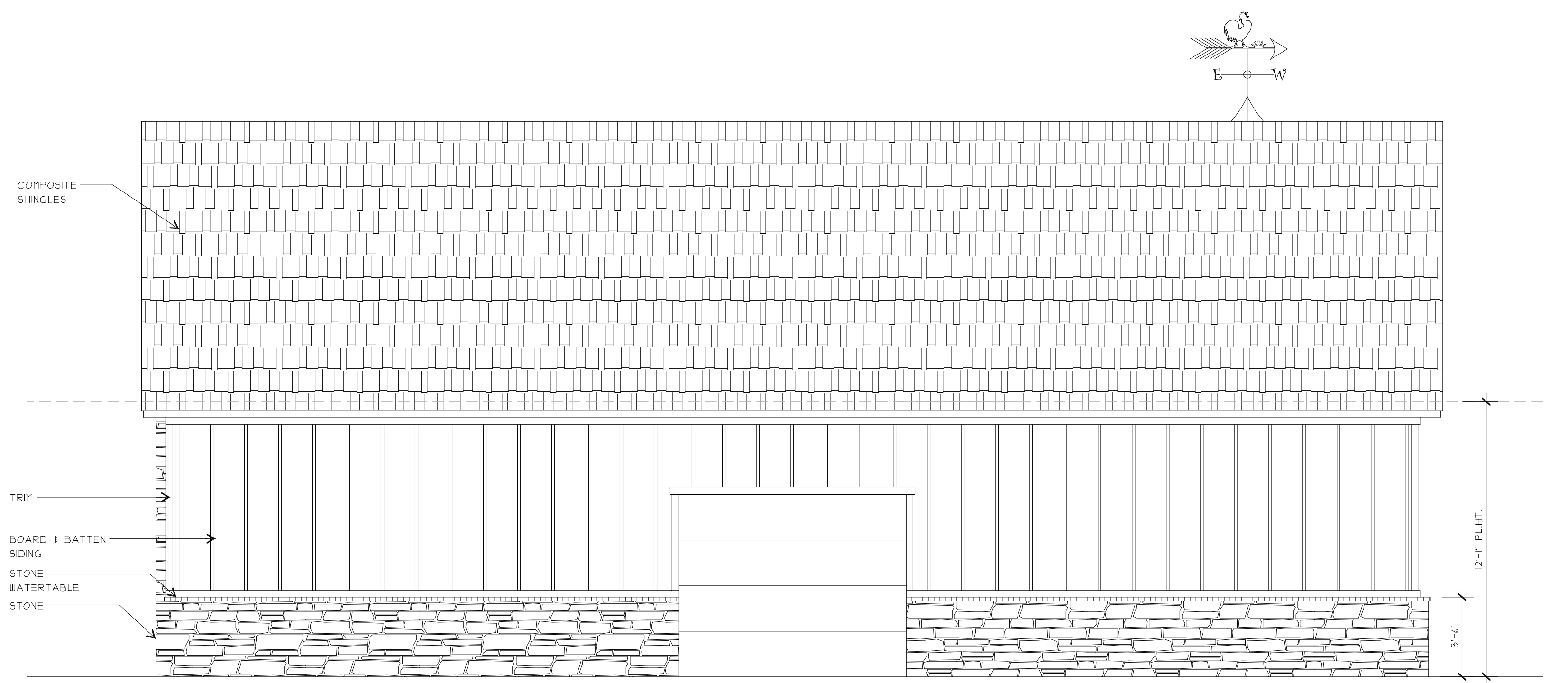
- ISSUED FOR:**
- PRELIMINARY -
 - BIDDING / PERMIT
 - REVISION
 - FOR CONSTRUCTION



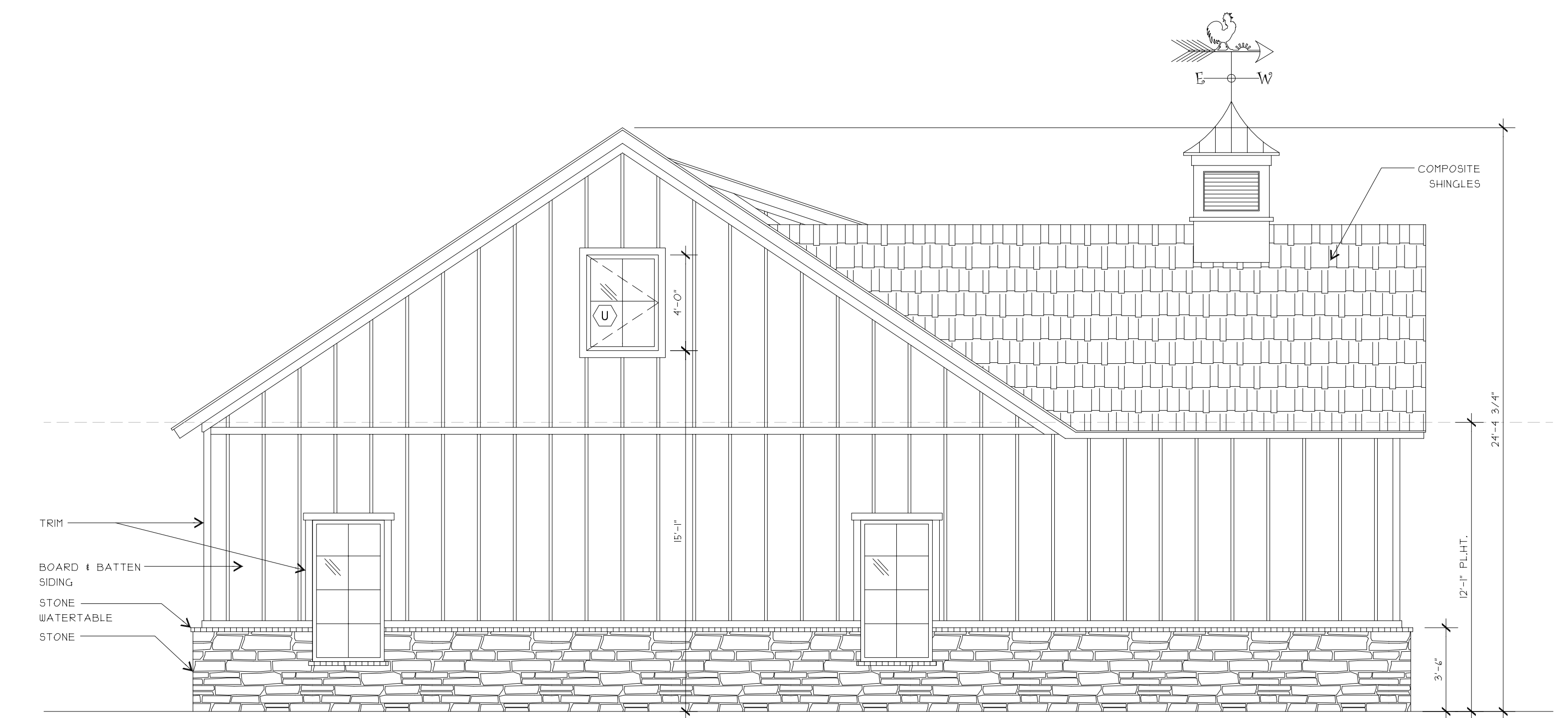
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbeneditto@highviewhomes.com 214-544-0333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

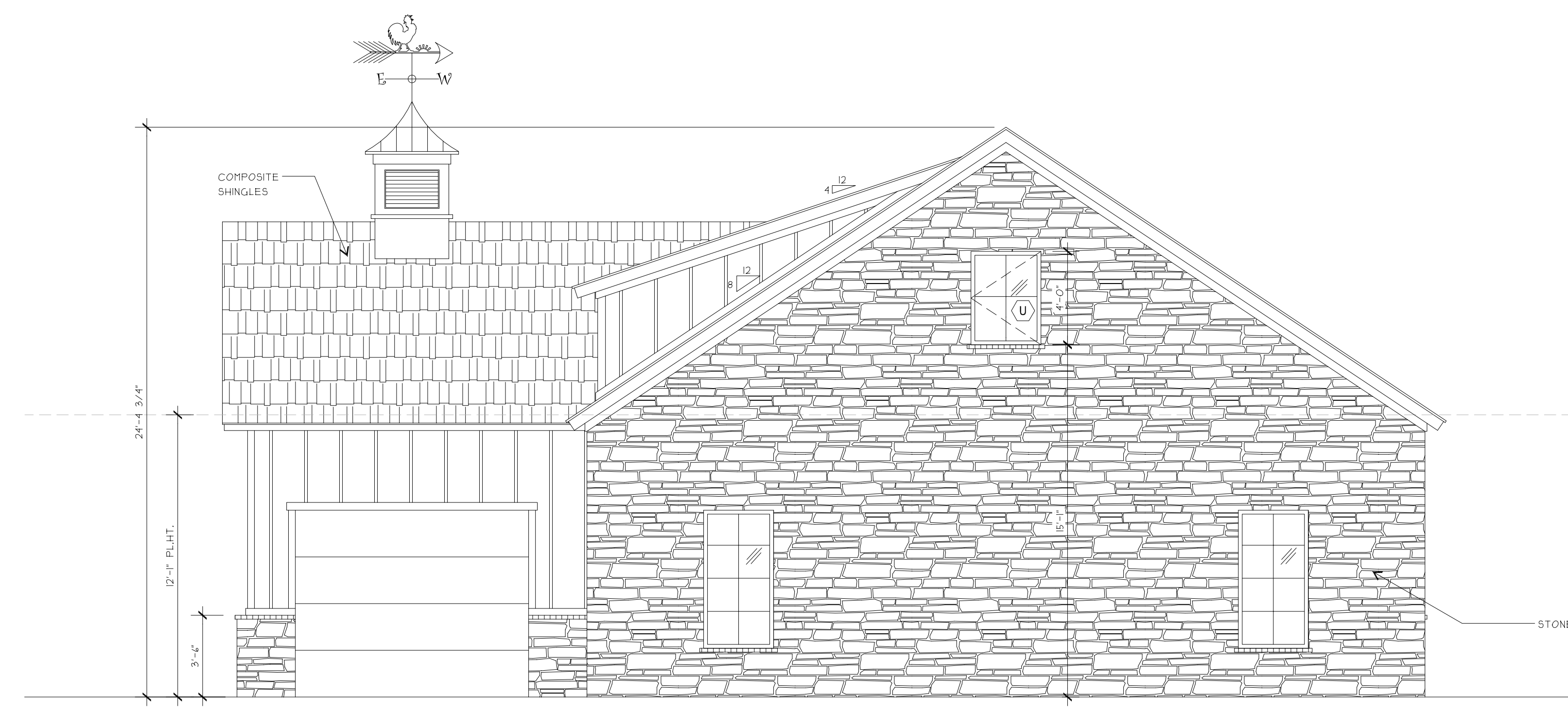
SHEET NO. **A7.2**
CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
SCALE: 1/4"=1'-0"



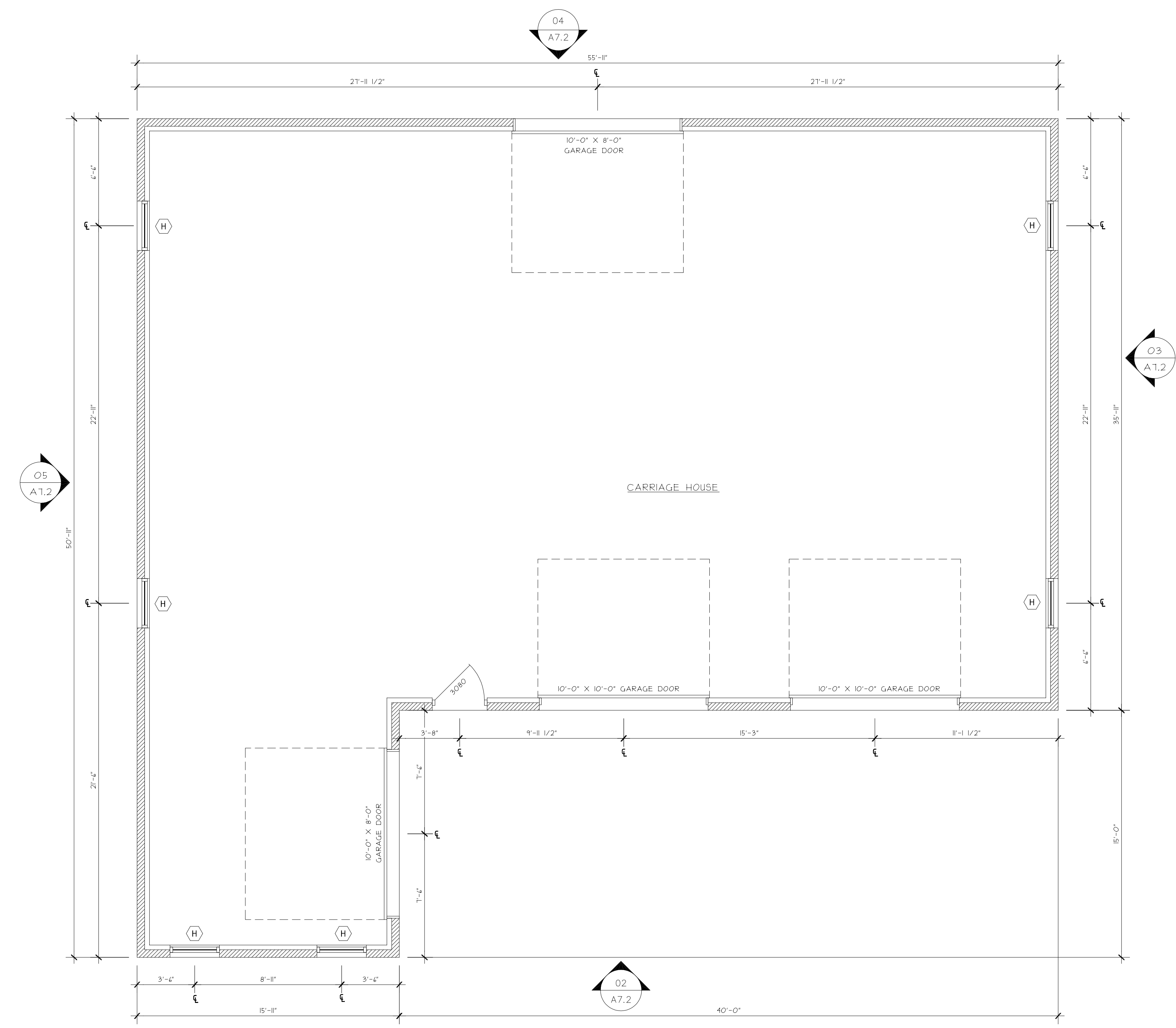
05 WEST ELEVATION
SCALE: 1/4"=1'-0"



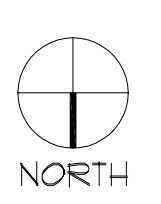
03 EAST ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
SCALE: 1/4"=1'-0"

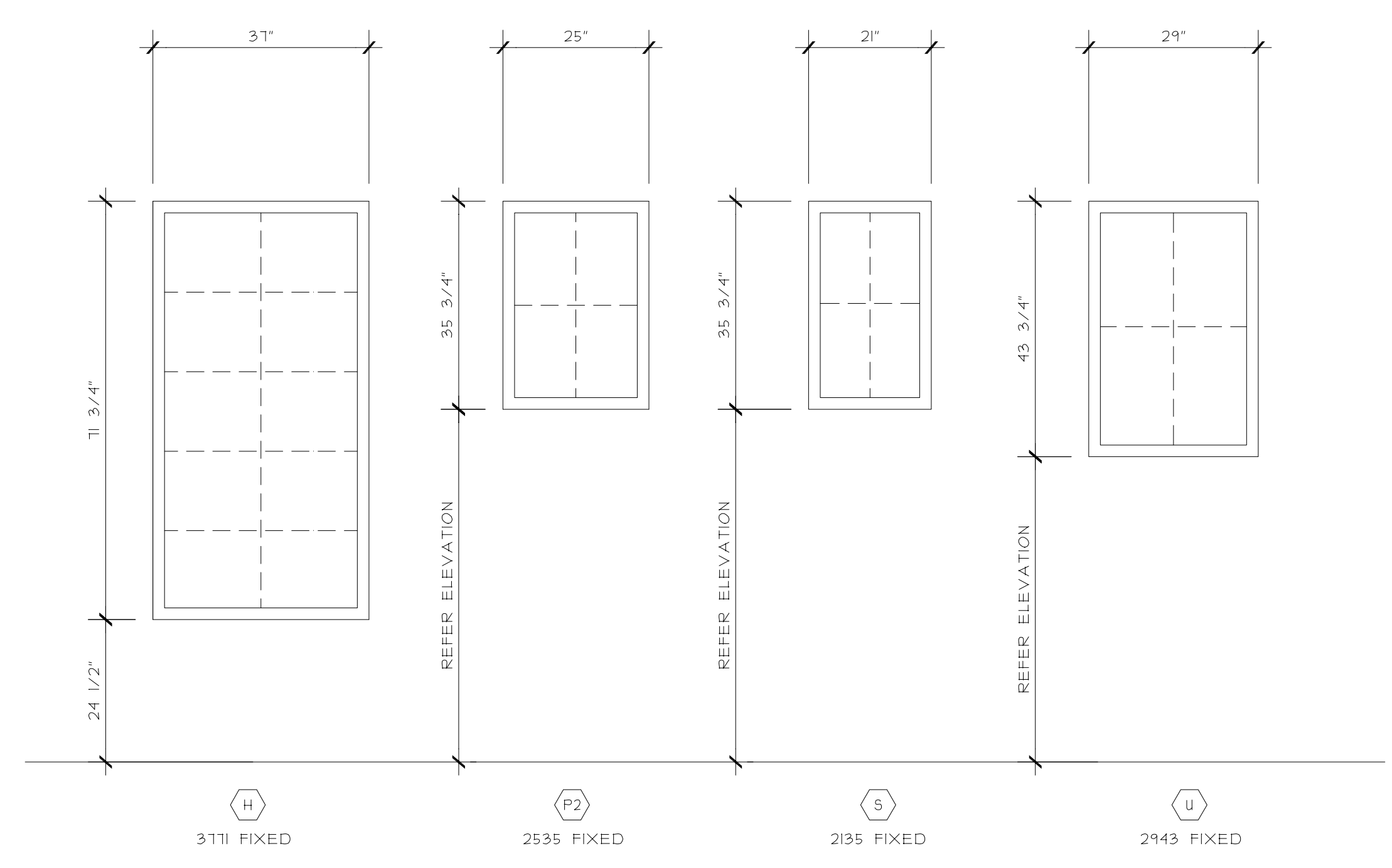


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL. HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊡	SINGLE POLE SWITCH
⊡	3 WAY SWITCH
⊡	110V OUTLET
⊡	220V OUTLET
⊡	FLOOR OUTLET
⊡	RECESSED CAN FIXTURE
⊡	CEILING MOUNT PENDANT FIXTURE
⊡	PENDANT FIXTURE
⊡	EXHAUST FAN
⊡	FLUORESCENT FIXTURE
⊡	OVER OR UNDERCOUNTER LIGHTING
⊡	SMOKE DETECTOR
⊡	C DETECTOR
⊡	VP---VAPOR PROOF
⊡	GFCI---WEATHER PROOF
⊡	GFI---GROUND FAULT INTERCEPTOR
⊡	LV---LOW VOLTAGE
⊡	OS---OUTSIDE
⊡	GD---GARAGE DISPOSAL
⊡	DW---DIRECT WIRE

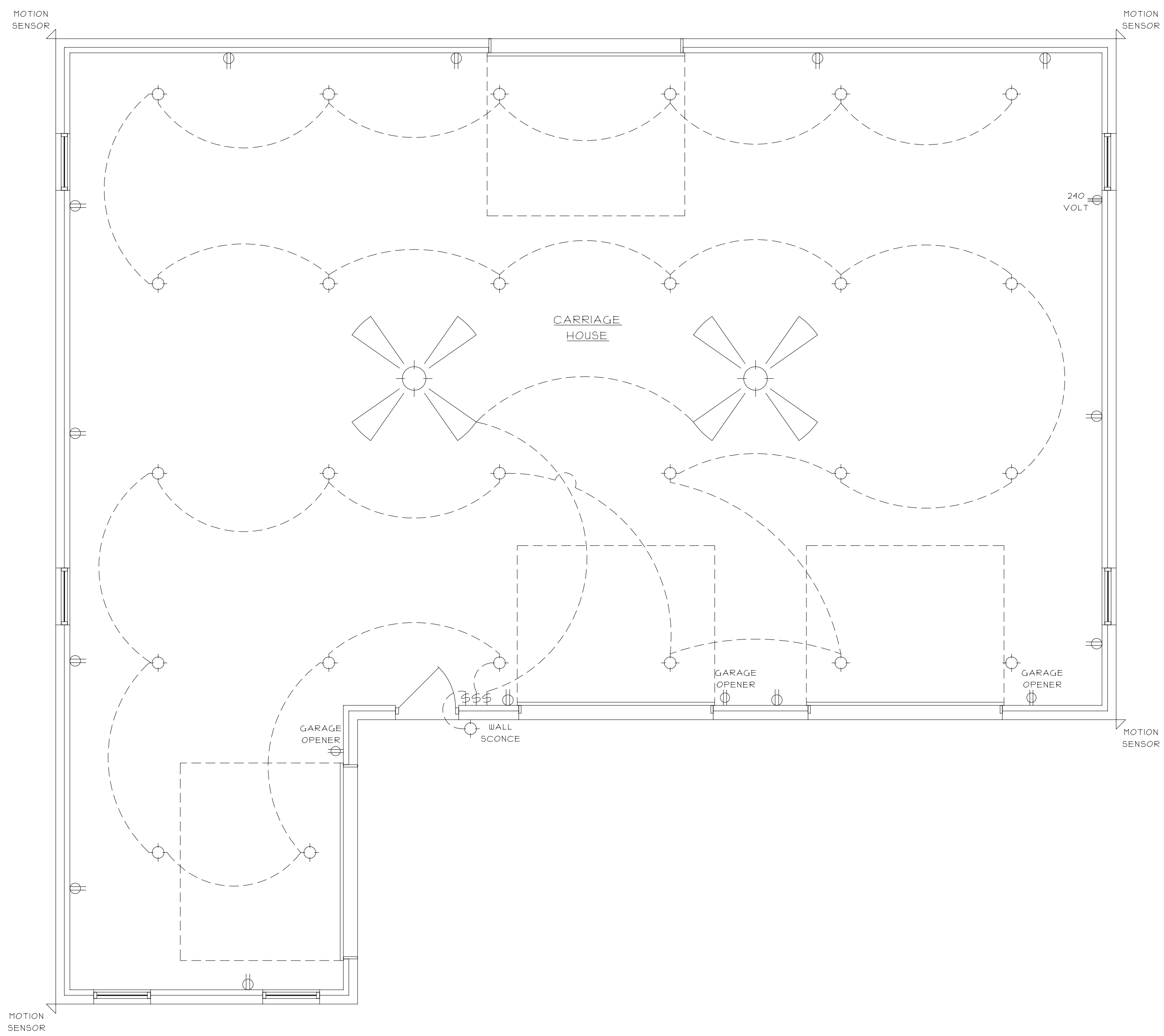
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE CALLED AND WEALED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

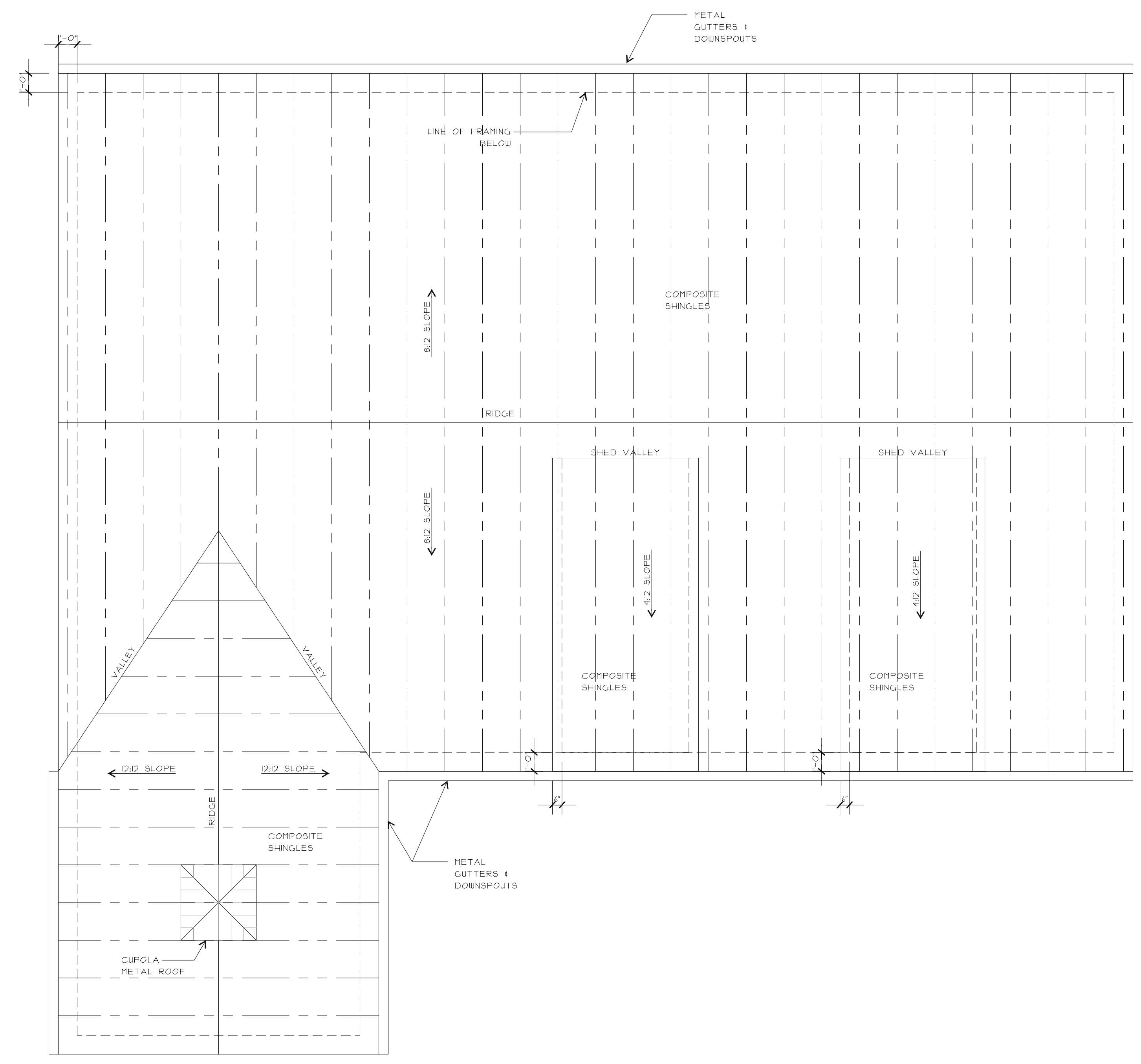


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

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ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Ryan Joyce', is written over the printed name.

Michael Ryan Joyce
Northgate Rockwall HOA
President







DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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 SUBDIVISION: NorthGate Rockwall LOT: 19 BLOCK: A
 GENERAL LOCATION: North Rockwall

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 PROPOSED ZONING: Res PROPOSED USE:
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 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

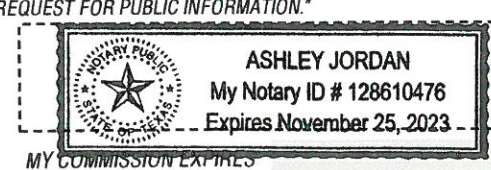
NOTARY VERIFICATION [REQUIRED]

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

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2022

OWNER'S SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2022-056: Specific Use Permit for Detached Garage at 835 Clem Road

Case Location Map = 



City of Rockwall

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

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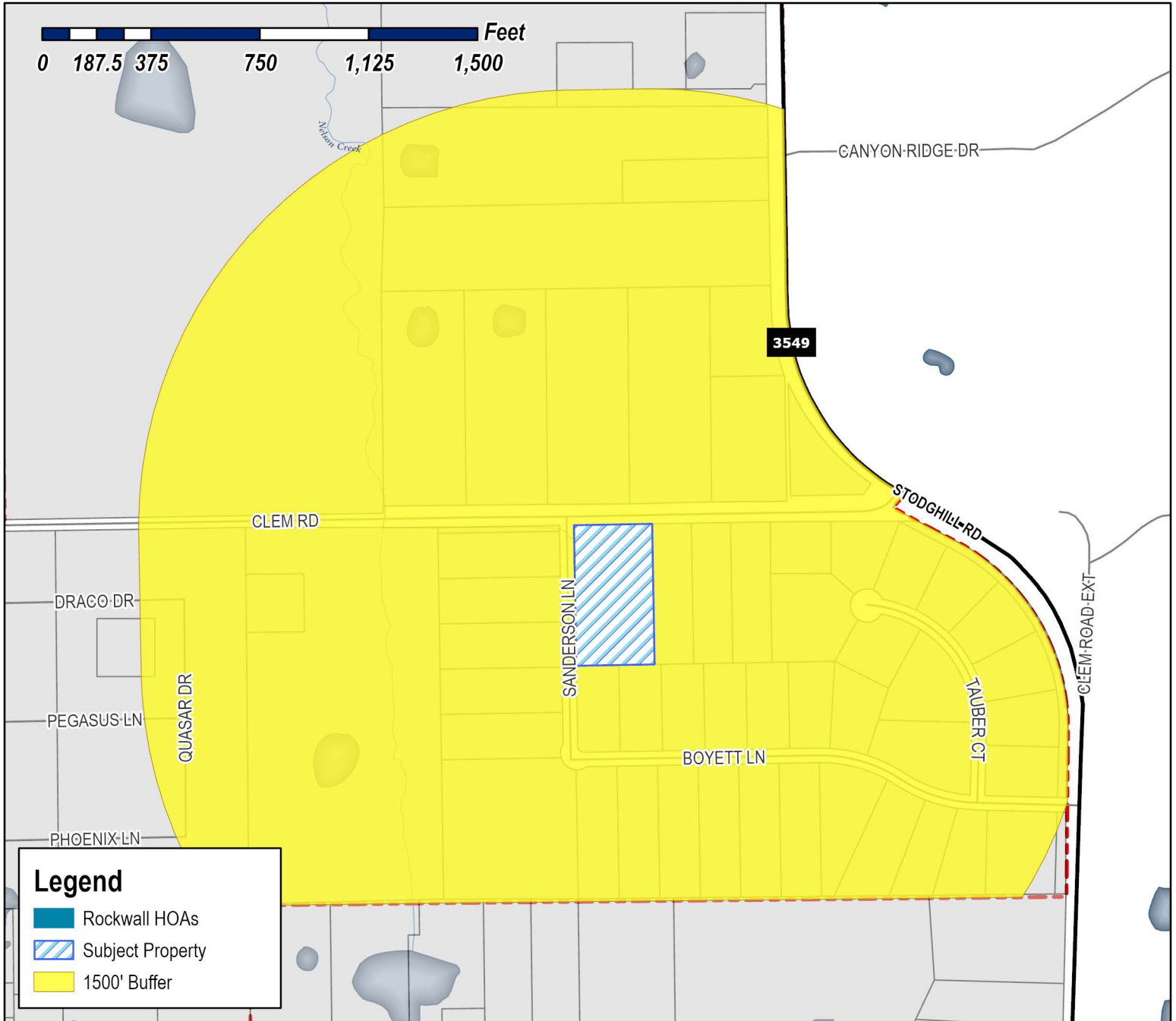




City of Rockwall

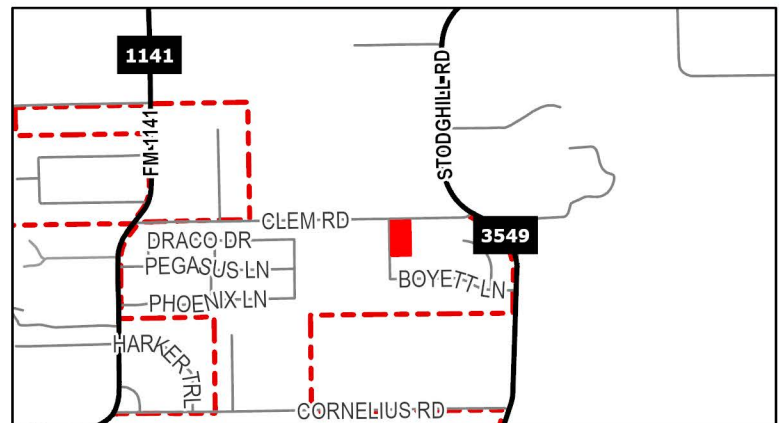
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Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022
 For Questions on this Case Call (972) 771-7745

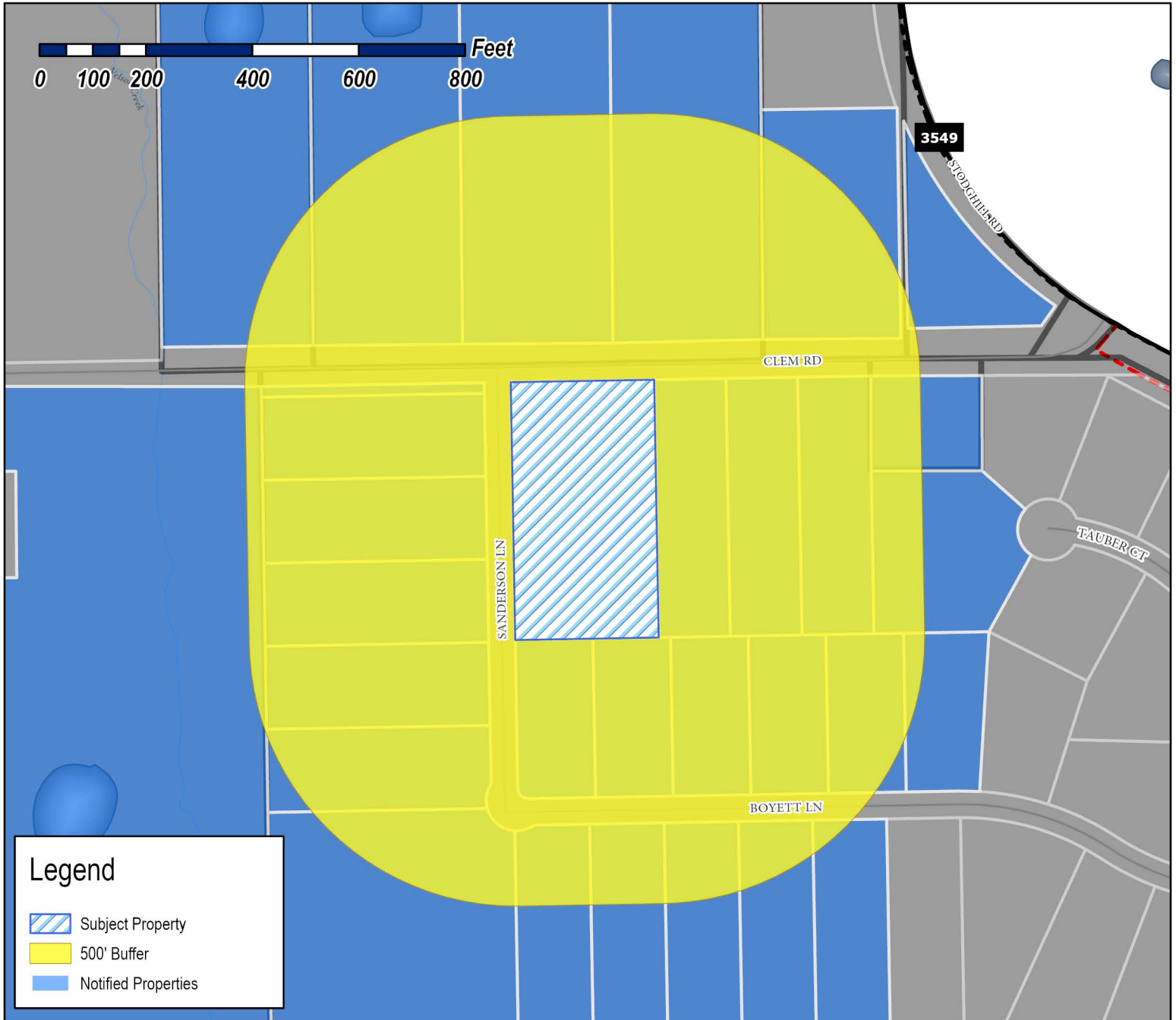




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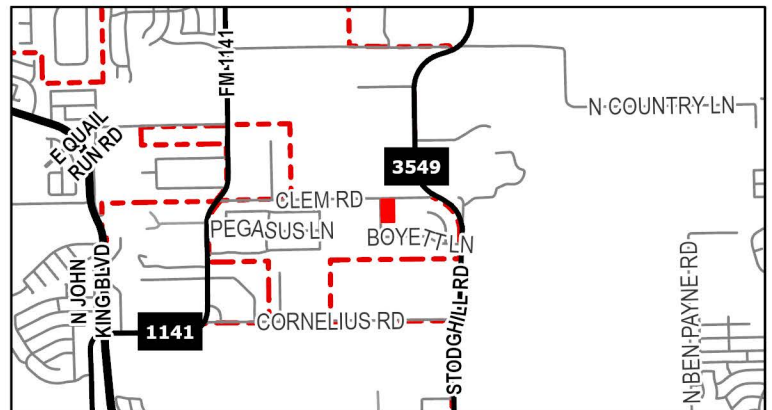
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022

For Questions on this Case Call: (972) 771-7746



SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL
1306 SALINAS DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

WADE JON AND JENNIFER
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

RESIDENT
2121 TAUBER CT
ROCKWALL, TX 75087

RESIDENT
2201 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2207 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2213 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2231 SANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER
3005 SPYGLASS
FORNEY, TX 75126

SANDERSON PERRY AND AMY
4013 ENCLAVE LANE
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI
402 COUNTRY RIDGE
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH
402 FLORENCE DR
FATE, TX 75087

BRYANT ERIC AND SAMANTHA
593 LOUDER WAY
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A
619 ELEANOR DRIVE
FATE, TX 75087

MASON RICHARD L
682 CANNON DRIVE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

RESIDENT
803 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
804 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
807 BOYETT LN
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
808 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
813 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
814 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
819 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
820 BOYETT LN
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

RESIDENT
825 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
826 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
832 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
835 CLEM RD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C
891 CLEM RD
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

RESIDENT
901 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
950 CLEM RD
ROCKWALL, TX 75087

RESIDENT
961 CLEM RD
ROCKWALL, TX 75087

AIRHEART REBECCA
961 CLEM RD
ROCKWALL, TX 75087

COUCH DAVID AND JULIE
988 SAFFLOWER
ROCKWALL, TX 75087



BENEDETTO
RESIDENCE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-8333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

FRONT ELEVATION
BENEDETTO RESIDENCE
CARRIAGE HOUSE

SHEET INDEX

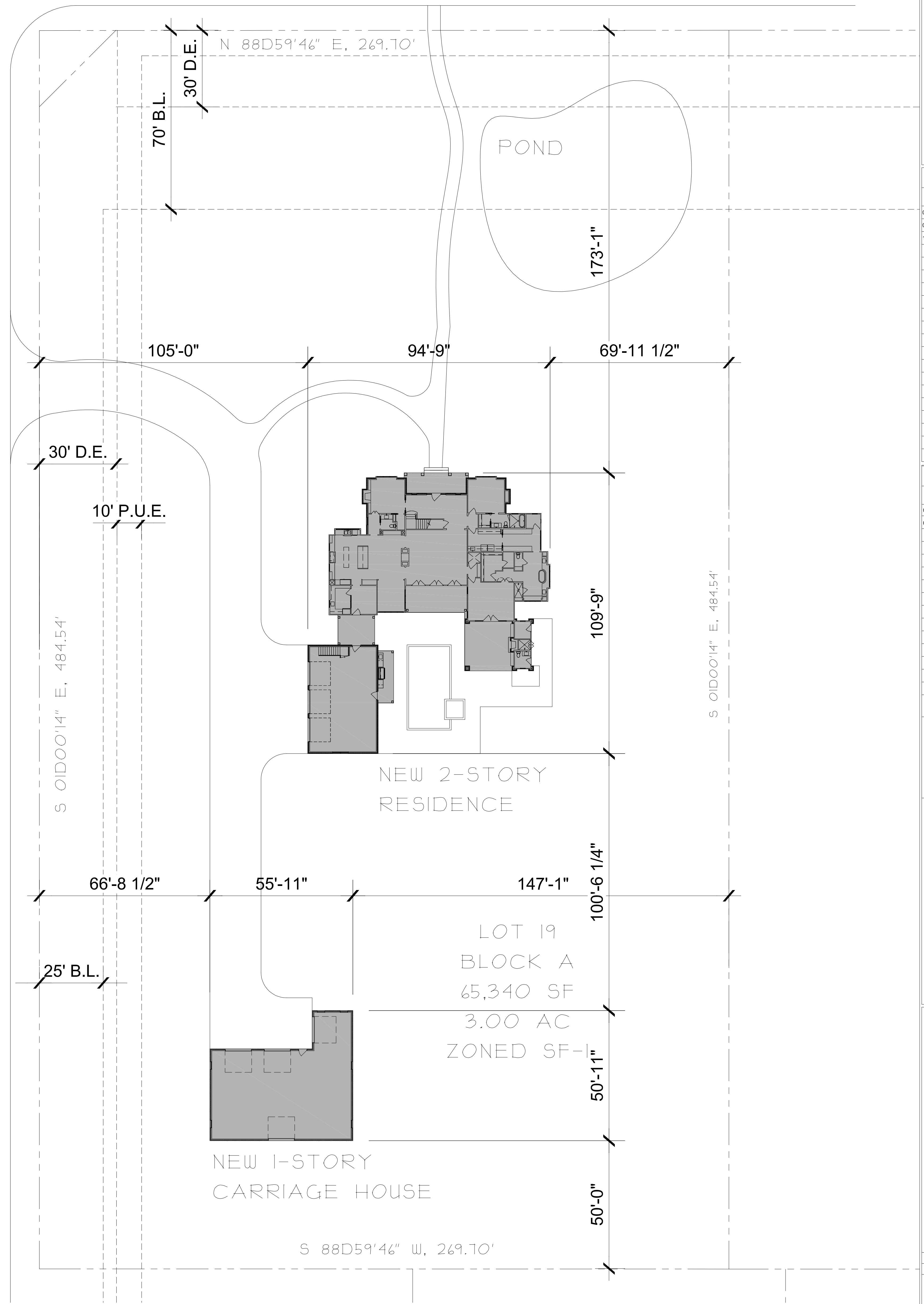
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
----------	----------------

SANDERSON LANE

CLEM ROAD



ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
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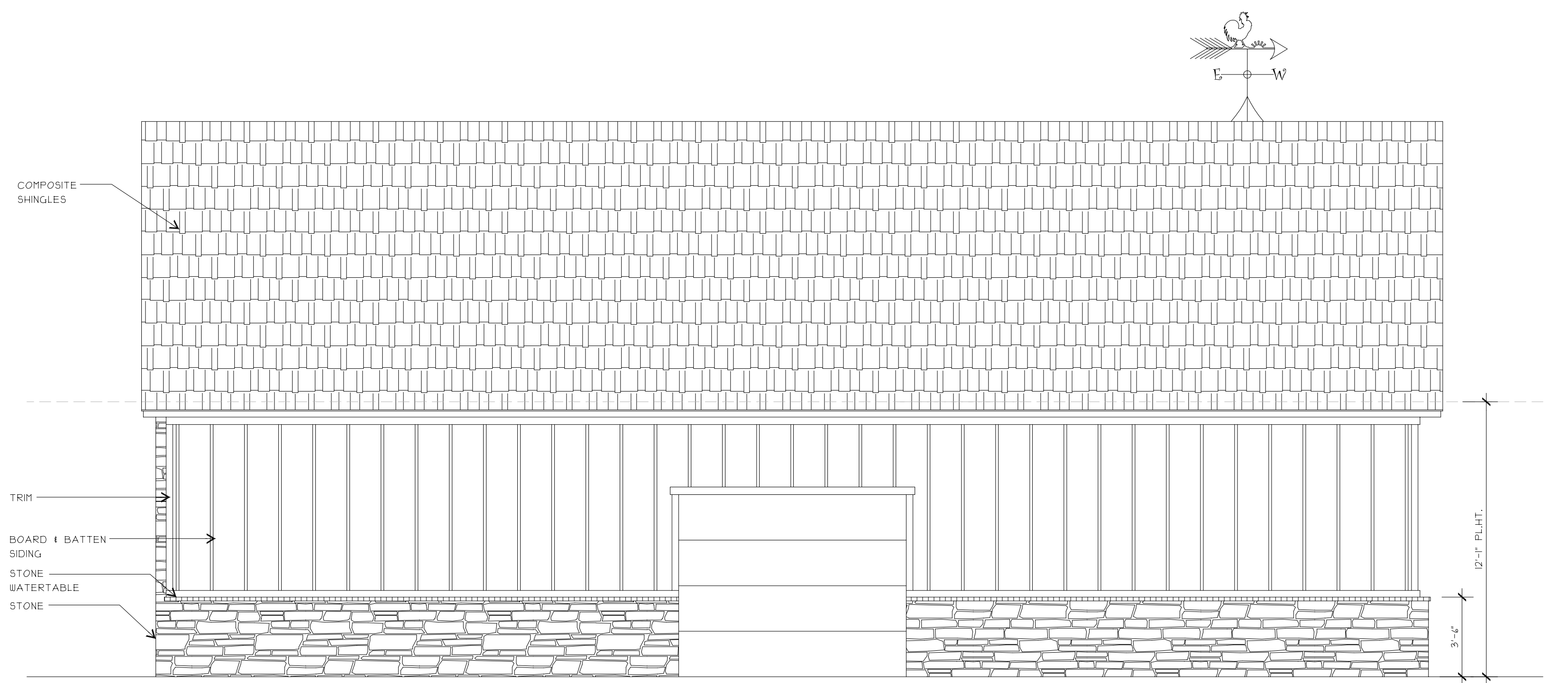
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- PRELIMINARY -
 - BIDDING / PERMIT
 - REVISION
 - FOR CONSTRUCTION



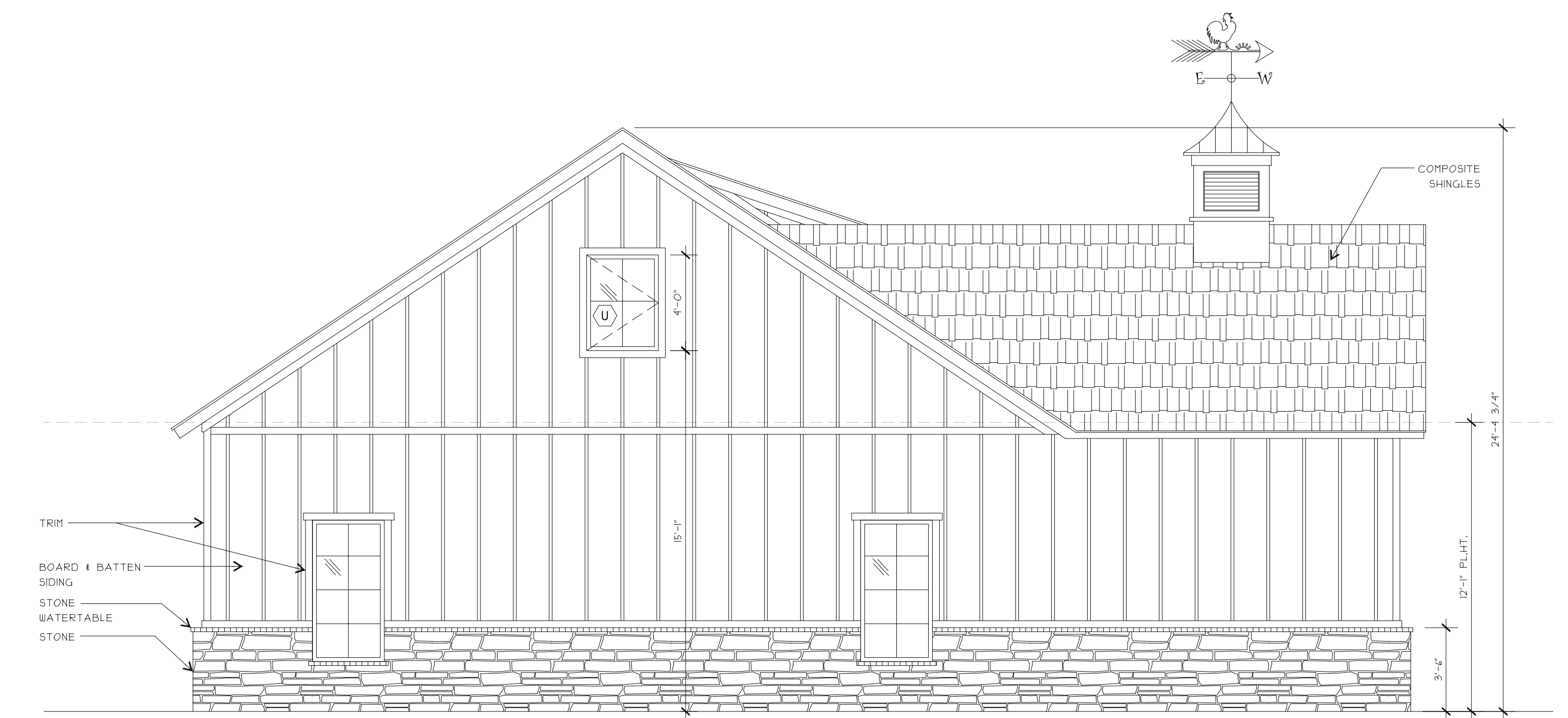
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbeneditto@highviewhomes.com 214-544-0333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. NO. 20401 SCALE: REF. DRAWING

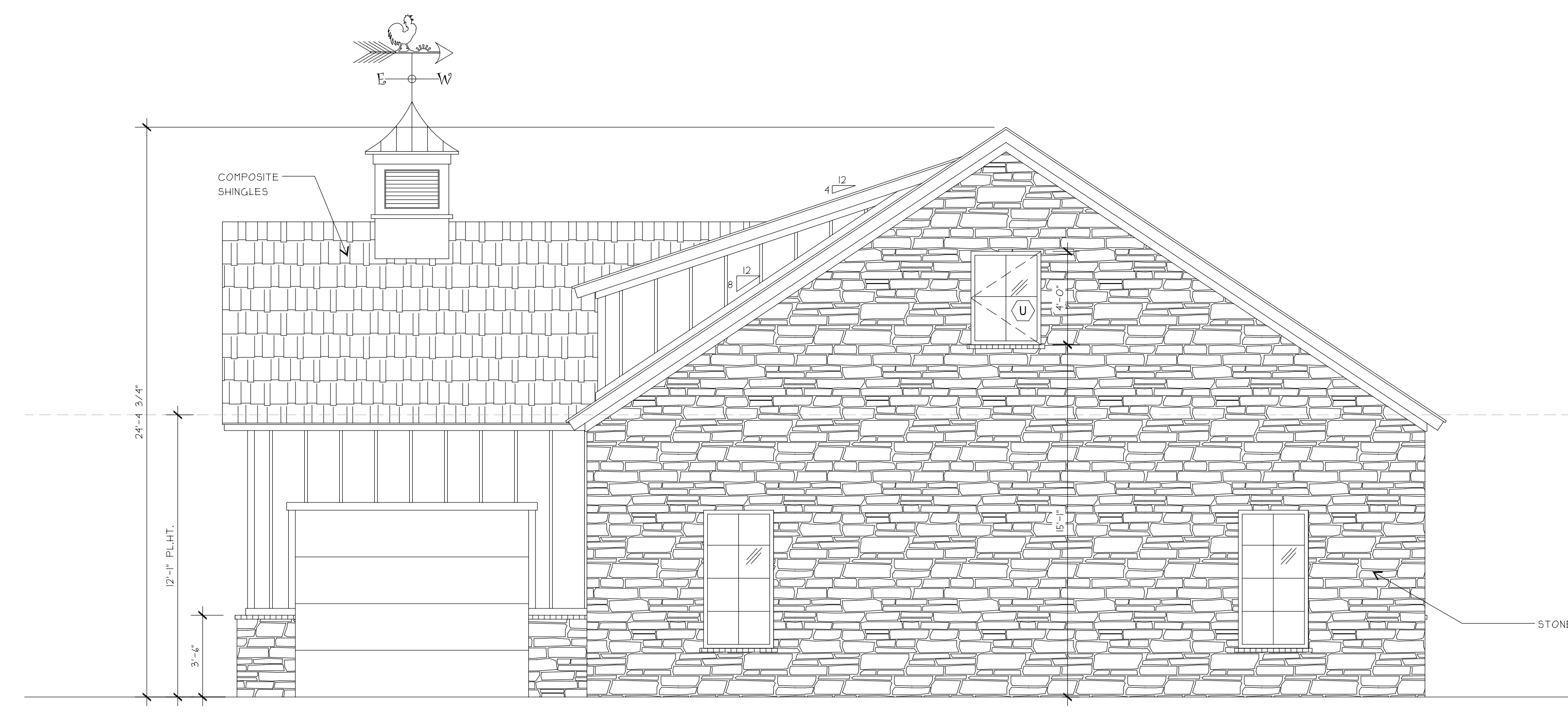
SHEET NO. **A7.2**
 CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



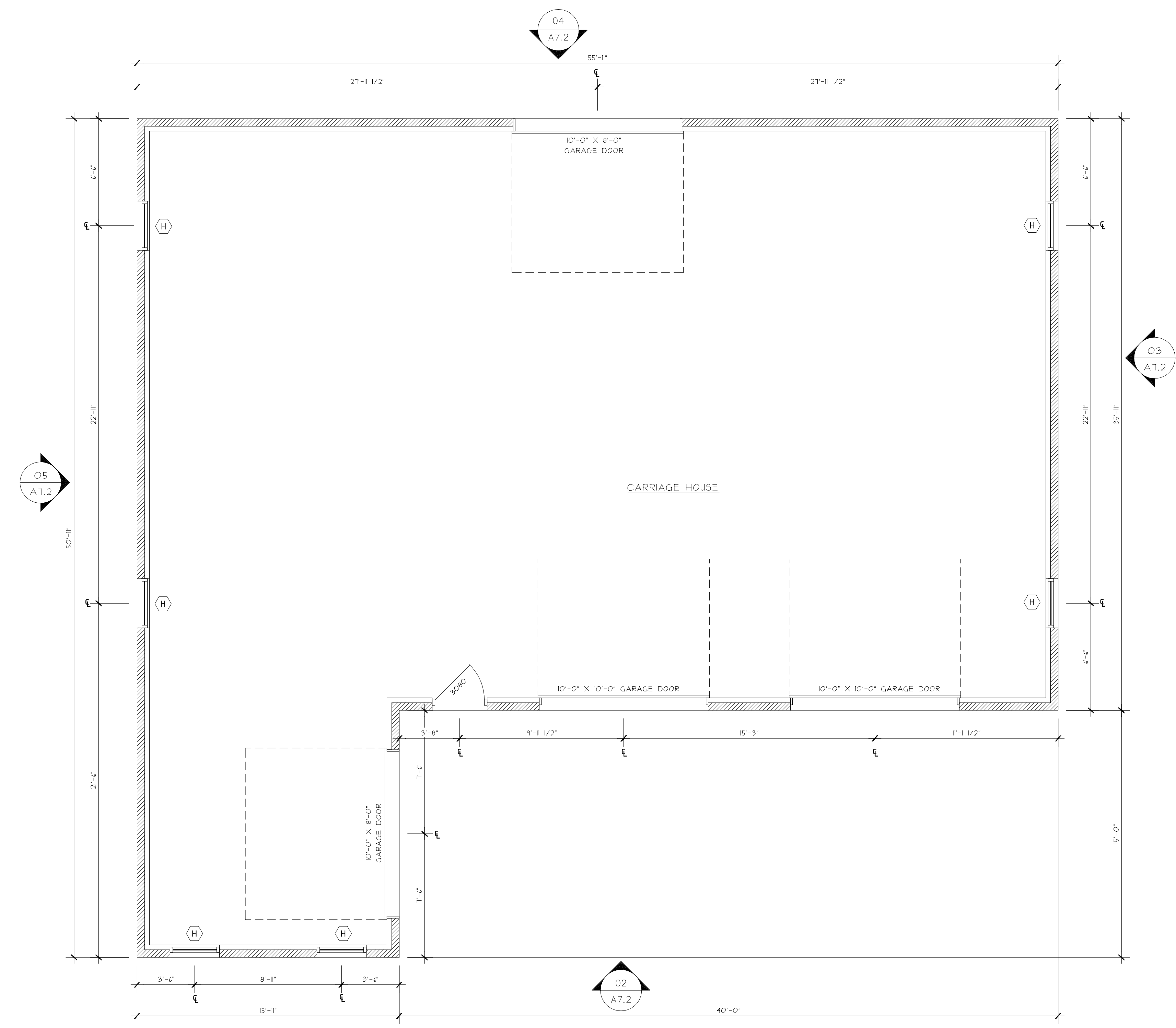
05 WEST ELEVATION
 SCALE: 1/4"=1'-0"



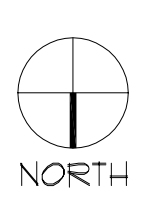
03 EAST ELEVATION
 SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
 SCALE: 1/4"=1'-0"

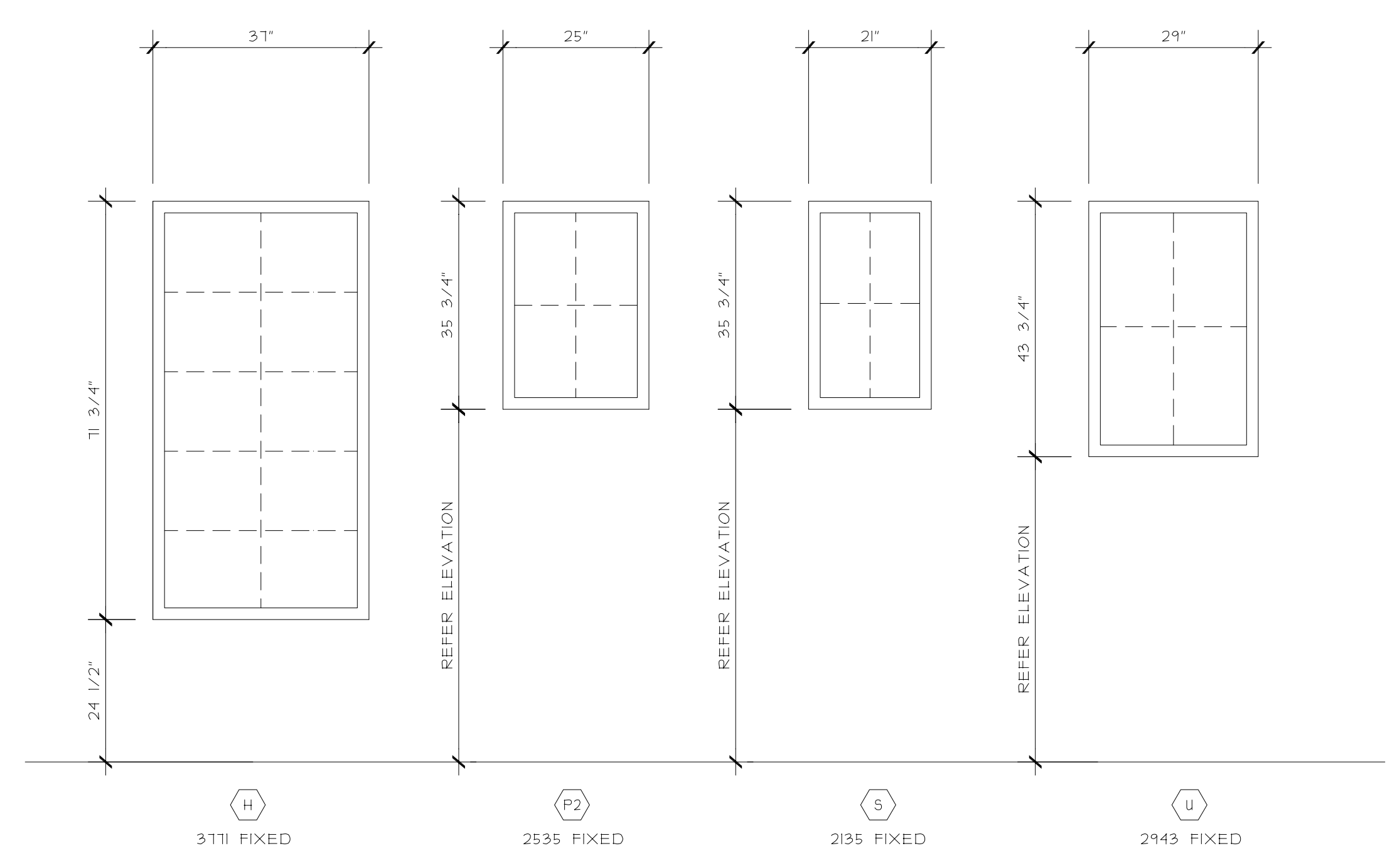


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL, HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊞	3 WAY SWITCH
⊞	110V OUTLET
⊞	220V OUTLET
⊞	FLOOR OUTLET
⊞	RECESSED CAN FIXTURE
⊞	CEILING MOUNT PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	EXHAUST FAN
⊞	FLUORESCENT FIXTURE
⊞	OVER OR UNDERCOUNTER LIGHTING
⊞	SMOKE DETECTOR
⊞	C DETECTOR
⊞	VP---VAPOR PROOF
⊞	GFCI---WEATHER PROOF
⊞	GFI---GROUND FAULT INTERCEPTOR
⊞	LV---LOW VOLTAGE
⊞	OS---OUTSIDE
⊞	GD---GARAGE DISPOSAL
⊞	DW---DIRECT WIRE

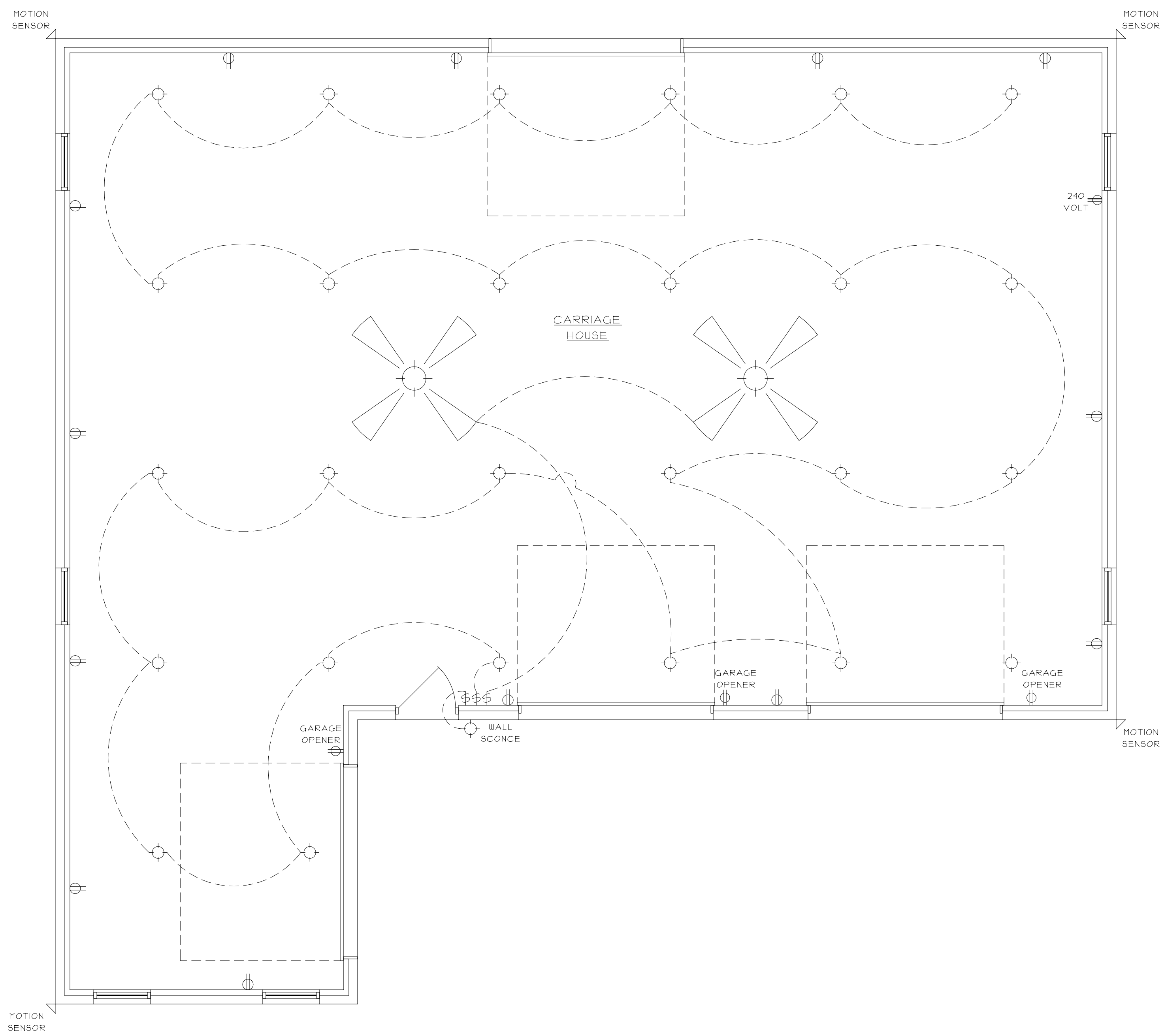
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WILED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

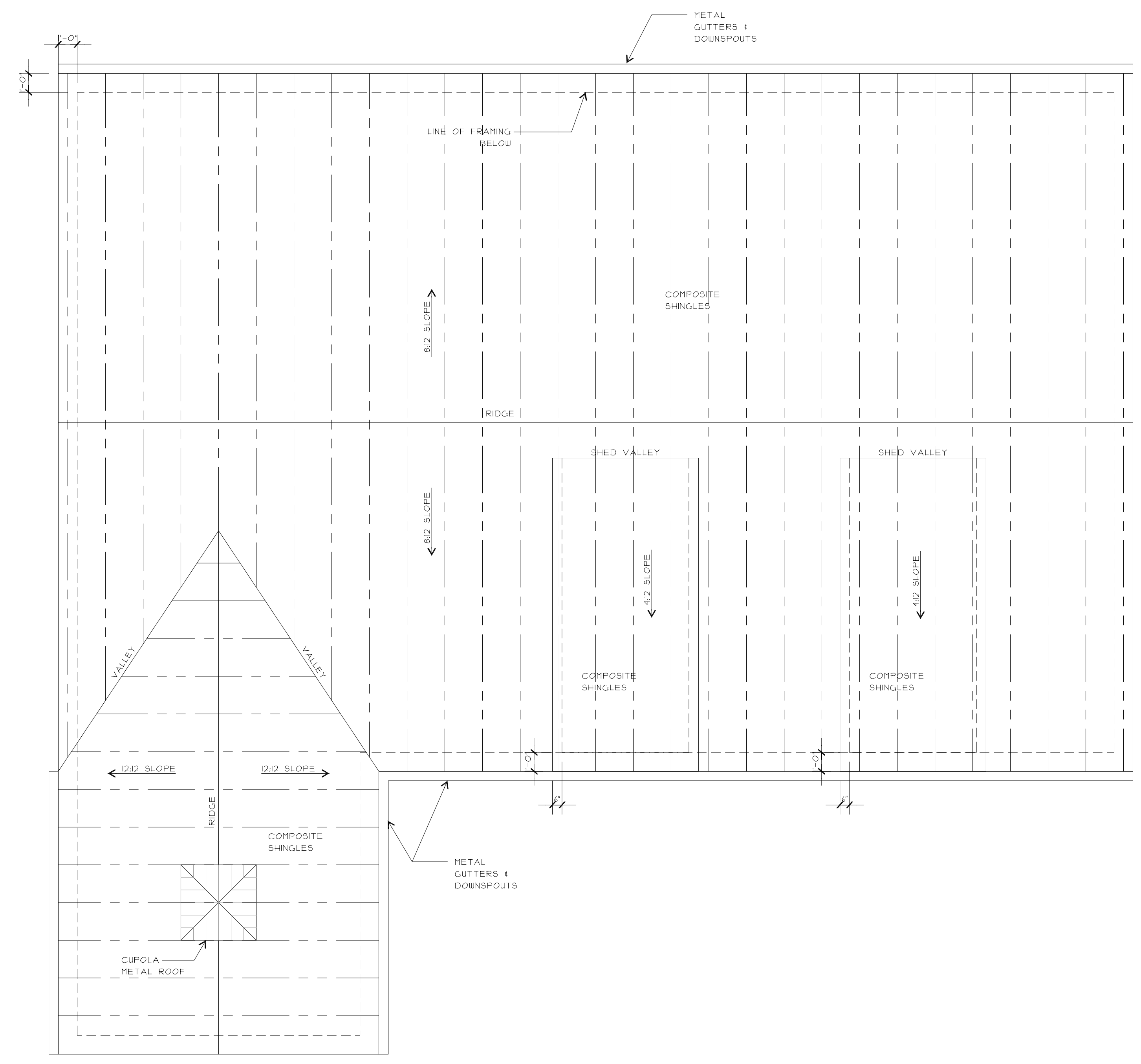


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

ISSUE LOG

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 - BIDDING / PERMIT
 - REVISION
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OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC mattbenedetto@highview.com 214-544-0033
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN pfanning@fanningphillips.com 214-284-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

Michael Ryan Joyce
Northgate Rockwall HOA
President





PROJECT COMMENTS



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

DATE: 12/16/2022

PROJECT NUMBER: Z2022-056
PROJECT NAME: SUP for Detached Garage at 835 Clem Road
SITE ADDRESS/LOCATIONS: 835 CLEM RD

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	12/16/2022	Approved w/ Comments

12/16/2022: Z2022-056; Specific Use Permit (SUP) for a Detached Garage at 835 Clem Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Hold a public hearing to discuss and consider the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, and addressed as 835 Clem Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Detached Garage that exceeds 625 SF requires a Specific Use Permit (SUP) in a Single Family 1 (SF-1) District.

I.4 The Conditional Land Use Standards for the Detached Garage are as follows:

(1) Detached Garage:

- (a) One (1) Detached Garage is permitted per property.
- (b) The Detached Garage can be 625 SF.
- (c) The Detached Garage must be accessed by a concrete drive.

I.5 The proposed Detached Garage will be 51-feet by 36-feet and have a building footprint of 2,247 SF, all of which will be enclosed. The maximum allowable square footage for a Detached Garage in a Single-Family 1 (SF-1) District is 625 SF. The proposed Detached Garage exceeds this by 1,622 SF. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.6 The height of the proposed accessory structure is 18-feet at the mid-point. The maximum height permitted for accessory structures in a Single-Family 1 (SF-1) District is 15 -feet.

I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of a Detached Garage on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Detached Garage shall not exceed a maximum size of 2,250 SF.
- (4) The Detached Garage shall include a paved driveway to the structure.
- (5) The maximum height of the Detached Garage shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.8 Please review the attached Draft Ordinance prior to the December 27, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 10, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 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 January 3, 2023; 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 January 10, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 27, 2022.

I.10 The projected City Council meeting dates for this case will be January 17, 2022 (1st Reading) and February 6, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	12/16/2022	Approved w/ Comments
12/16/2022: - Update layout to show the existing circular driveway. - Will need grading plan to verify drainage paths and home floor elevation.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/14/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/15/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/13/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/13/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/16/2022	N/A
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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2} 245.00
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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: 835 Clem Rd Rockwall 75087
 SUBDIVISION: NorthGate Rockwall LOT: 19 BLOCK: A
 GENERAL LOCATION: North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Res CURRENT USE: Res
 PROPOSED ZONING: Res PROPOSED USE:
 ACREAGE: 3 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

OWNER: Matthew Benedetto APPLICANT:
 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

NOTARY VERIFICATION [REQUIRED]

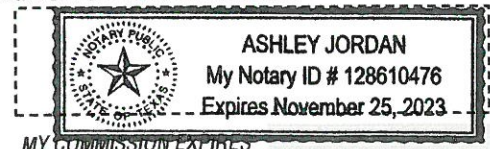
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Benedetto [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 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 8 DAY OF December, 2022


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-056: Specific Use Permit for Detached Garage at 835 Clem Road

Case Location Map = 



City of Rockwall

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

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

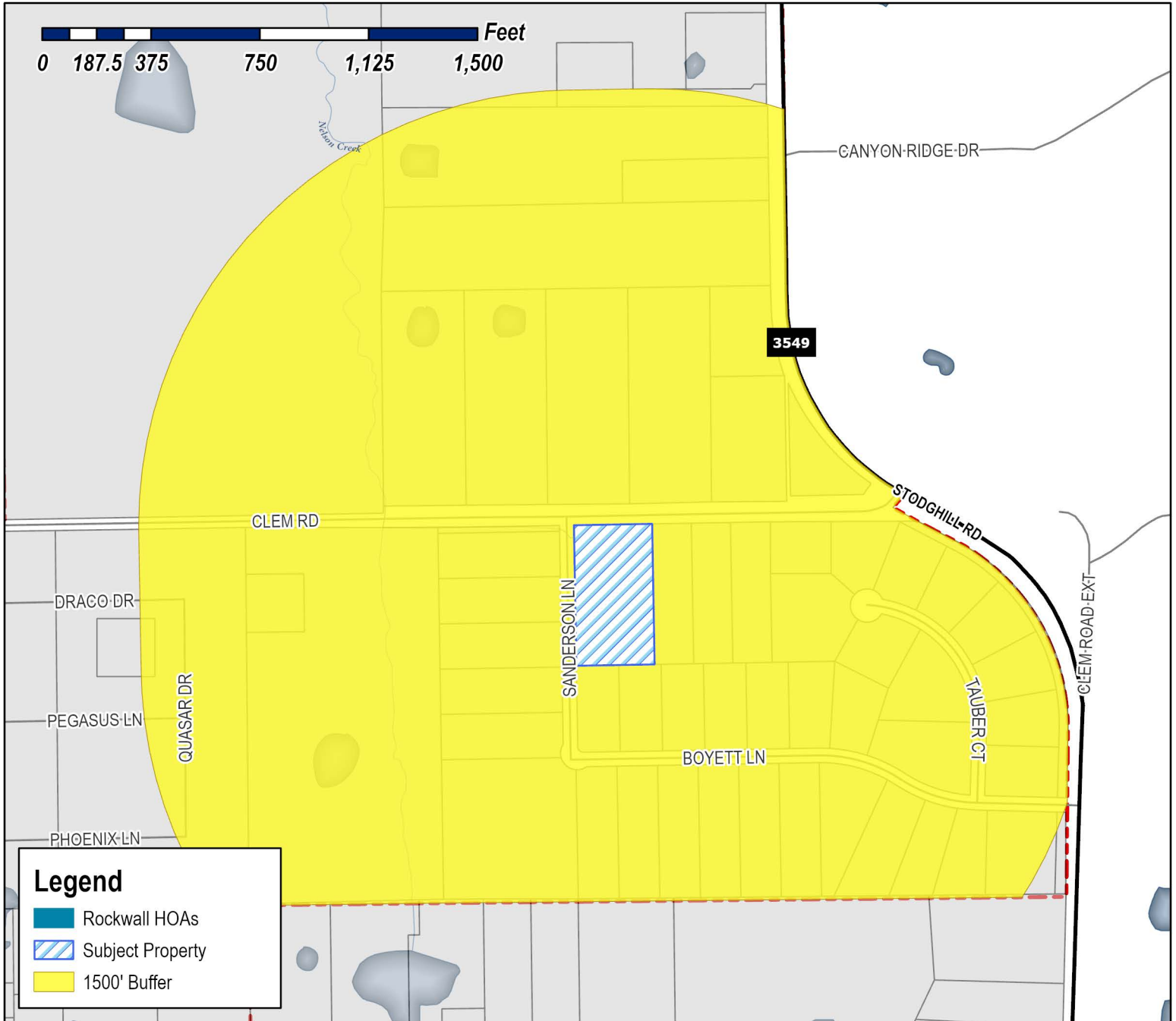




City of Rockwall

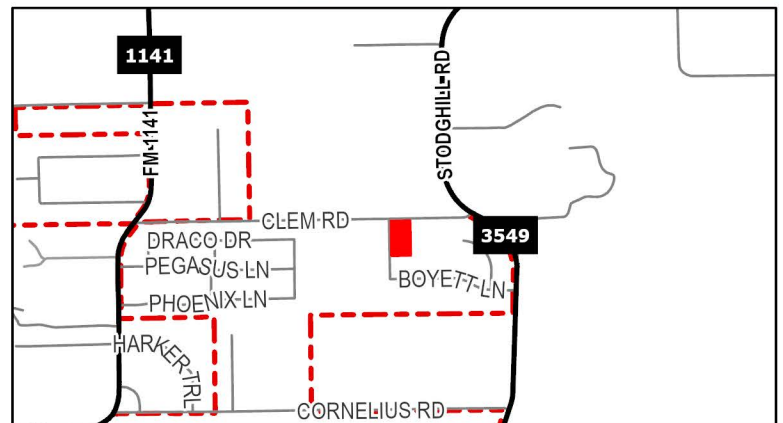
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:01 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-056]
Attachments: Public Notice Z2022-056.pdf; HOA Map (12.12.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-056: SUP for Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

Thank you,

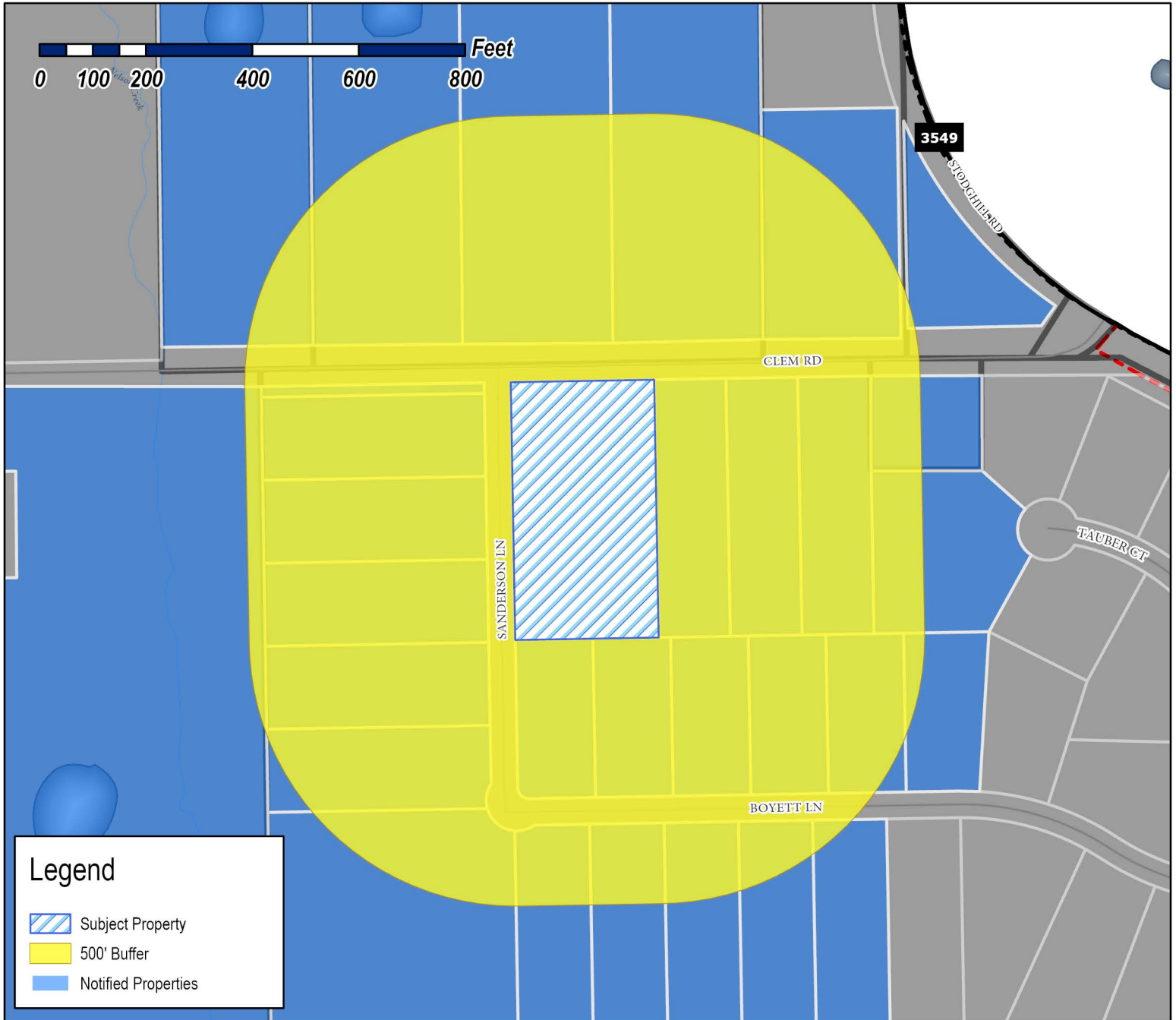
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

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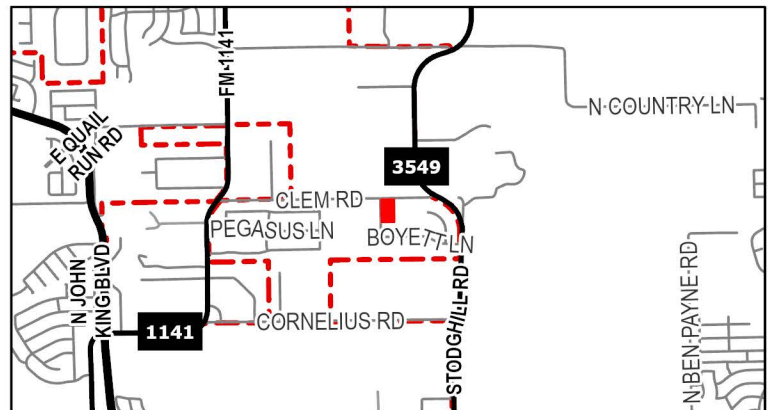
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022

For Questions on this Case Call: (972) 771-7746



SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL
1306 SALINAS DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

WADE JON AND JENNIFER
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

RESIDENT
2121 TAUBER CT
ROCKWALL, TX 75087

RESIDENT
2201 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2207 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2213 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2231 SANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER
3005 SPYGLASS
FORNEY, TX 75126

SANDERSON PERRY AND AMY
4013 ENCLAVE LANE
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI
402 COUNTRY RIDGE
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH
402 FLORENCE DR
FATE, TX 75087

BRYANT ERIC AND SAMANTHA
593 LOUDER WAY
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A
619 ELEANOR DRIVE
FATE, TX 75087

MASON RICHARD L
682 CANNON DRIVE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

RESIDENT
803 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
804 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
807 BOYETT LN
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
808 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
813 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
814 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
819 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
820 BOYETT LN
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

RESIDENT
825 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
826 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
832 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
835 CLEM RD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C
891 CLEM RD
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

RESIDENT
901 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
950 CLEM RD
ROCKWALL, TX 75087

RESIDENT
961 CLEM RD
ROCKWALL, TX 75087

AIRHEART REBECCA
961 CLEM RD
ROCKWALL, TX 75087

COUCH DAVID AND JULIE
988 SAFFLOWER
ROCKWALL, TX 75087

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:

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 17, 2023 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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

FRONT ELEVATION

BENEDETTO RESIDENCE CARRIAGE HOUSE

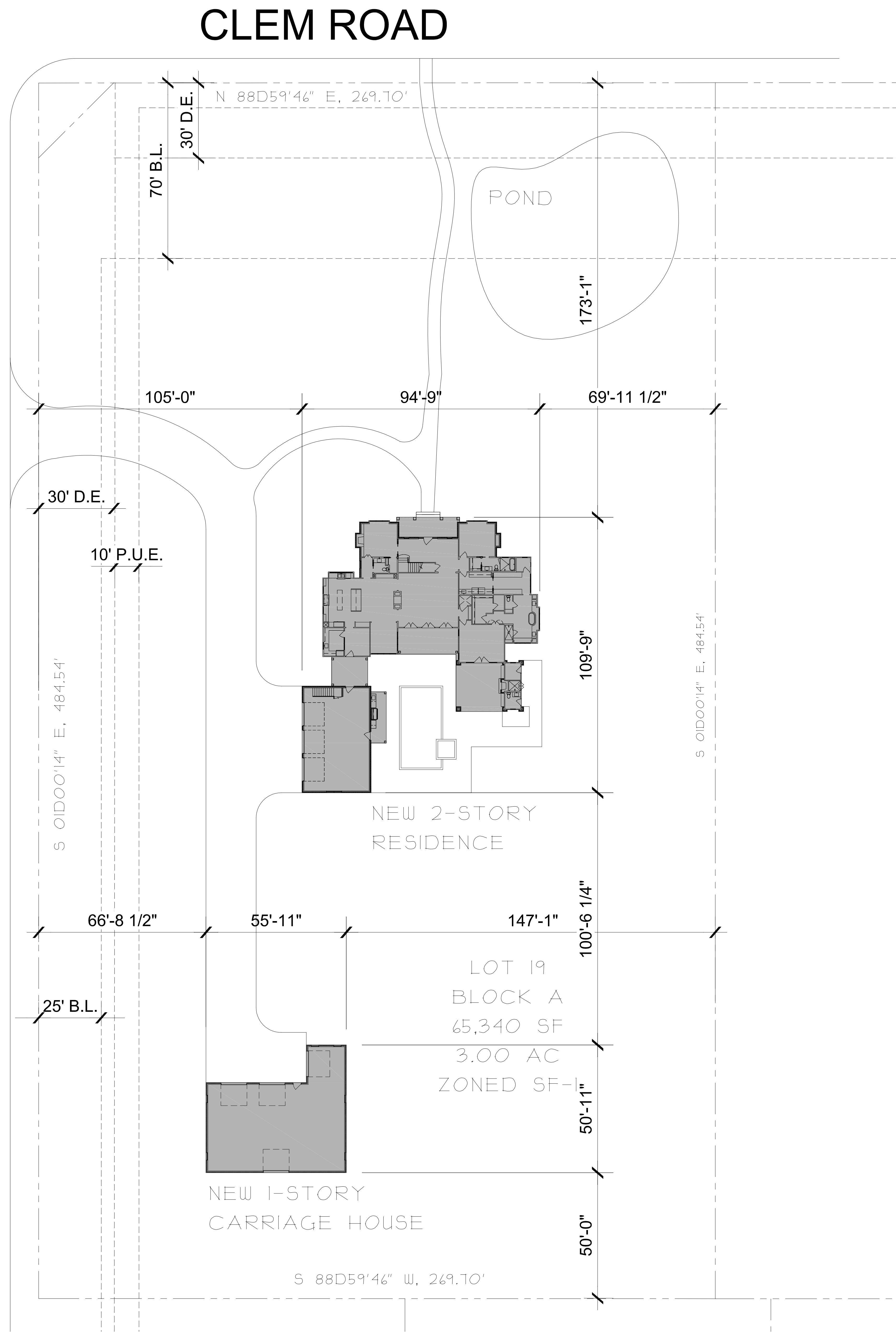
SHEET INDEX

A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
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SANDERSON LANE



BENEDETTO RESIDENCE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

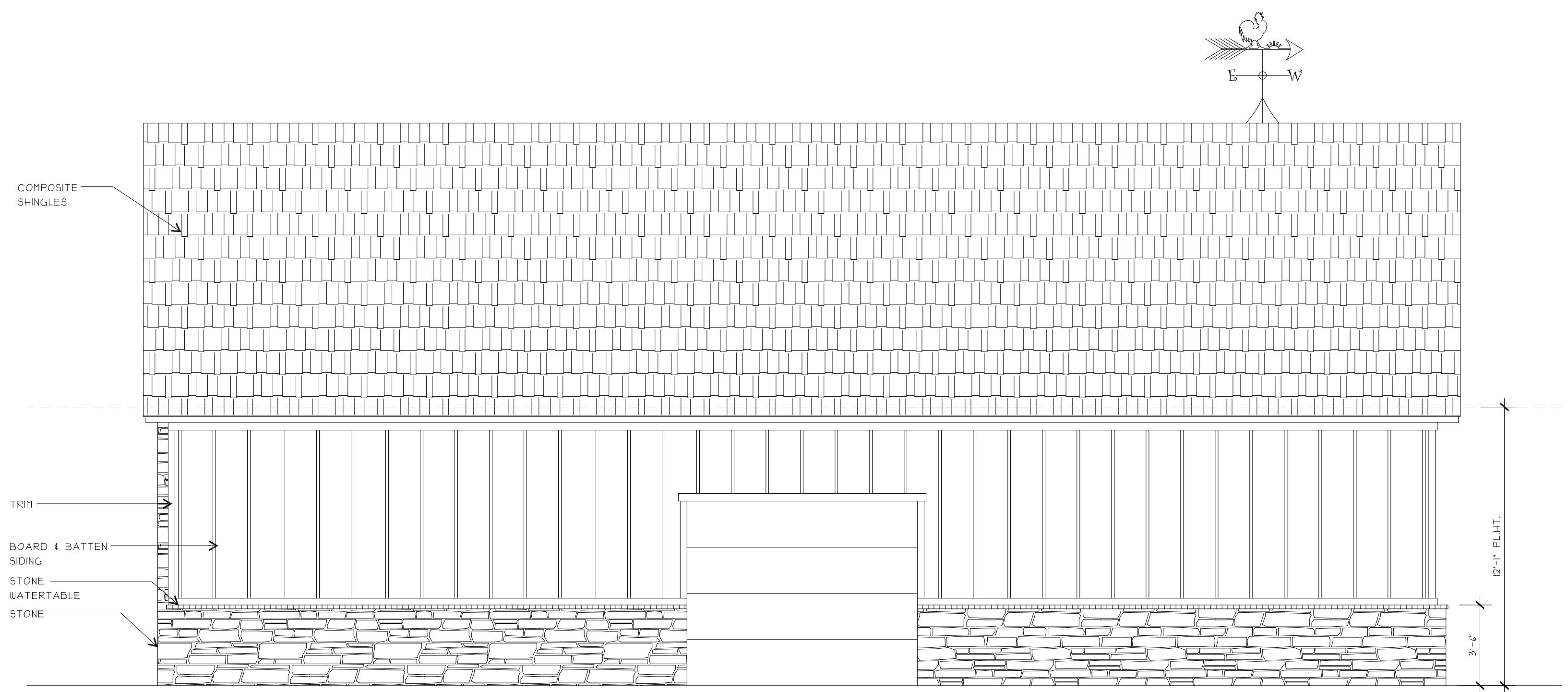
- PRELIMINARY -
- BIDDING / PERMIT
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- FOR CONSTRUCTION



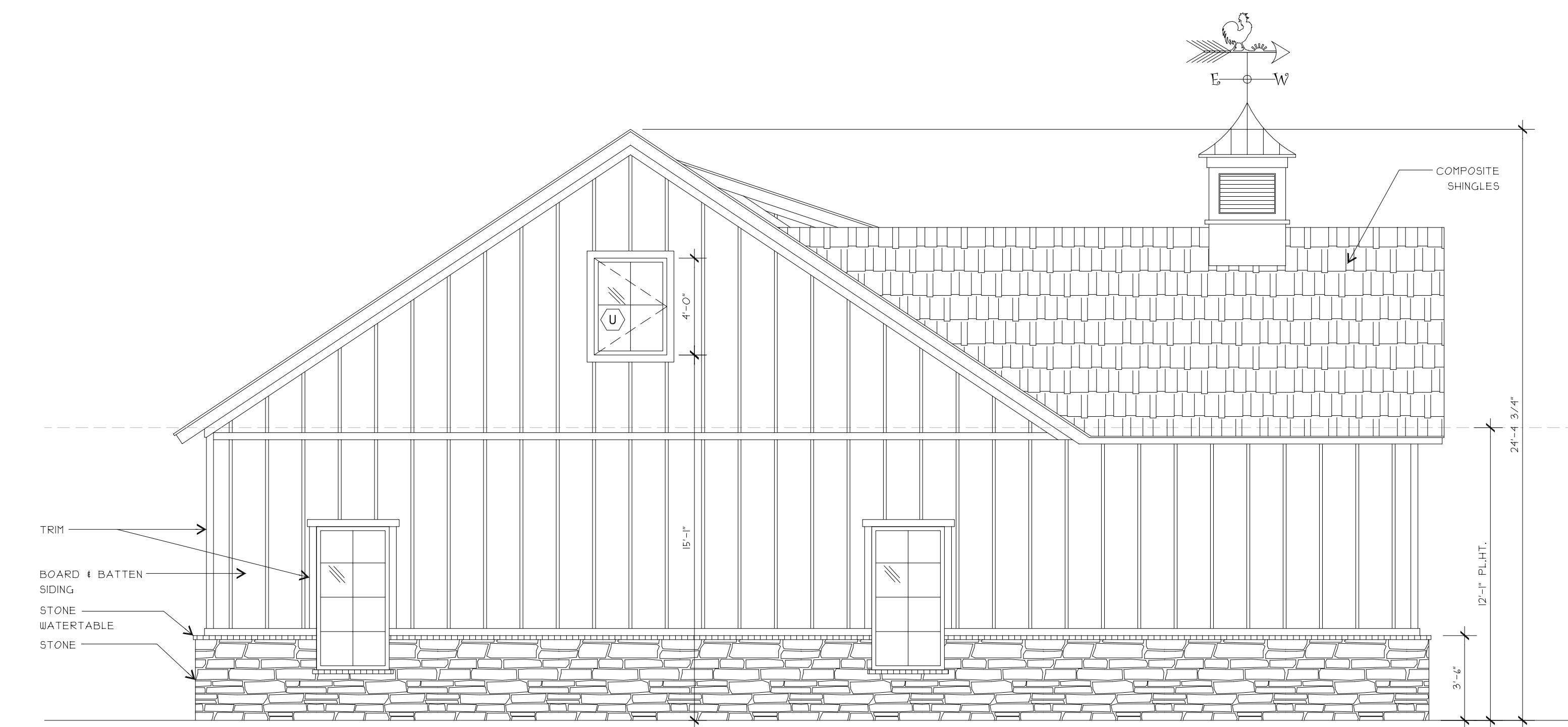
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPSDESIGN.COM
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. NO. 20401 SCALE: REF. DRAWING

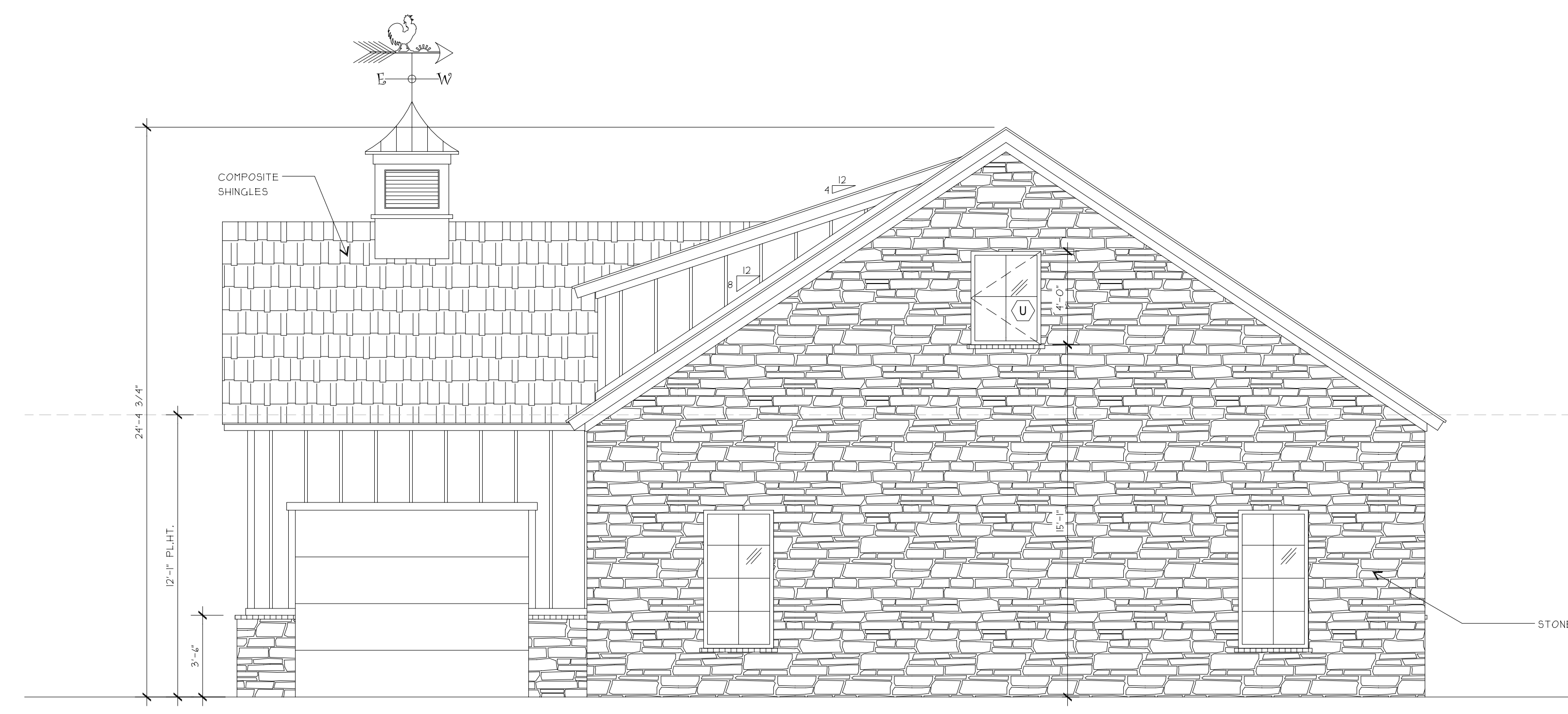
SHEET NO. **A7.2**
 CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
SCALE: 1/4"=1'-0"



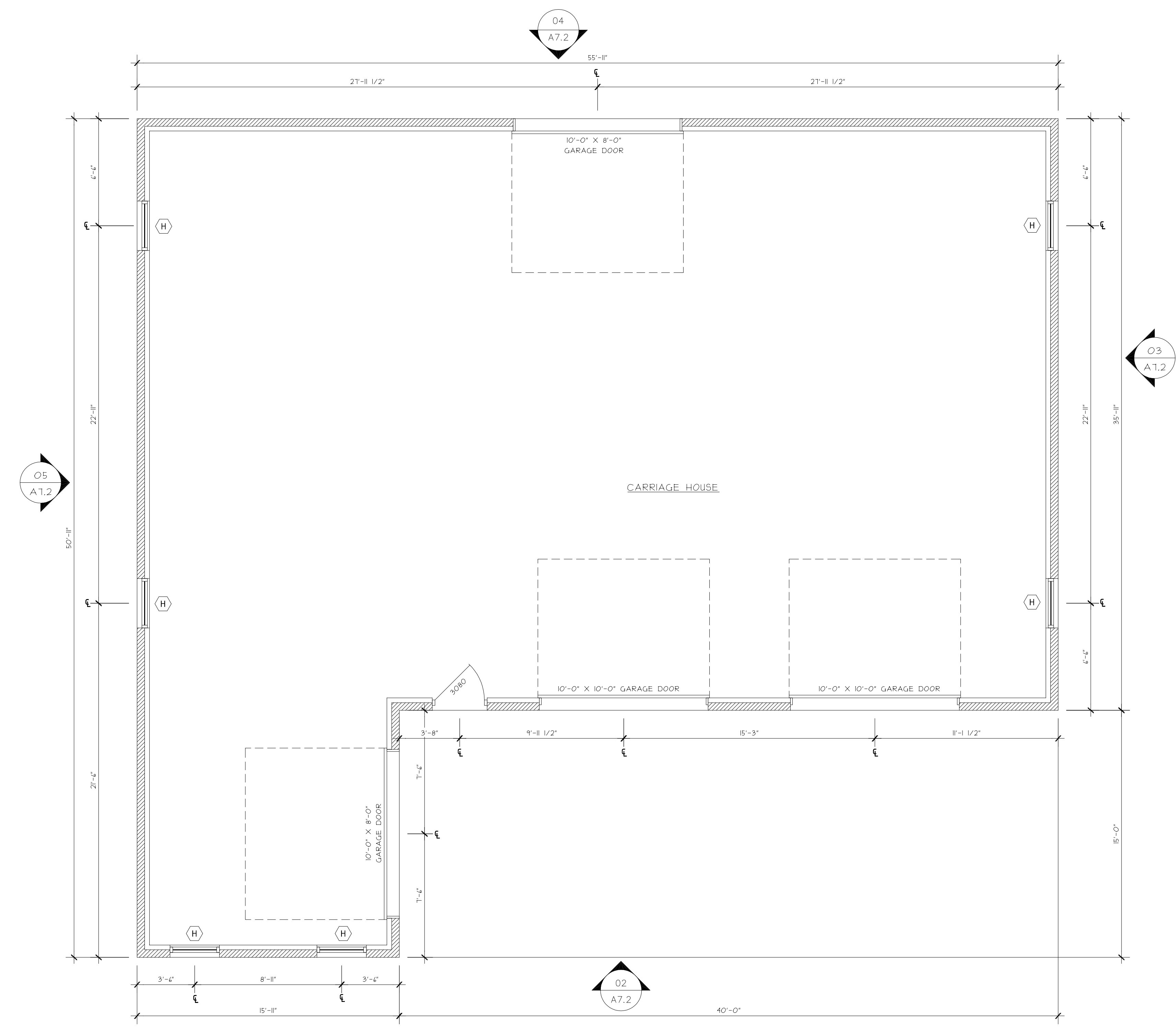
05 WEST ELEVATION
SCALE: 1/4"=1'-0"



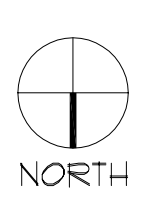
03 EAST ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
SCALE: 1/4"=1'-0"

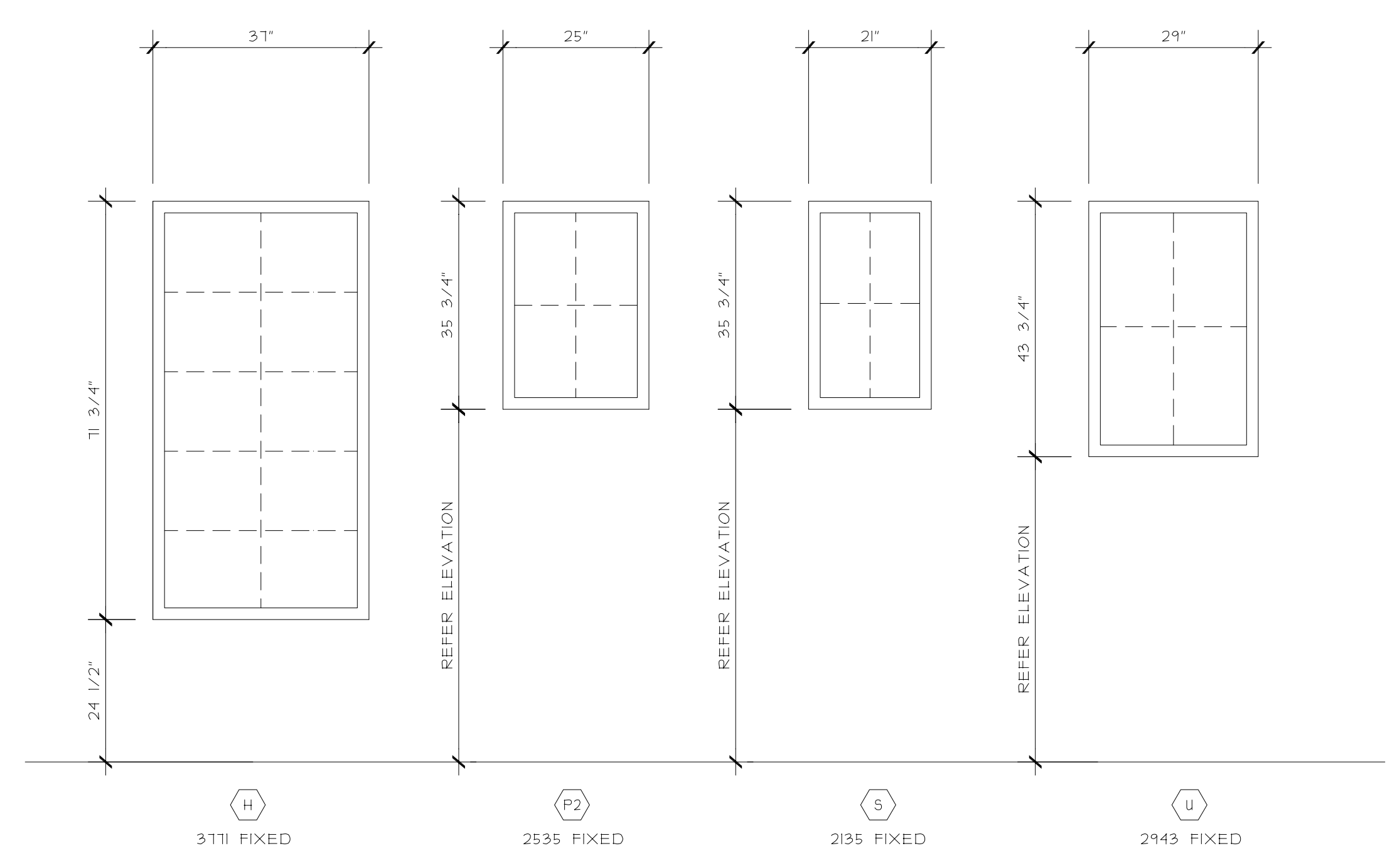


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL, HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊞	3 WAY SWITCH
⊞	110V OUTLET
⊞	220V OUTLET
⊞	FLOOR OUTLET
⊞	RECESSED CAN FIXTURE
⊞	CEILING MOUNT PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	EXHAUST FAN
⊞	FLUORESCENT FIXTURE
⊞	OVER OR UNDERCOUNTER LIGHTING
⊞	SMOKE DETECTOR
⊞	C DETECTOR
VP	VP---VAPOR PROOF
GFCI	GFCI---WEATHER PROOF
GFI	GFI---GROUND FAULT INTERCEPTOR
LV	LV---LOW VOLTAGE
OS	OS---OUTSIDE
GD	GD---GARAGE DISPOSAL
DW	DW---DIRECT WIRE

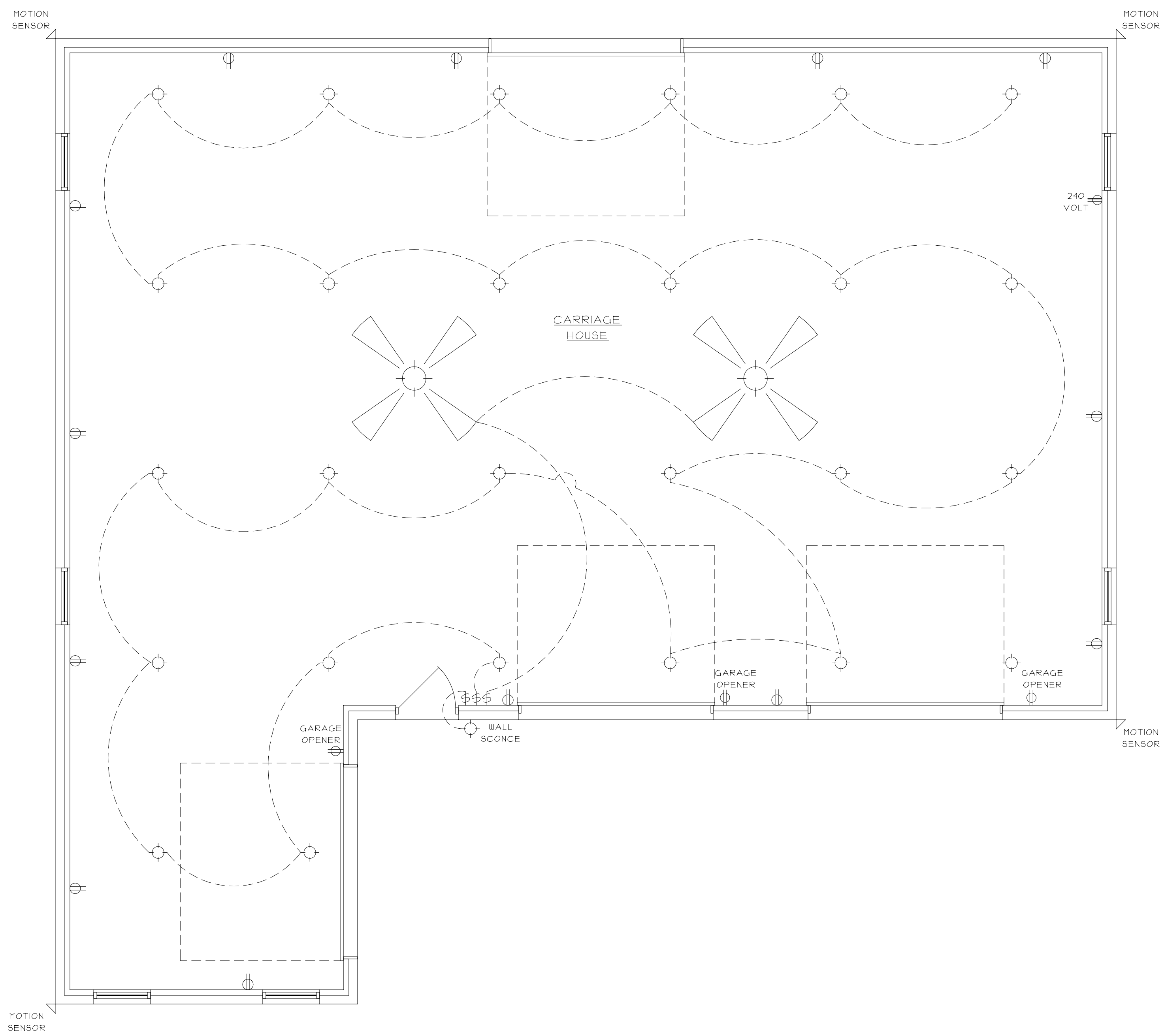
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WILED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

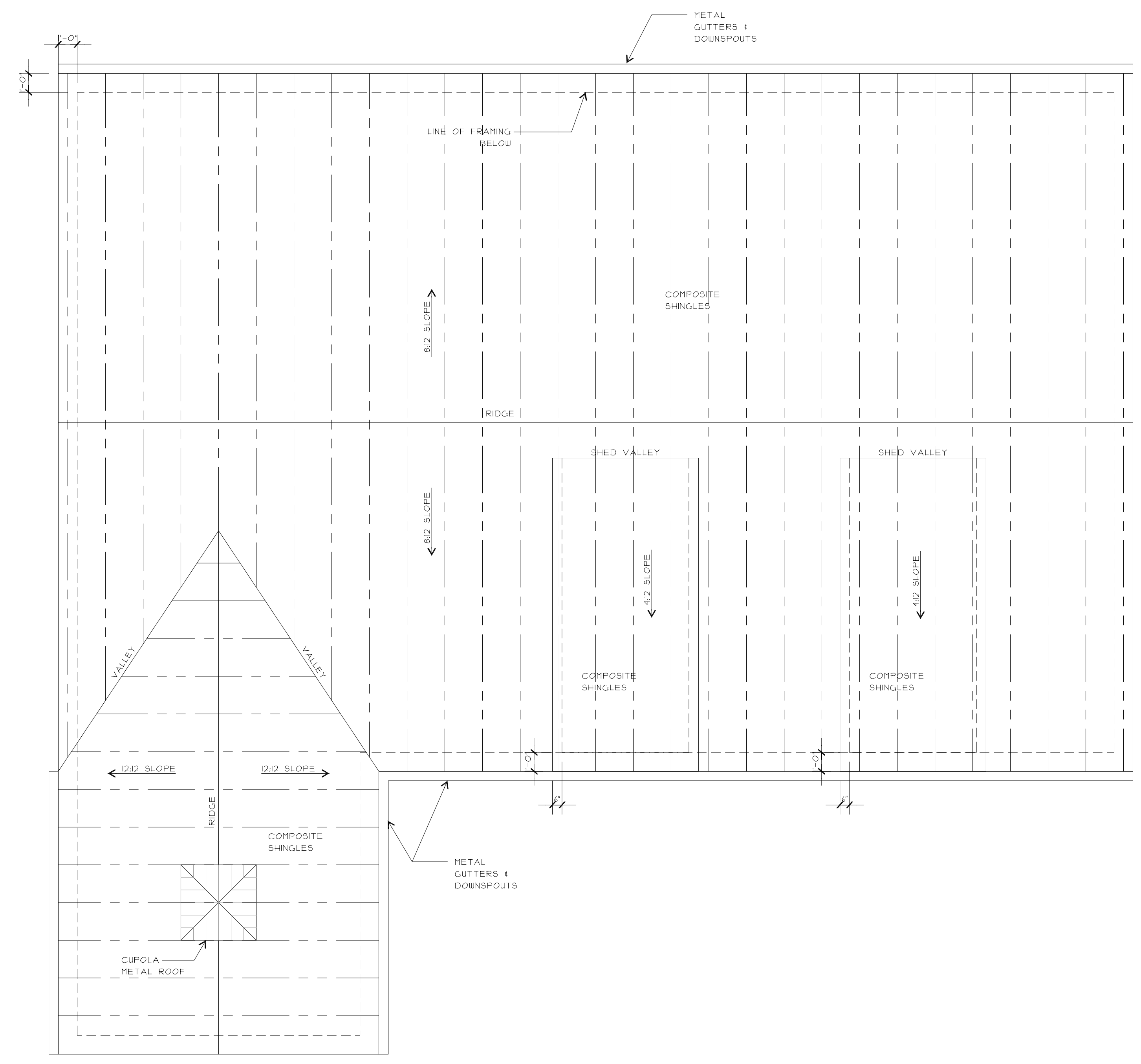


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

- ISSUED FOR:**
- PRELIMINARY -
 - BIDDING / PERMIT
 - REVISION
 - FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0033
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 pfanning@fanningphilips.com 214-264-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

Michael Ryan Joyce
Northgate Rockwall HOA
President





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [*ORDINANCE NO. 19-26*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the contractor or property 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 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition



Exhibit 'B':
Site Plan

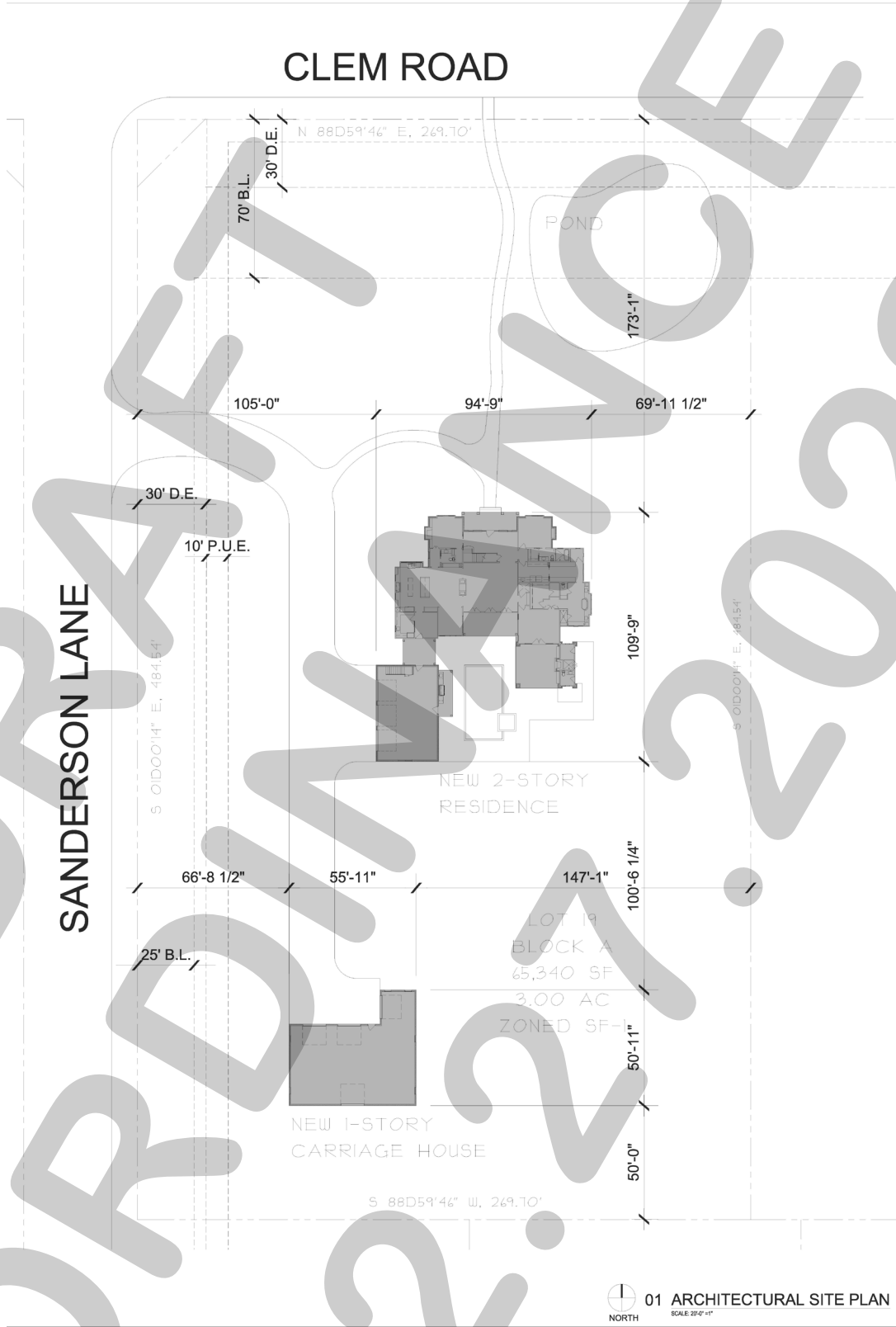
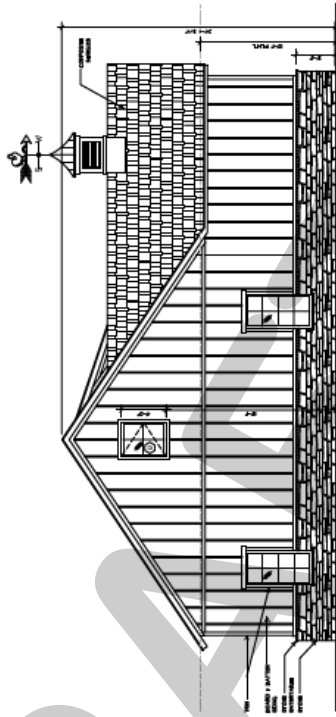
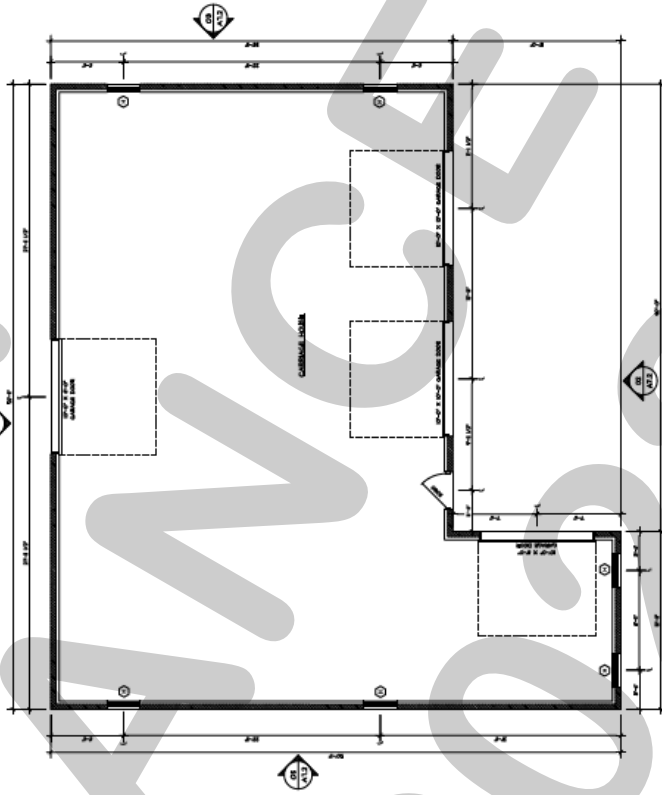


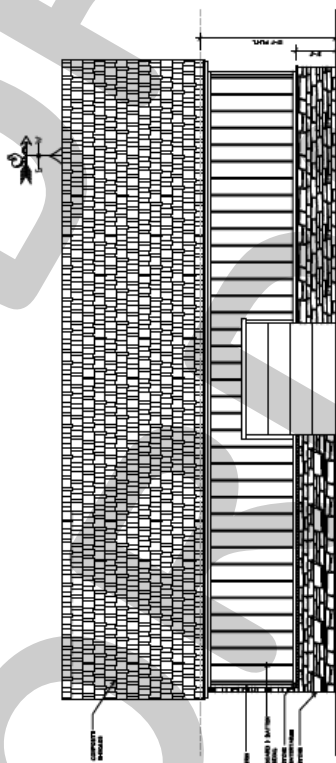
Exhibit 'C':
Building Elevations



05 WEST ELEVATION
SCALE 1/8"=1'-0"



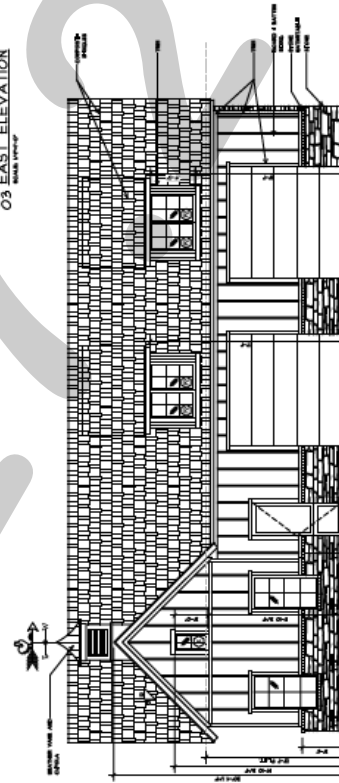
01 CARRIAGE HOUSE PLAN
SCALE 1/8"=1'-0"



04 NORTH ELEVATION
SCALE 1/8"=1'-0"



03 EAST ELEVATION
SCALE 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE 1/8"=1'-0"



TO: Planning and Zoning Commission
DATE: January 10, 2022
APPLICANT: Matthew Benedetto
CASE NUMBER: Z2022-056; Specific Use Permit at 835 Clem Road

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

BACKGROUND

The subject property was annexed on December 1, 2008 by *Ordinance No. 08-66 [Case No. A2008-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 1, 2019, City Council approved a zoning change through *Ordinance No. 19-26 [Case No. Z2019-012]* changing the zoning of the subject property from an Agriculture (AG) District to Planned Development 88 (PD-88) District for Single-Family 1 (SF-1) District land uses. According to Rockwall County Appraisal District, currently a 5,094 SF single-family home is situated on the property, which was built in 2021.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a 2,247 SF detached garage on the subject property. The proposed detached garage exceeds the maximum allowable square footage for a detached garage.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 835 Clem Road. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is the Mustang Acres Addition which was established on February 28, 1967, consists of 6 residential lots zoned Single-Family 1, Single Family Estate 4 (SFE-4), and Single-Family Estate 1.5 (SFE-1.5). Beyond this are several large parcels of land developed with single family homes.
- South:** Directly south of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this are several large lots developed with single-family homes that are situated within unincorporated area.
- East:** Directly east of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this is N. Stodghill Road, which is classified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- West:** Directly west of the subject property are the remaining lots in the Northgate Subdivision, followed by a 19.06-acre tract of land (*i.e. part of Tract 24, W.M. Dalton Addition, Abstract No. 72*), zoned Agriculture (AG) District and developed with a single-family home and several agriculture accessory buildings.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Detached Garage Exceeding 625 SF* requires a Specific Use Permit (SUP) in a Single-Family 1 (SF-1) District. In addition to these requirements, a *Detached Garage* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*. A summary of these standards compared to the applicant's proposed *Detached Garage* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 1 (SF-1) District.	1 Proposed; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 625 SF	2,247 SF; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>
MINIMUM REAR YARD SETBACK	10-Feet	~50-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~67-Feet; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	~100-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT	Accessory structures are permitted a maximum of 15-Feet;	~18-Feet; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a shop and storage area. Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Detached Garage* with the exception of the maximum building height and maximum square footage; however, the proposed *Detached Garage* matches the aesthetics of the primary structure with regard to building materials and roof pitch. This creates a cohesive appearance between the proposed detached garage and the primary structure. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

This property is located in a new subdivision which has very few homes built within it. At the time there are no accessory buildings within said subdivision; however, there are several properties north of the subdivision with multiple accessory buildings situated on them. In the block bounded by Clem Road, Stodghill Road (*i.e. FM-3549*), FM-1141, and North Country Lane, staff has identified 35 accessory buildings on 22 properties with the average size of these structures being ~842 SF. The largest of these structures is around 3,345 SF (*i.e. 379 N Country Lane [101-acres]*). The majority of these lots are at least one (1) acre in size and have an average of 7.50-acres. In addition, most of the accessory buildings are being used for storage of agricultural equipment. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does *not* appear to have a negative effect on any adjacent property, which are primarily large estate lots of at least one (1) acre in size. With this being said, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 14, 2022, staff mailed 52 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Northgate Homeowner's Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 feet of the subject property. 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 written, staff has received four (4) notices from property owners of three (3) properties in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Detached Garage*, 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 development of a Detached Garage on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The Detached Garage shall not exceed a maximum size of 2,250 SF.
 - (d) The Detached Garage shall include a paved driveway to the structure.
 - (e) The maximum height of the Detached Garage shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
 - (f) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2} 245.00
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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: 835 Clem Rd Rockwall 75087
 SUBDIVISION: NorthGate Rockwall LOT: 19 BLOCK: A
 GENERAL LOCATION: North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Res CURRENT USE: Res
 PROPOSED ZONING: Res PROPOSED USE:
 ACREAGE: 3 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

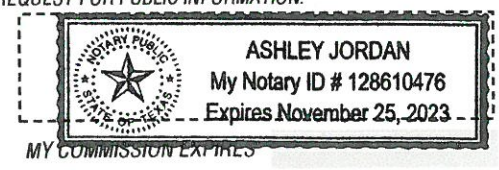
OWNER: Matthew Benedetto APPLICANT:
 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Benedetto [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 \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 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 8 DAY OF December, 2022
 OWNER'S SIGNATURE: [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2022-056: Specific Use Permit for Detached Garage at 835 Clem Road

Case Location Map = 



City of Rockwall

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

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

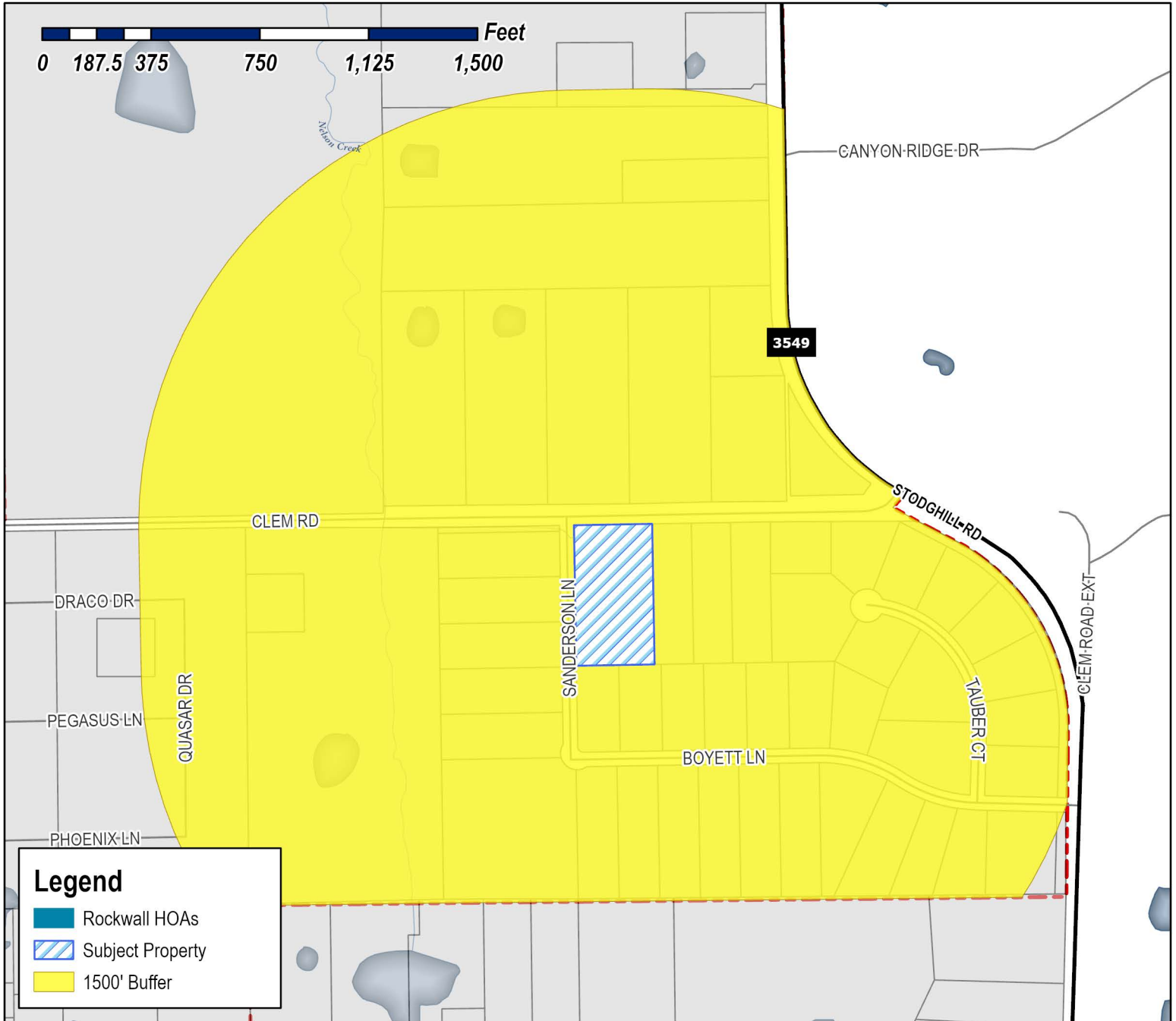




City of Rockwall

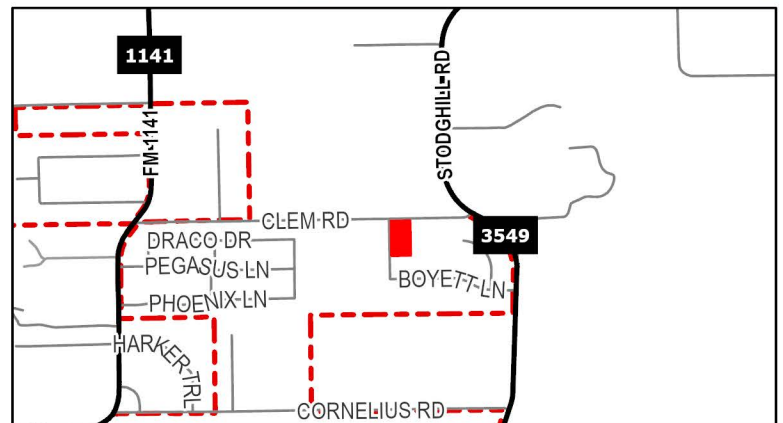
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Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:01 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-056]
Attachments: Public Notice Z2022-056.pdf; HOA Map (12.12.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-056: SUP for Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

Thank you,

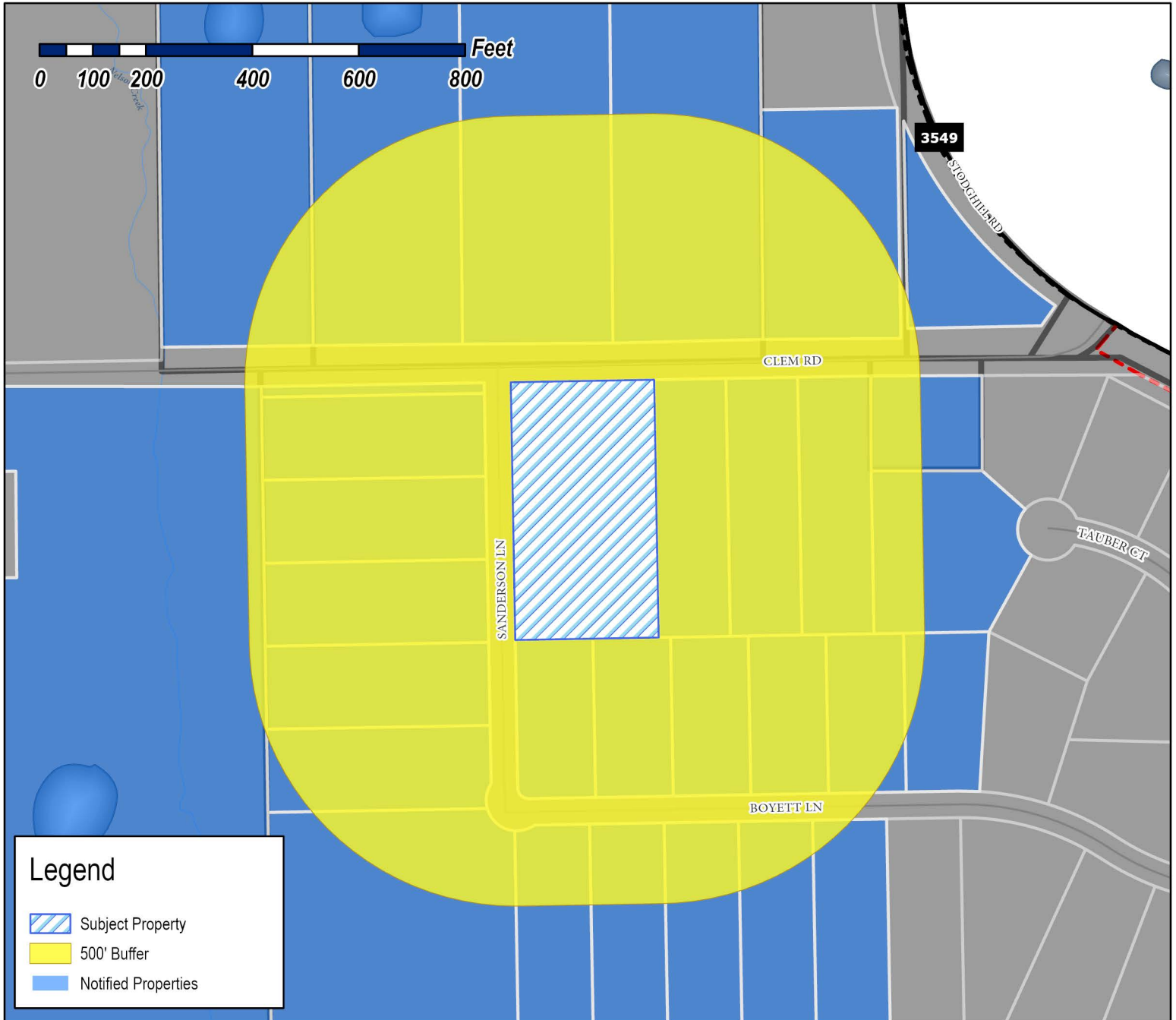
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

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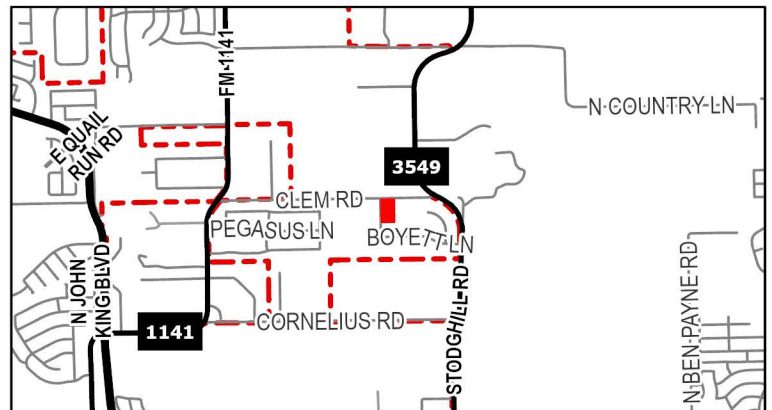
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022

For Questions on this Case Call: (972) 771-7746



SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL
1306 SALINAS DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

WADE JON AND JENNIFER
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

RESIDENT
2121 TAUBER CT
ROCKWALL, TX 75087

RESIDENT
2201 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2207 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2213 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2231 SANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER
3005 SPYGLASS
FORNEY, TX 75126

SANDERSON PERRY AND AMY
4013 ENCLAVE LANE
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI
402 COUNTRY RIDGE
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH
402 FLORENCE DR
FATE, TX 75087

BRYANT ERIC AND SAMANTHA
593 LOUDER WAY
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A
619 ELEANOR DRIVE
FATE, TX 75087

MASON RICHARD L
682 CANNON DRIVE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

RESIDENT
803 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
804 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
807 BOYETT LN
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
808 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
813 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
814 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
819 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
820 BOYETT LN
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

RESIDENT
825 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
826 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
832 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
835 CLEM RD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C
891 CLEM RD
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

RESIDENT
901 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
950 CLEM RD
ROCKWALL, TX 75087

RESIDENT
961 CLEM RD
ROCKWALL, TX 75087

AIRHEART REBECCA
961 CLEM RD
ROCKWALL, TX 75087

COUCH DAVID AND JULIE
988 SAFFLOWER
ROCKWALL, TX 75087

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:

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 17, 2023 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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
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Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

Mr. Benedetto builds a fine home and I am certain that his plan for building a detached garage will be equally as impressive.

Name: DAVID; LORI TURNHAM

Address: 950 CLEM RD. ROCKWALL - 75087

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.

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

The house is beautiful and a great addition to the area
I am sure the detached garage will be as beautiful as the
existing home. It is also tucked back in the trees and will be hidden
from the street

Name: Dean Drapper, Inspired Homes

Address: ~~1189~~ 767 Justin Rd. Rockwall, TX 75087

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.

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EMAIL: PLANNING@ROCKWALL.COM

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

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 17, 2023 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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

*We believe it is a high quality structure and will match the rest of the beautiful build on this lot.
Thanks! Meredith*

Name: *Meredith Joyce*

Address: *2201 Sanderson Ln Rockwall, TX*

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

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:

Z2022-056: SUP for a Detached Garage at 835 Clem Road

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

The applicant has submitted all required docs to the HOA for approval. These improvements have been approved by the HOA and are in the spirit of the development. The materials being used are also harmonious with the existing structure and surrounding homes

Name: Michael Jorce HOA President, Northgate
Address: 767 Justin Rd, Rockwall, TX 75087

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

FRONT ELEVATION

BENEDETTO RESIDENCE CARRIAGE HOUSE

SHEET INDEX

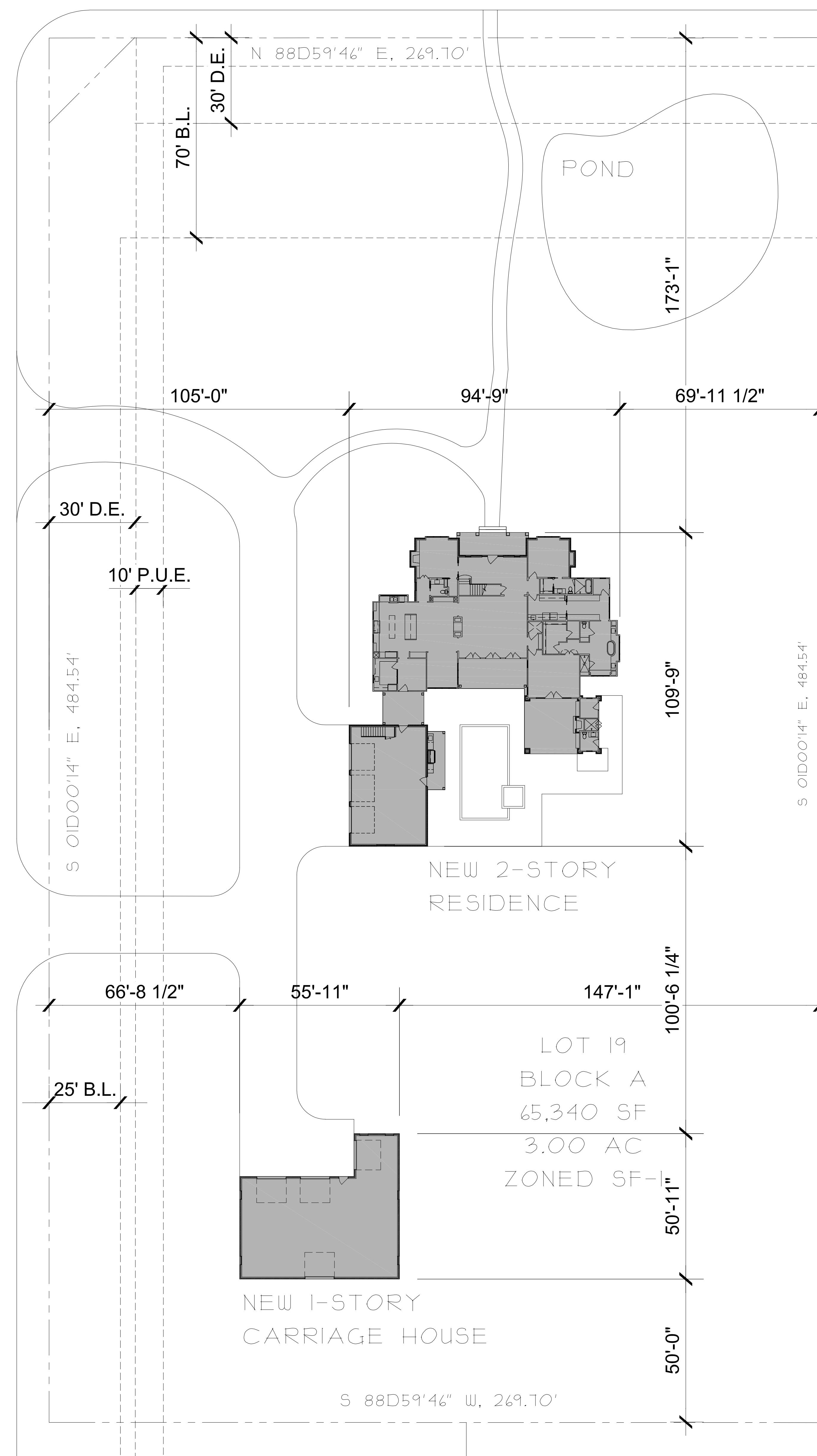
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
----------	----------------

SANDERSON LANE

CLEM ROAD



BENEDETTO
RESIDENCE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

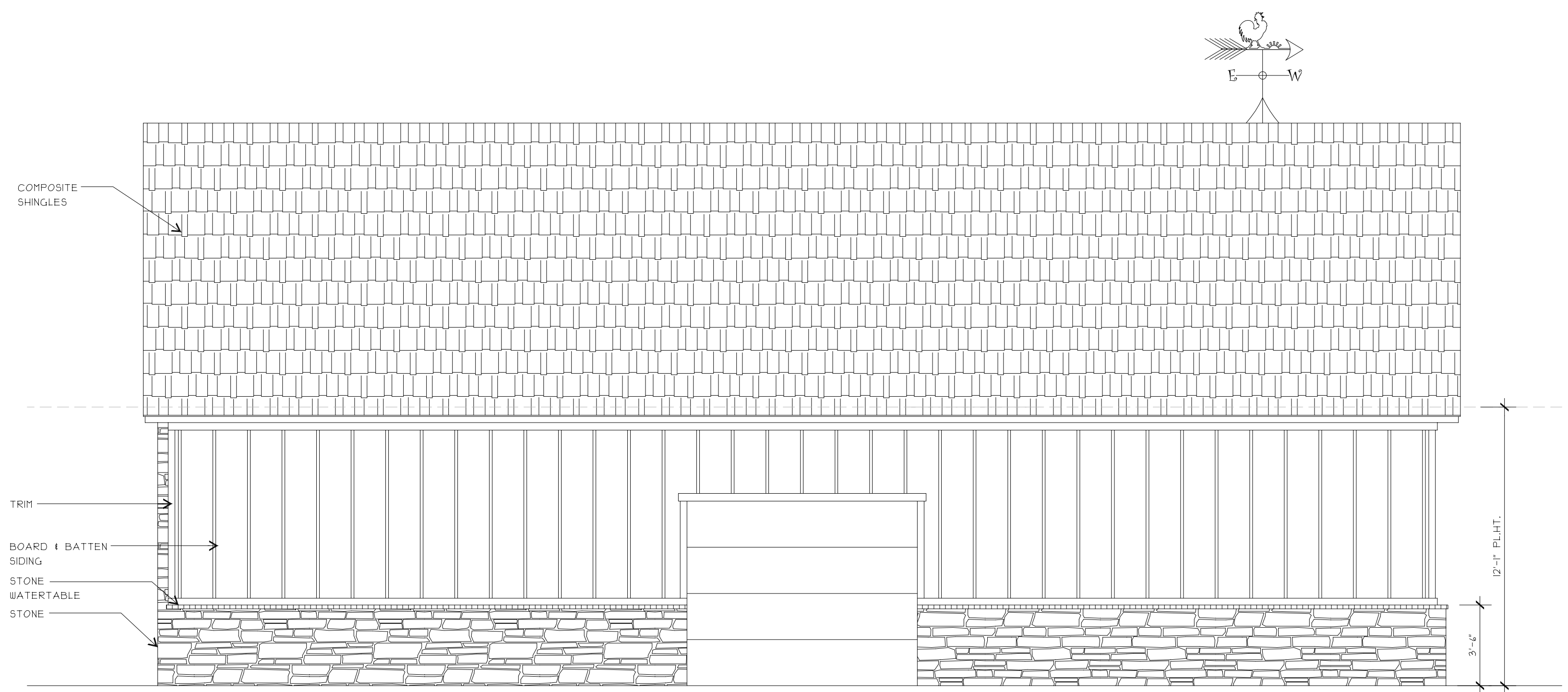
- PRELIMINARY -
- BIDDING / PERMIT
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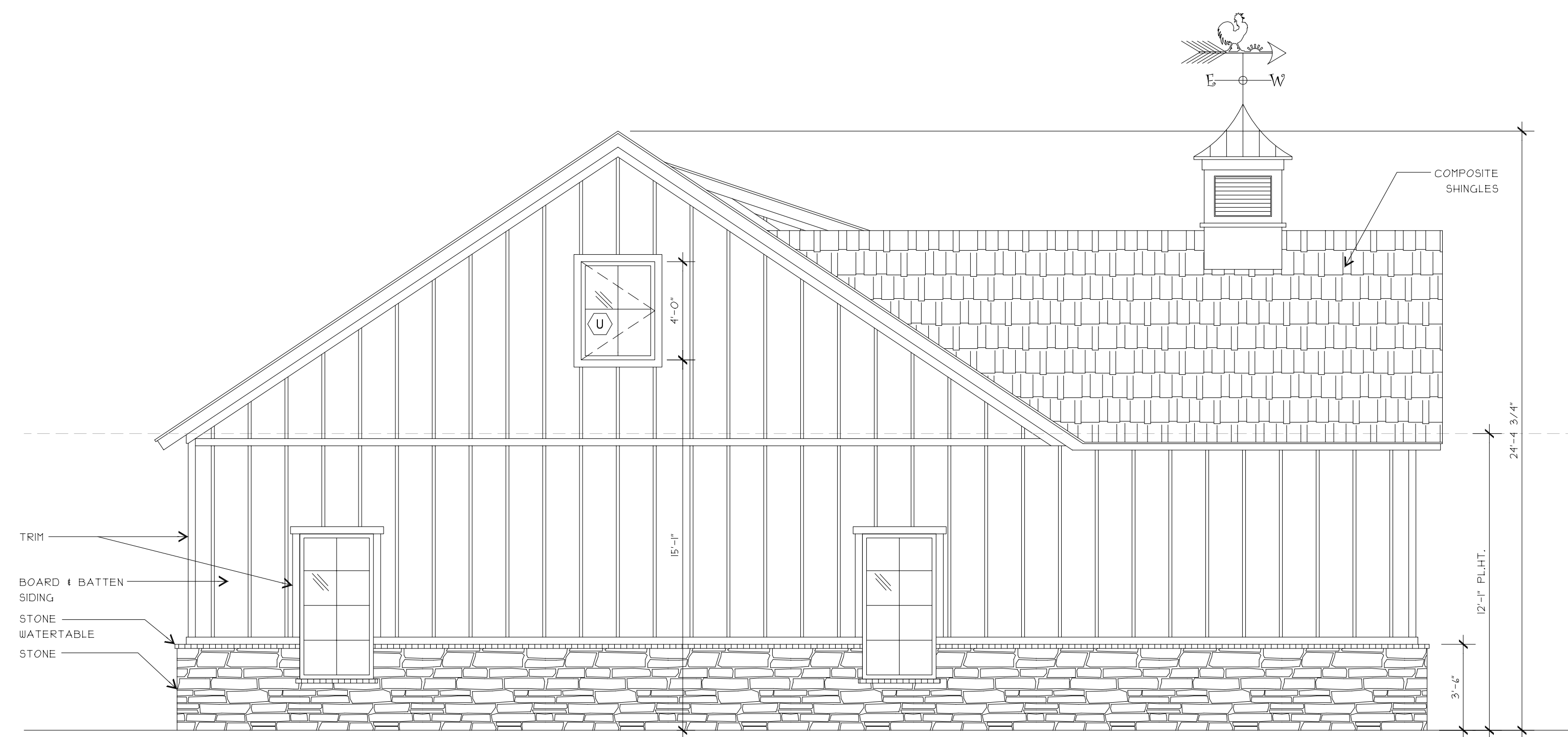
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. NO. 20401 SCALE: REF. DRAWING

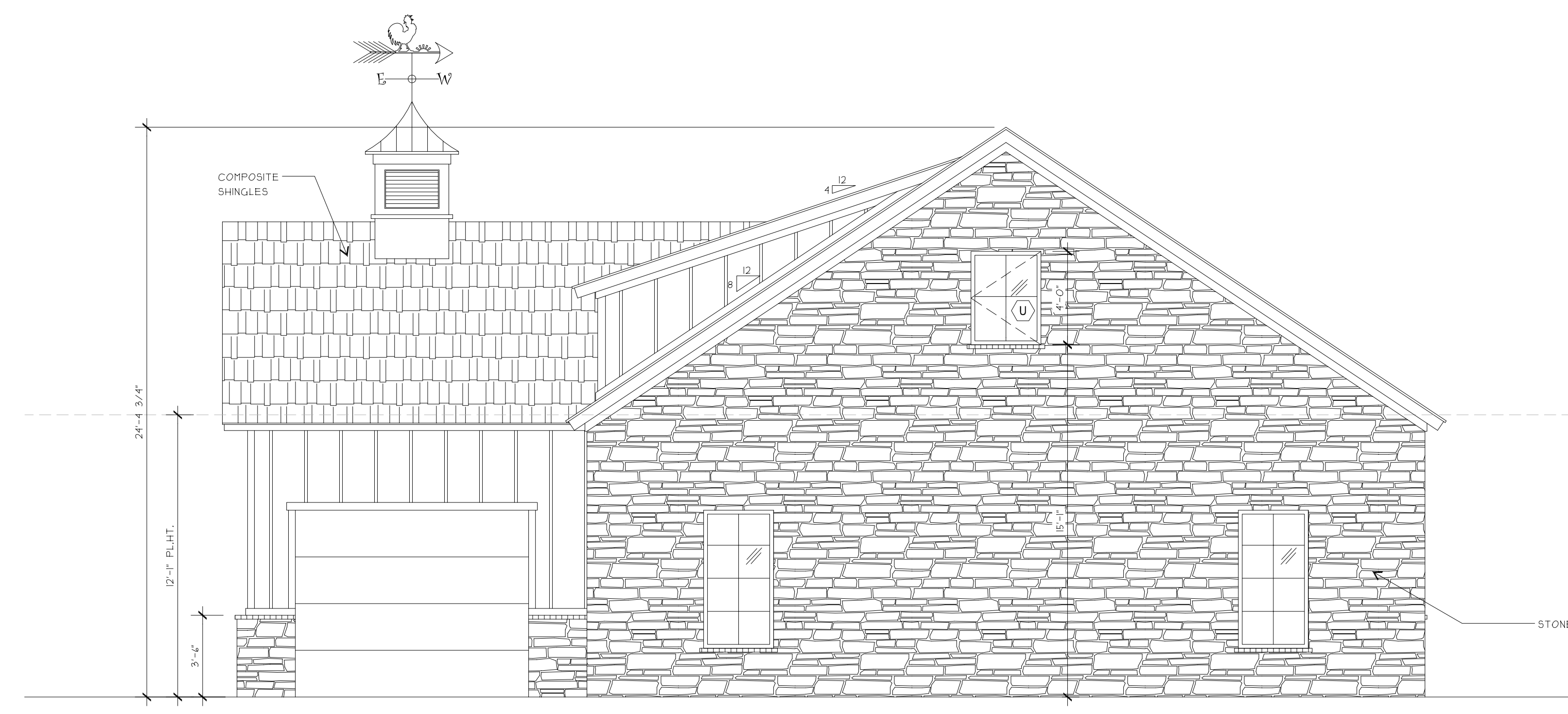
SHEET NO. **A7.2**
 CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
SCALE: 1/4"=1'-0"



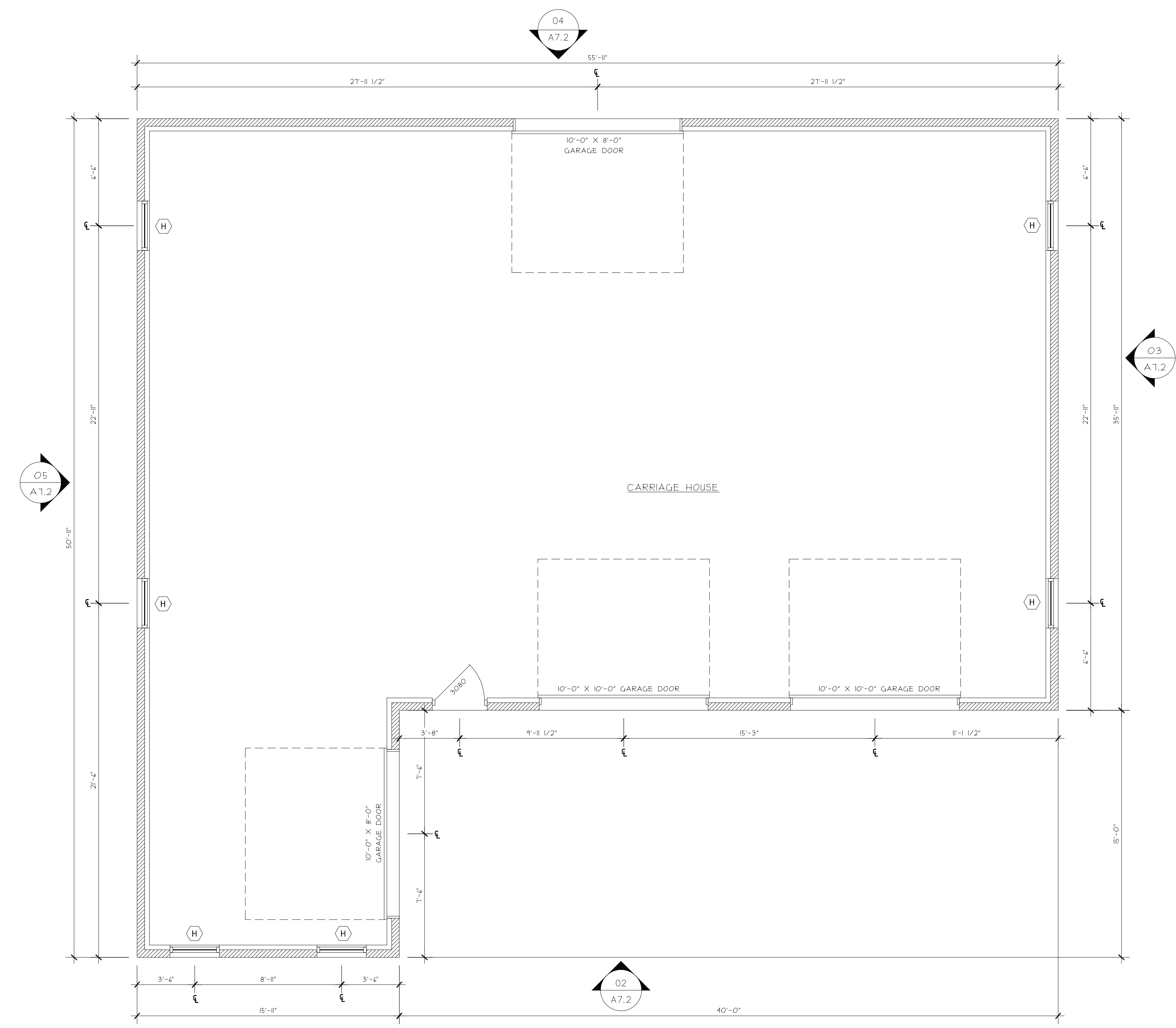
05 WEST ELEVATION
SCALE: 1/4"=1'-0"



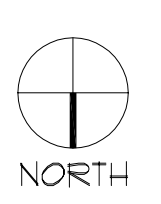
03 EAST ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
SCALE: 1/4"=1'-0"

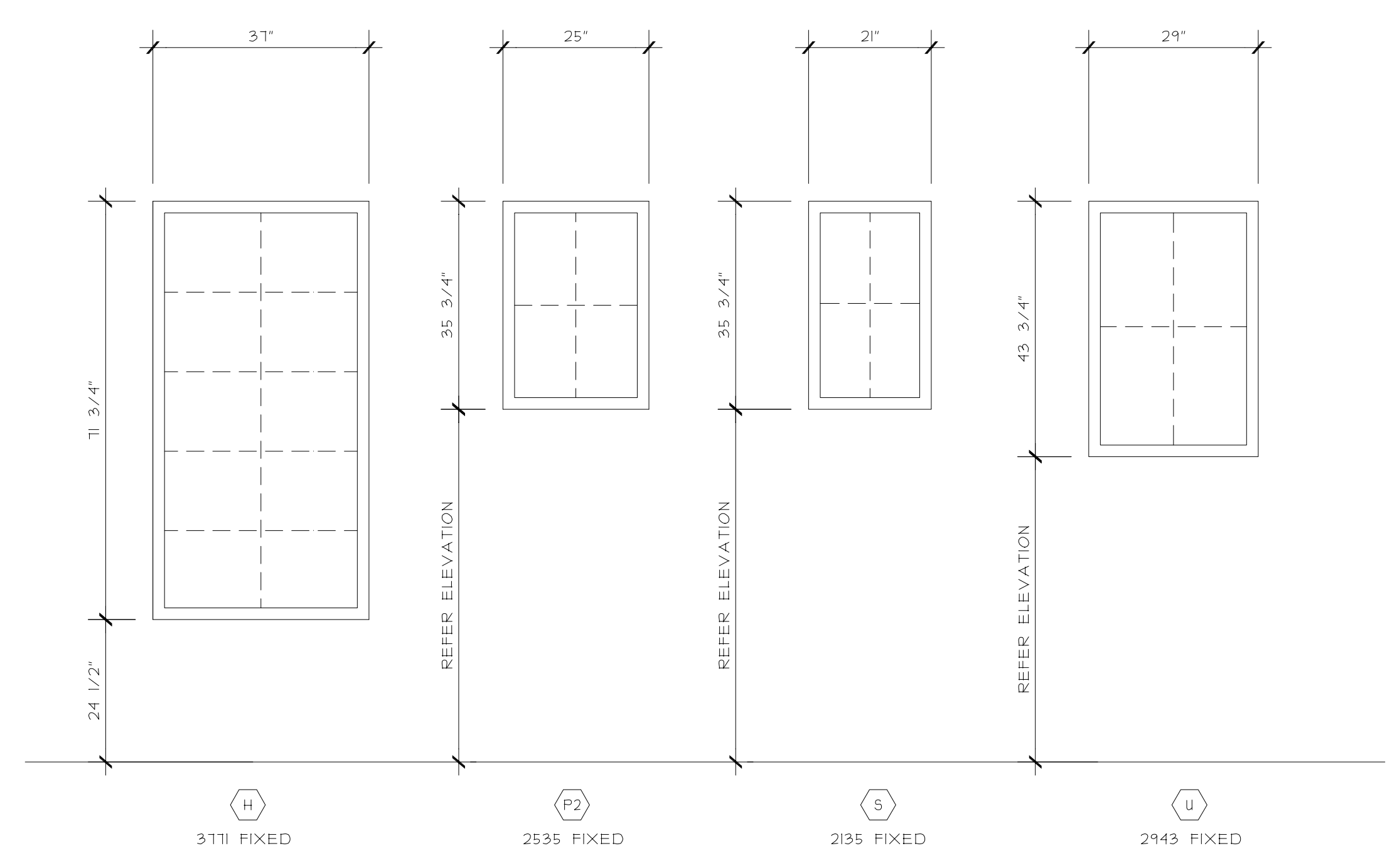


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL, HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊞	3 WAY SWITCH
⊞	110V OUTLET
⊞	220V OUTLET
⊞	FLOOR OUTLET
⊞	RECESSED CAN FIXTURE
⊞	CEILING MOUNT PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	EXHAUST FAN
⊞	FLUORESCENT FIXTURE
⊞	OVER OR UNDERCOUNTER LIGHTING
⊞	SMOKE DETECTOR
⊞	C DETECTOR
VP	VP---VAPOR PROOF
GFCI	GFCI---WEATHER PROOF
GFI	GFI---GROUND FAULT INTERCEPTOR
LV	LV---LOW VOLTAGE
OS	OS---OUTSIDE
GD	GD---GARAGE DISPOSAL
DW	DW---DIRECT WIRE

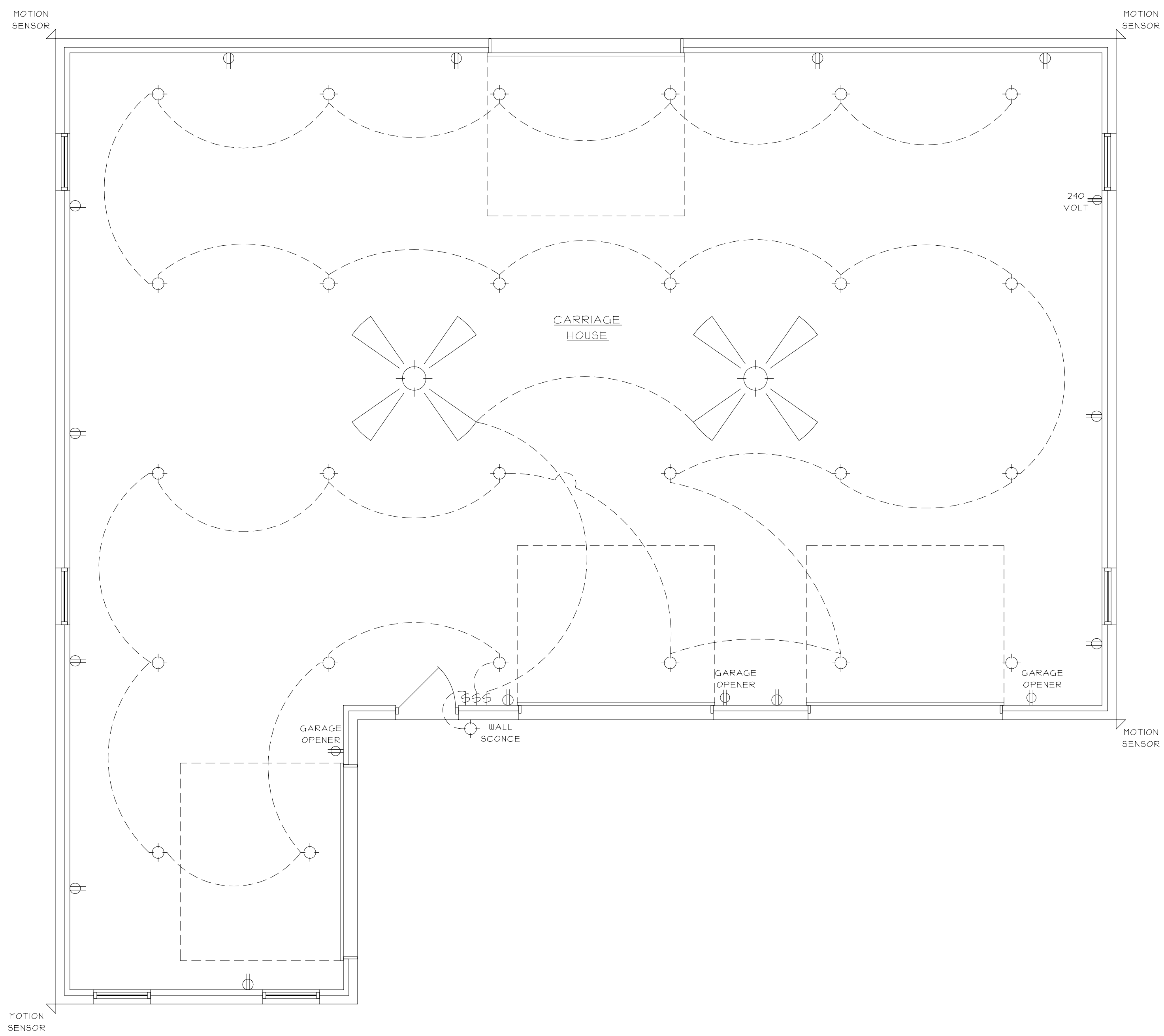
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN SINKS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WILED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNERS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

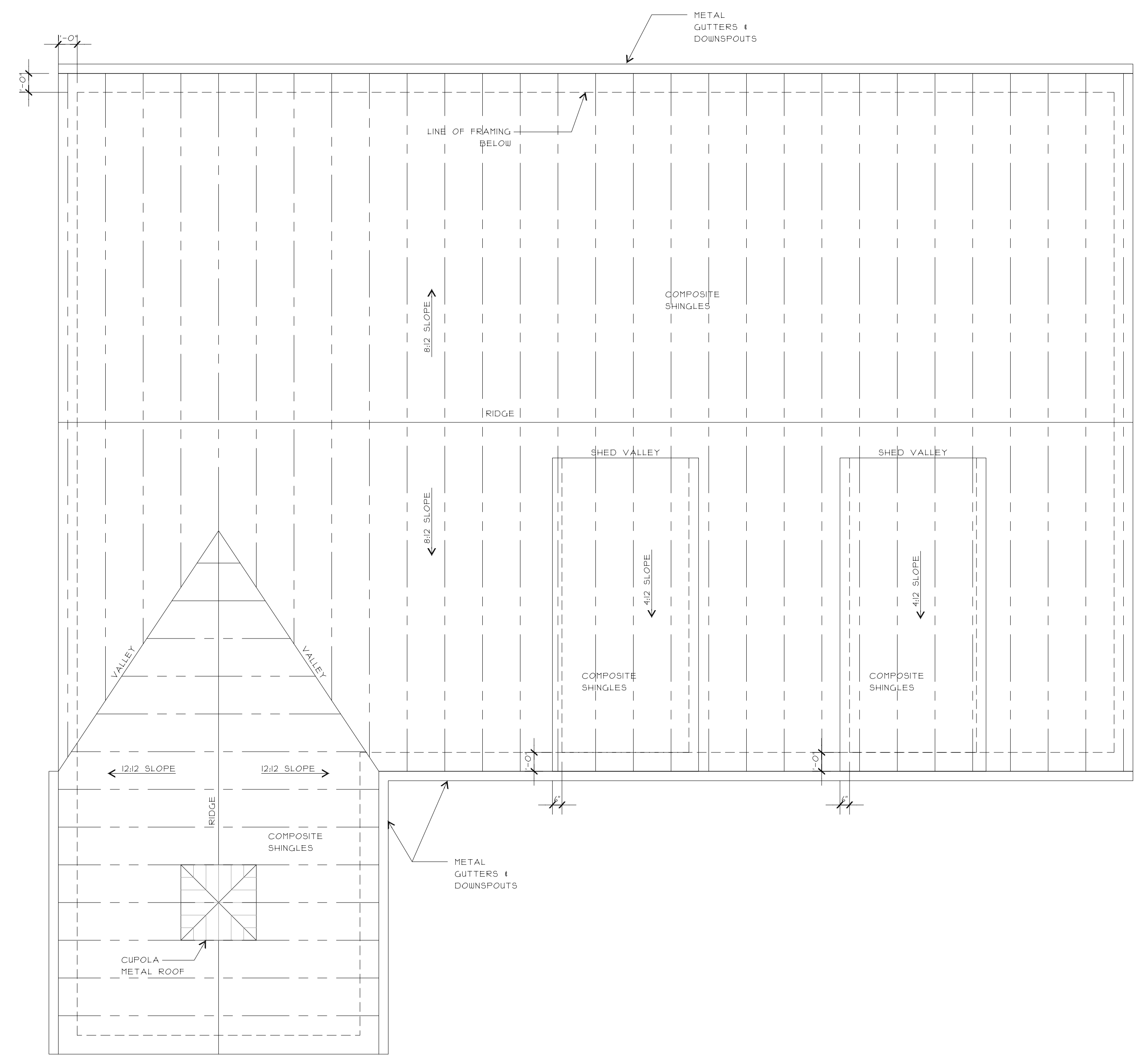


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
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REVISION LOG

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04/13/21	REVISION	
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- ISSUED FOR:**
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OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0033
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 pfanning@fanningphilips.com 214-284-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

Michael Ryan Joyce
Northgate Rockwall HOA
President





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [ORDINANCE NO. 19-26] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [Ordinance No. 19-26] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [Ordinance No. 19-26] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the contractor or property 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 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition



Exhibit 'B':
Site Plan

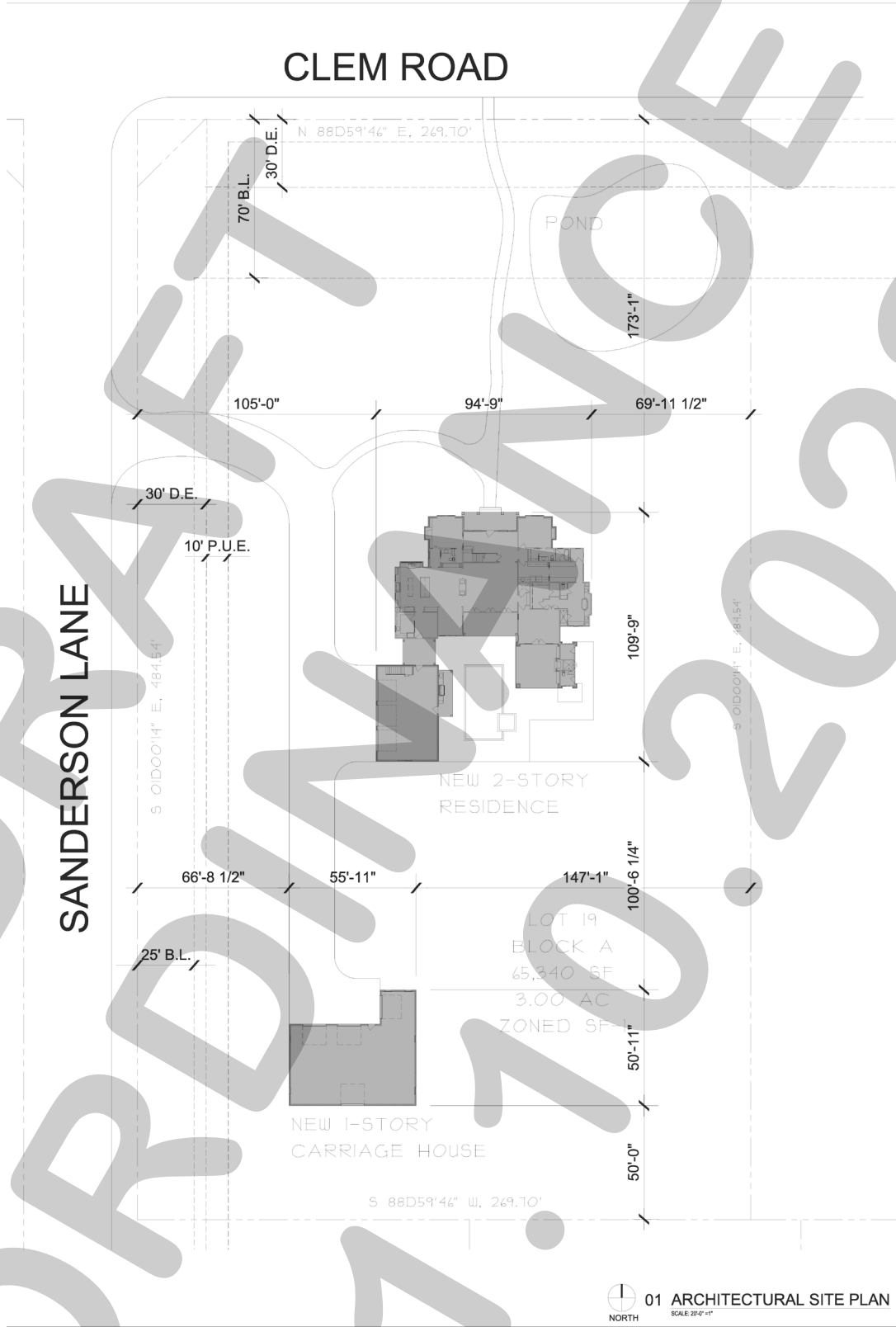
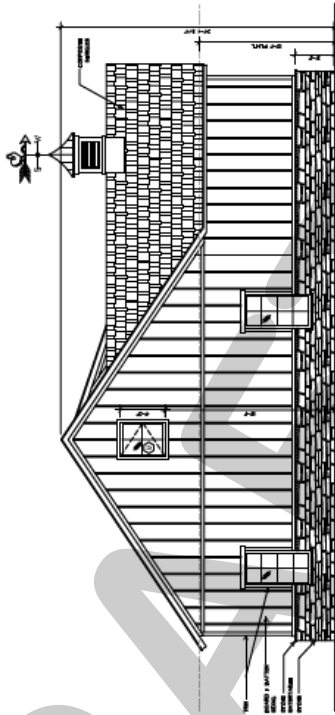
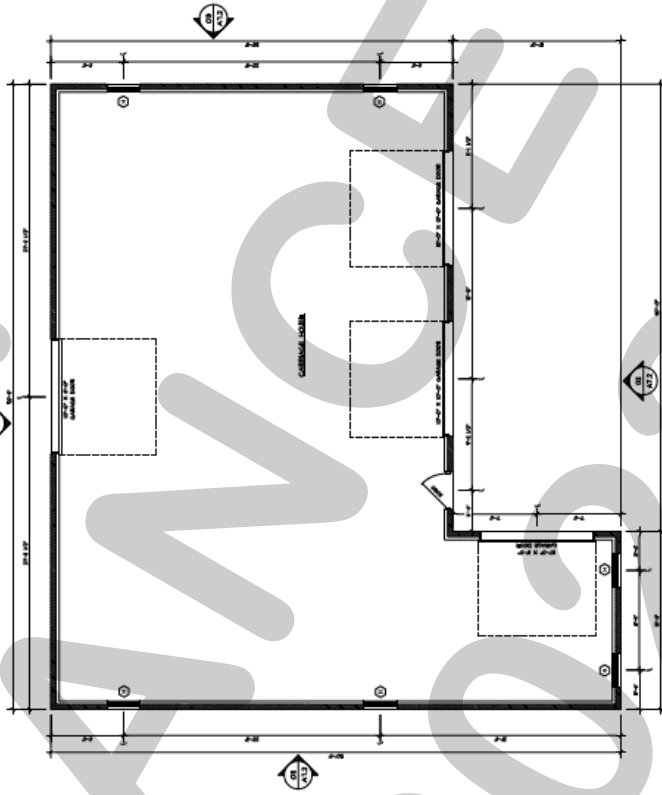


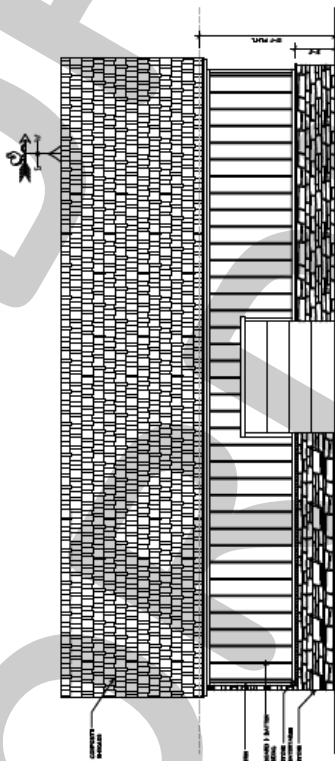
Exhibit 'C':
Building Elevations



05 WEST ELEVATION
SCALE 1/8"=1'-0"



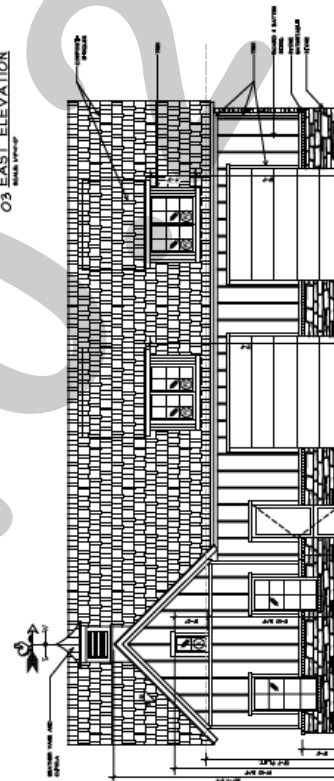
01 CARRIAGE HOUSE PLAN
SCALE 1/8"=1'-0"



04 NORTH ELEVATION
SCALE 1/8"=1'-0"



03 EAST ELEVATION
SCALE 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE 1/8"=1'-0"



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: January 17, 2022
APPLICANT: Matthew Benedetto
CASE NUMBER: Z2022-056; Specific Use Permit at 835 Clem Road

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

BACKGROUND

The subject property was annexed on December 1, 2008 by *Ordinance No. 08-66 [Case No. A2008-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 1, 2019, City Council approved a zoning change through *Ordinance No. 19-26 [Case No. Z2019-012]* changing the zoning of the subject property from an Agriculture (AG) District to Planned Development 88 (PD-88) District for Single-Family 1 (SF-1) District land uses. According to Rockwall County Appraisal District, currently a 5,094 SF single-family home is situated on the property, which was built in 2021.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a 2,247 SF detached garage on the subject property. The proposed detached garage exceeds the maximum allowable square footage for a detached garage.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 835 Clem Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Mustang Acres Addition which was established on February 28, 1967, consists of 6 residential lots zoned Single-Family 1, Single Family Estate 4 (SFE-4), and Single-Family Estate 1.5 (SFE-1.5). Beyond this are several large parcels of land developed with single family homes.

South: Directly south of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this are several large lots developed with single-family homes that are situated within unincorporated area.

East: Directly east of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this is N. Stodghill Road, which is classified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the remaining lots in the Northgate Subdivision, followed by a 19.06-acre tract of land (*i.e. part of Tract 24, W.M. Dalton Addition, Abstract No. 72*), zoned Agriculture (AG) District and developed with a single-family home and several agriculture accessory buildings.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Detached Garage Exceeding 625 SF* requires a Specific Use Permit (SUP) in a Single-Family 1 (SF-1) District. In addition to these requirements, a *Detached Garage* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*. A summary of these standards compared to the applicant's proposed *Detached Garage* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 1 (SF-1) District.	1 Proposed; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 625 SF	2,247 SF; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>
MINIMUM REAR YARD SETBACK	10-Feet	~50-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~67-Feet; <i>IN CONFORMANCE</i>
DISTANCE BETWEEN BUILDINGS	10-Feet	~100-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT	Accessory structures are permitted a maximum of 15-Feet;	~18-Feet; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a shop and storage area. Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Detached Garage* with the exception of the maximum building height and maximum square footage; however, the proposed *Detached Garage* matches the aesthetics of the primary structure with regard to building materials and roof pitch. This creates a cohesive appearance between the proposed detached garage and the primary structure. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

This property is located in a new subdivision which has very few homes built within it. At the time there are no accessory buildings within said subdivision; however, there are several properties north of the subdivision with multiple accessory buildings situated on them. In the block bounded by Clem Road, Stodghill Road (*i.e. FM-3549*), FM-1141, and North Country Lane, staff has identified 35 accessory buildings on 22 properties with the average size of these structures being ~842 SF. The largest of these structures is around 3,345 SF (*i.e. 379 N Country Lane [101-acres]*). The majority of these lots are at least one (1) acre in size and have an average of 7.50-acres. In addition, most of the accessory buildings are being used for storage of agricultural equipment. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does *not* appear to have a negative effect on any adjacent property, which are primarily large estate lots of at least one (1) acre in size. With this being said, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 14, 2022, staff mailed 52 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Northgate Homeowner's Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 feet of the subject property. 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 written, staff has received five (5) notices from property owners of four (4) properties in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Detached Garage*, 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 development of a Detached Garage on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The Detached Garage shall not exceed a maximum size of 2,250 SF.
 - (d) The Detached Garage shall include a paved driveway to the structure.
 - (e) The maximum height of the Detached Garage shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
 - (f) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (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 January 10, 2023, 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 Hustings absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2} 245.00
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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: 835 Clem Rd Rockwall 75087
 SUBDIVISION: NorthGate Rockwall LOT 19 BLOCK A
 GENERAL LOCATION: North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Res CURRENT USE: Res
 PROPOSED ZONING: Res PROPOSED USE:
 ACREAGE: 3 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

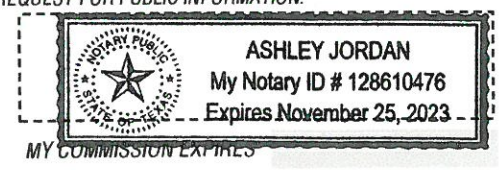
OWNER: Matthew Benedetto APPLICANT:
 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew Benedetto [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 \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 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 8 DAY OF December, 2022
 OWNER'S SIGNATURE: [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2022-056: Specific Use Permit for Detached Garage at 835 Clem Road

Case Location Map = 



City of Rockwall

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

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

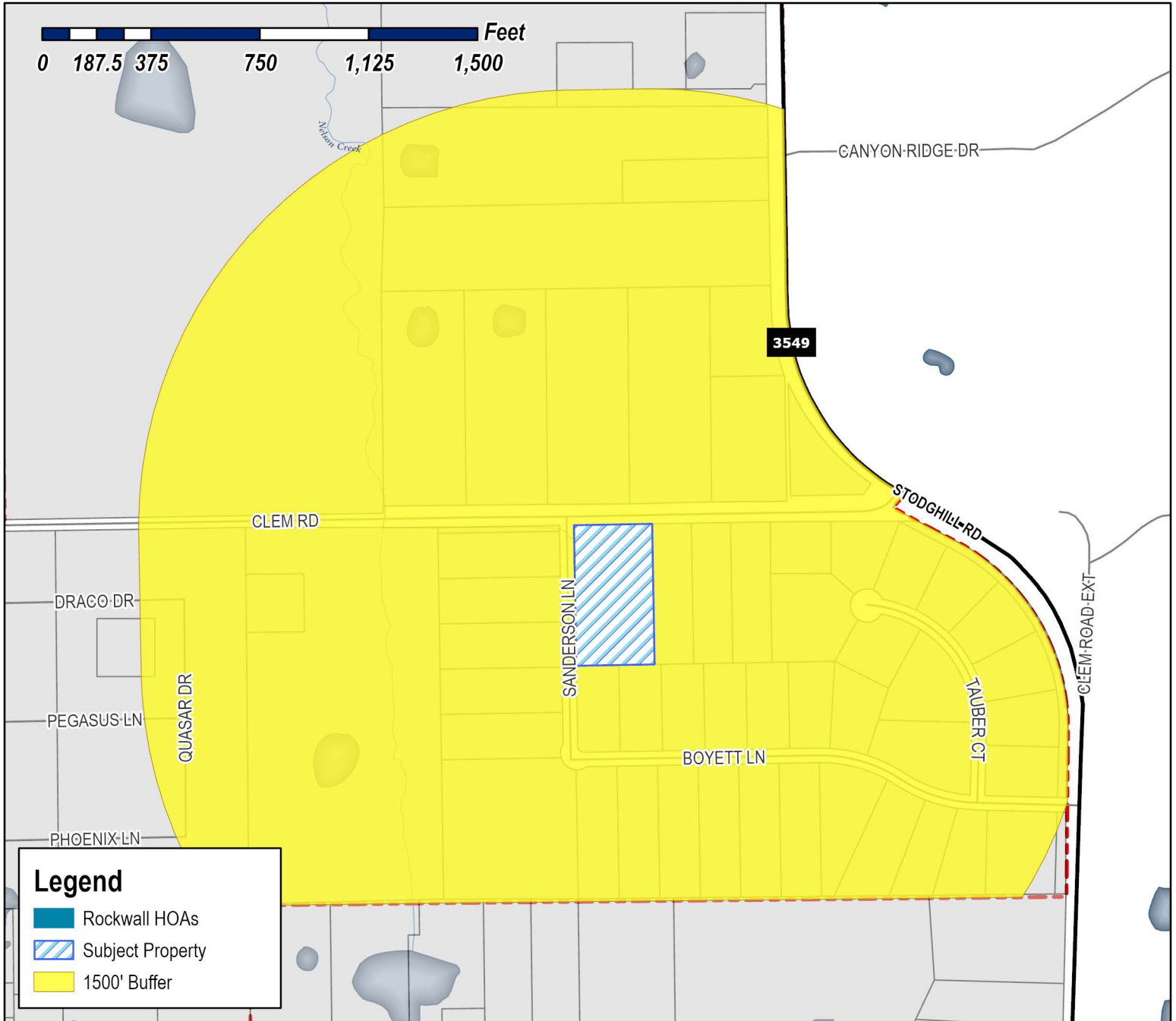




City of Rockwall

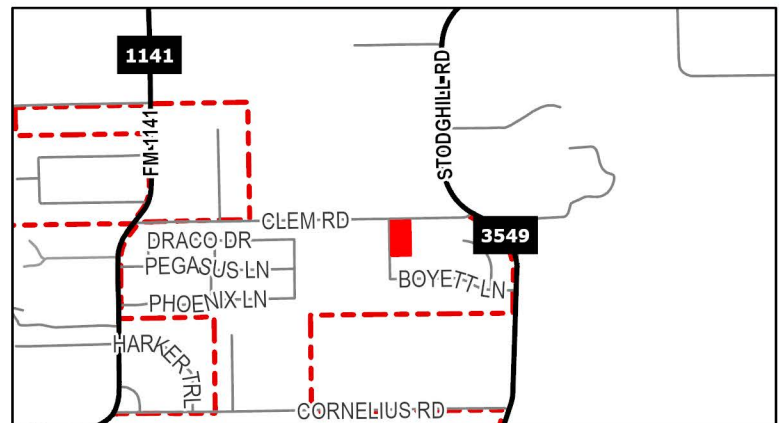
Planning & Zoning Department
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Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:01 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-056]
Attachments: Public Notice Z2022-056.pdf; HOA Map (12.12.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-056: SUP for Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

Thank you,

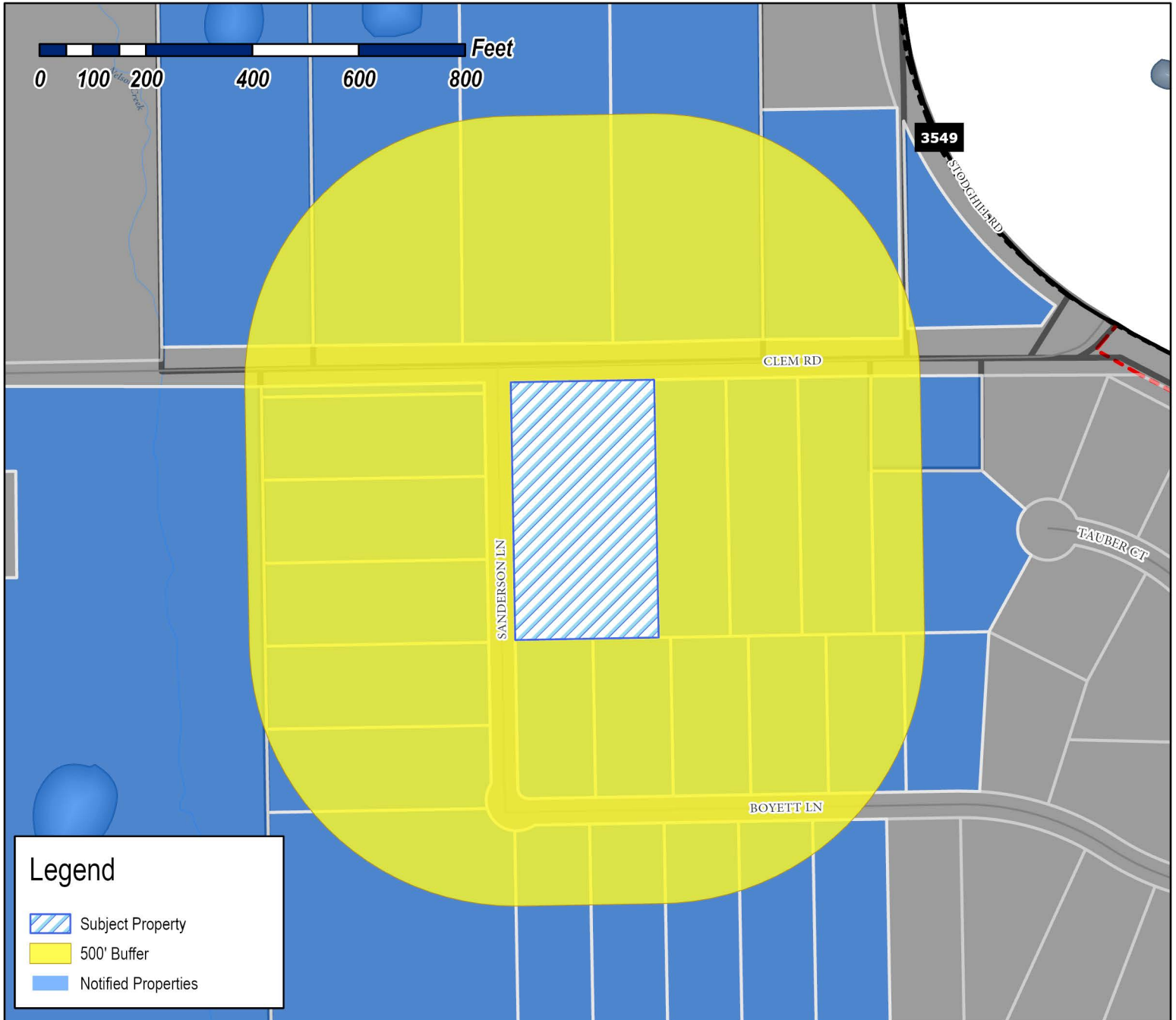
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

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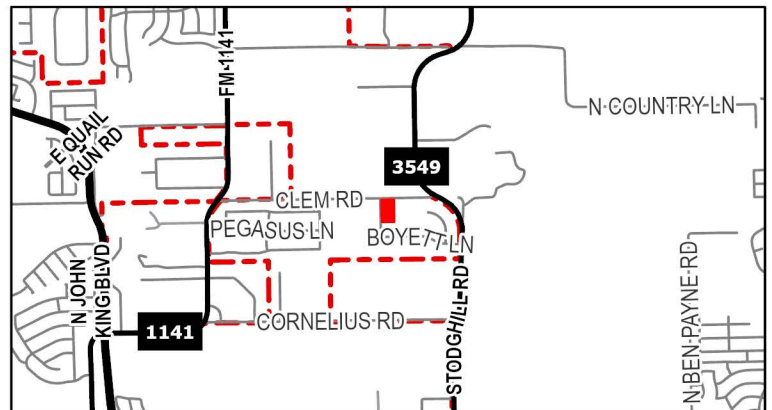
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022

For Questions on this Case Call: (972) 771-7746



SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL
1306 SALINAS DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

WADE JON AND JENNIFER
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

RESIDENT
2121 TAUBER CT
ROCKWALL, TX 75087

RESIDENT
2201 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2207 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2213 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2231 SANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER
3005 SPYGLASS
FORNEY, TX 75126

SANDERSON PERRY AND AMY
4013 ENCLAVE LANE
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI
402 COUNTRY RIDGE
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH
402 FLORENCE DR
FATE, TX 75087

BRYANT ERIC AND SAMANTHA
593 LOUDER WAY
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A
619 ELEANOR DRIVE
FATE, TX 75087

MASON RICHARD L
682 CANNON DRIVE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

RESIDENT
803 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
804 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
807 BOYETT LN
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
808 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
813 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
814 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
819 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
820 BOYETT LN
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

RESIDENT
825 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
826 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
832 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
835 CLEM RD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C
891 CLEM RD
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

RESIDENT
901 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
950 CLEM RD
ROCKWALL, TX 75087

RESIDENT
961 CLEM RD
ROCKWALL, TX 75087

AIRHEART REBECCA
961 CLEM RD
ROCKWALL, TX 75087

COUCH DAVID AND JULIE
988 SAFFLOWER
ROCKWALL, TX 75087

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:

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 17, 2023 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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

PUBLIC NOTICE



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Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

Mr. Benedetto builds a fine home and I am certain that his plan for building a detached garage will be equally as impressive.

Name: DAVID; LORI TURNHAM

Address: 950 CLEM RD. ROCKWALL - 75087

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.

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

The house is beautiful and a great addition to the area
I am sure the detached garage will be as beautiful as the
existing home. It is also tucked back in the trees and will be hidden
from the street

Name: Dean Drapper, Inspired Homes

Address: ~~1189~~ 767 Justin Rd. Rockwall, TX 75087

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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

He has the land & takes care of his property very well. I'm sure it will be a nice build.

Name:

Howard Shlensky

Address:

820 Clem Rd

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

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Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 17, 2023 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. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

We believe it is a high quality structure and will match the rest of the beautiful build on this lot.
Thanks! Meredith

Name: Meredith Joyce

Address: 2201 Sanderson Ln Rockwall, TX

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

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:

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

Please place a check mark on the appropriate line below:

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

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

The applicant has submitted all required docs to the HOA for approval. These improvements have been approved by the HOA and are in the spirit of the development. The materials being used are also harmonious with the existing structure and surrounding homes

Name: Michael Jorce HOA President, Northgate

Address: 767 Justin Rd, Rockwall, TX 75087

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

FRONT ELEVATION

BENEDETTO RESIDENCE CARRIAGE HOUSE

SHEET INDEX

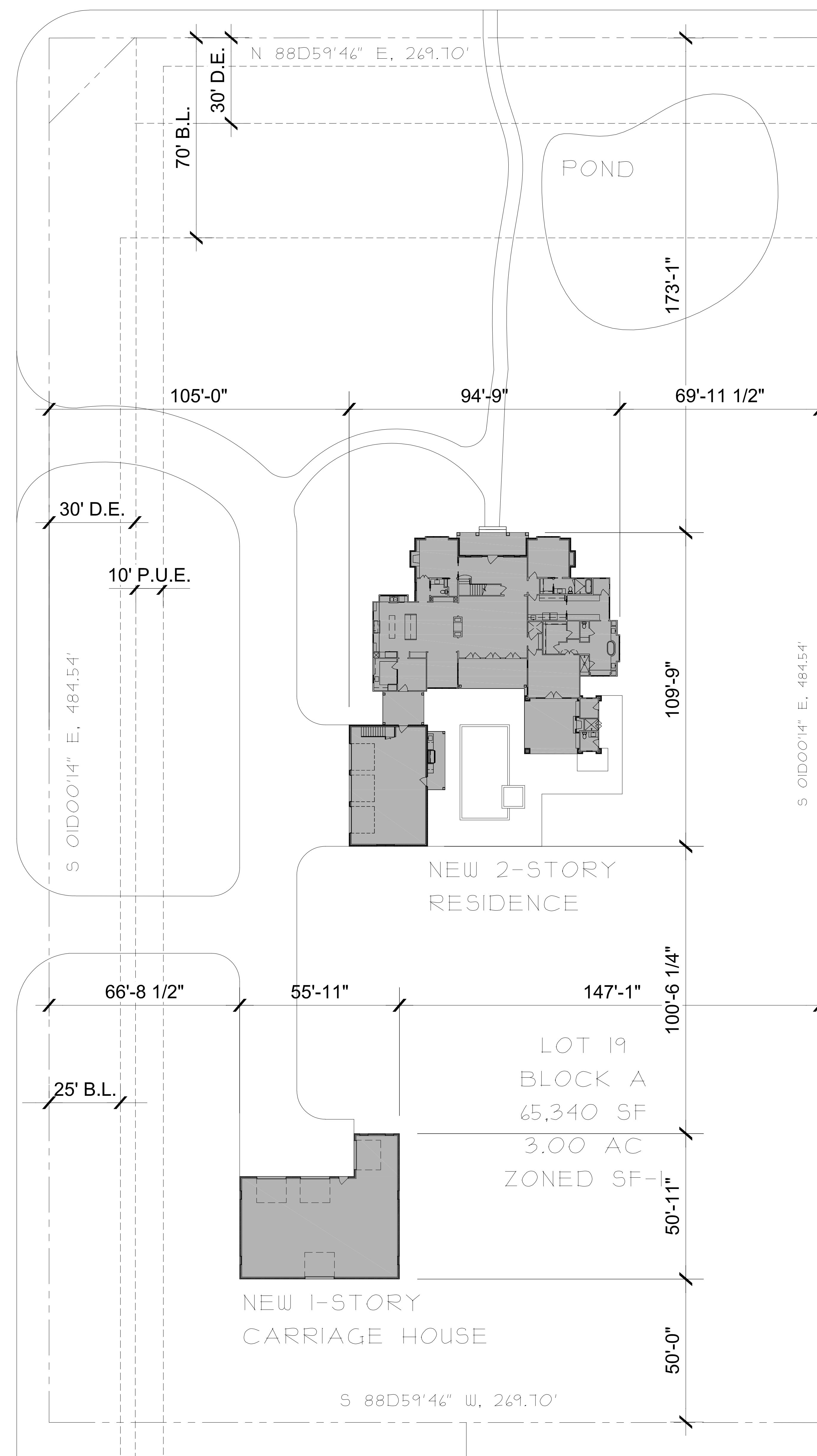
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
----------	----------------

SANDERSON LANE

CLEM ROAD



BENEDETTO RESIDENCE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

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04/13/21	REVISION	
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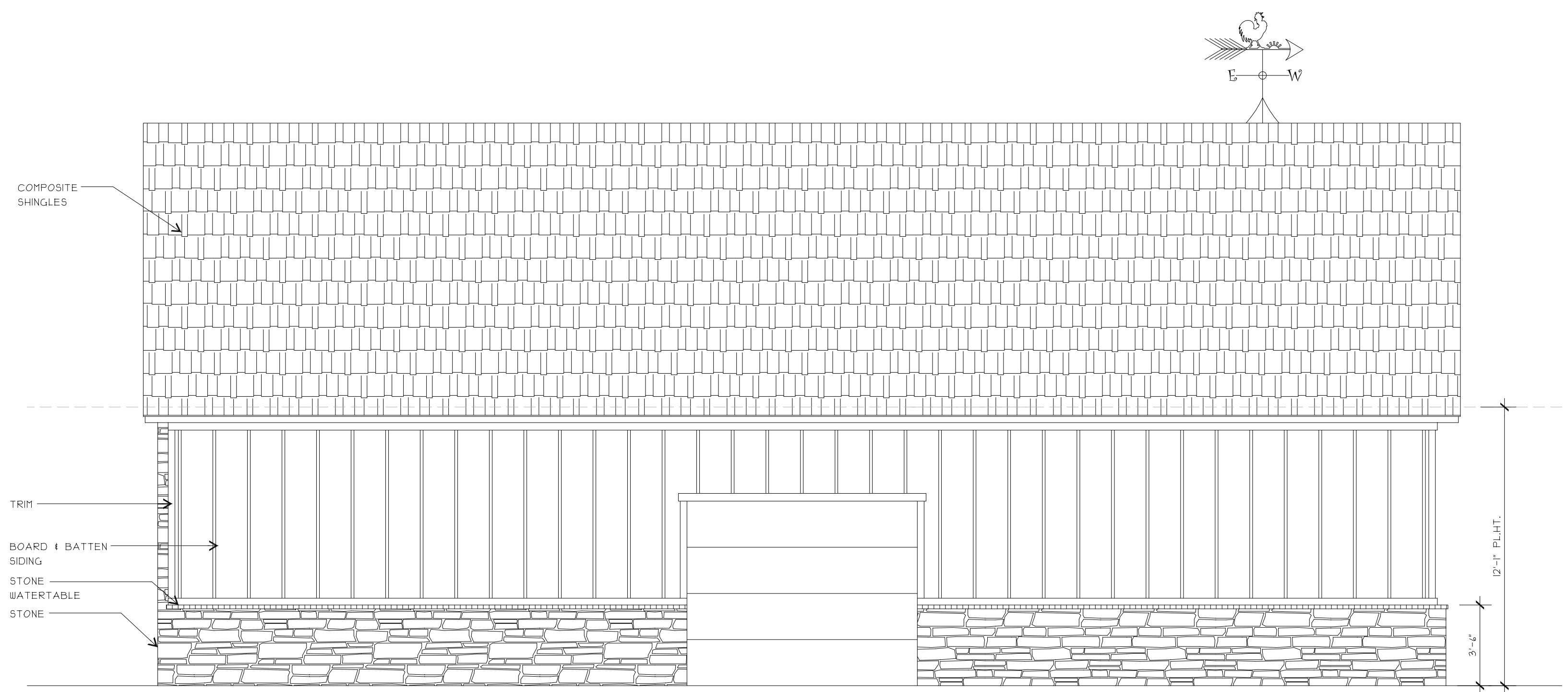
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbeneditto@highviewhomes.com 214-54-0303
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

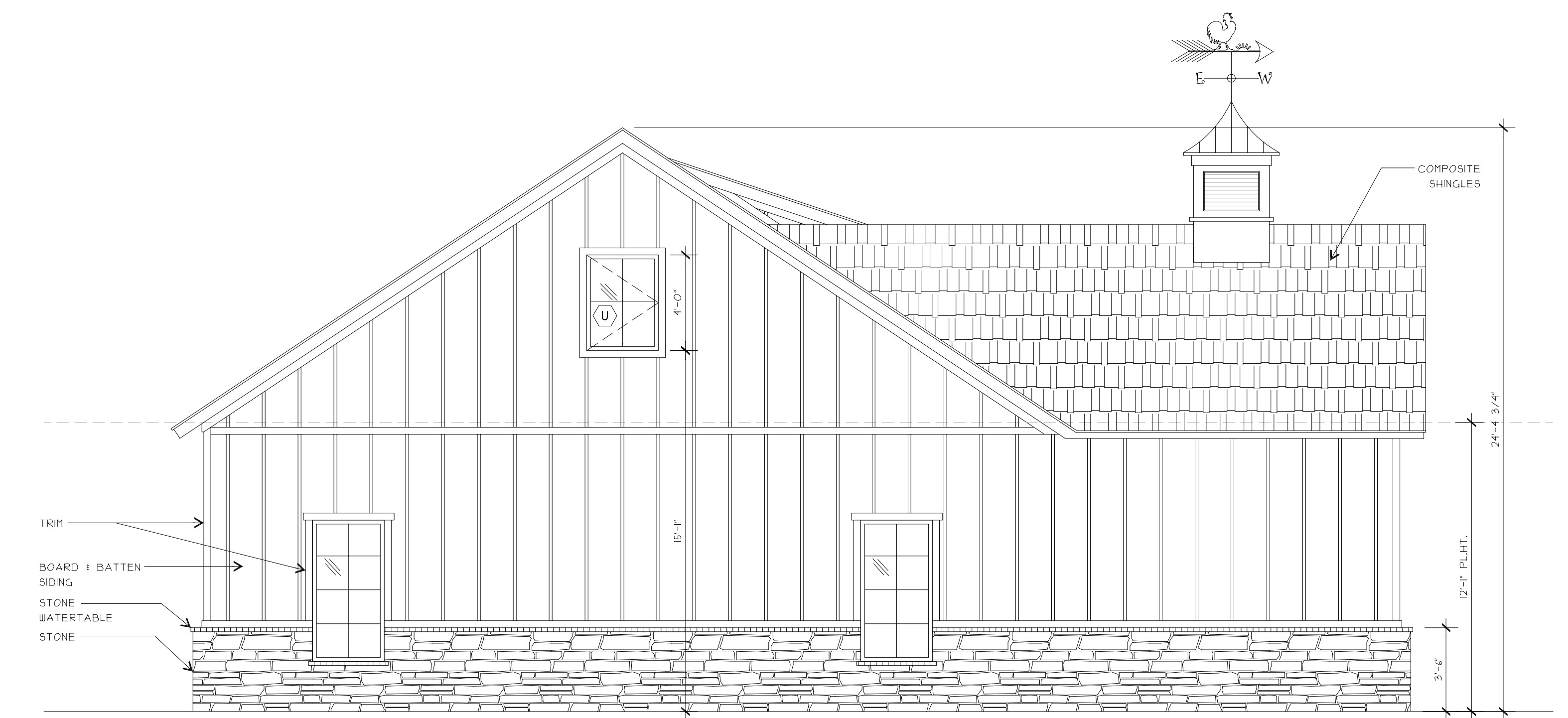
SHEET NO.

A7.2

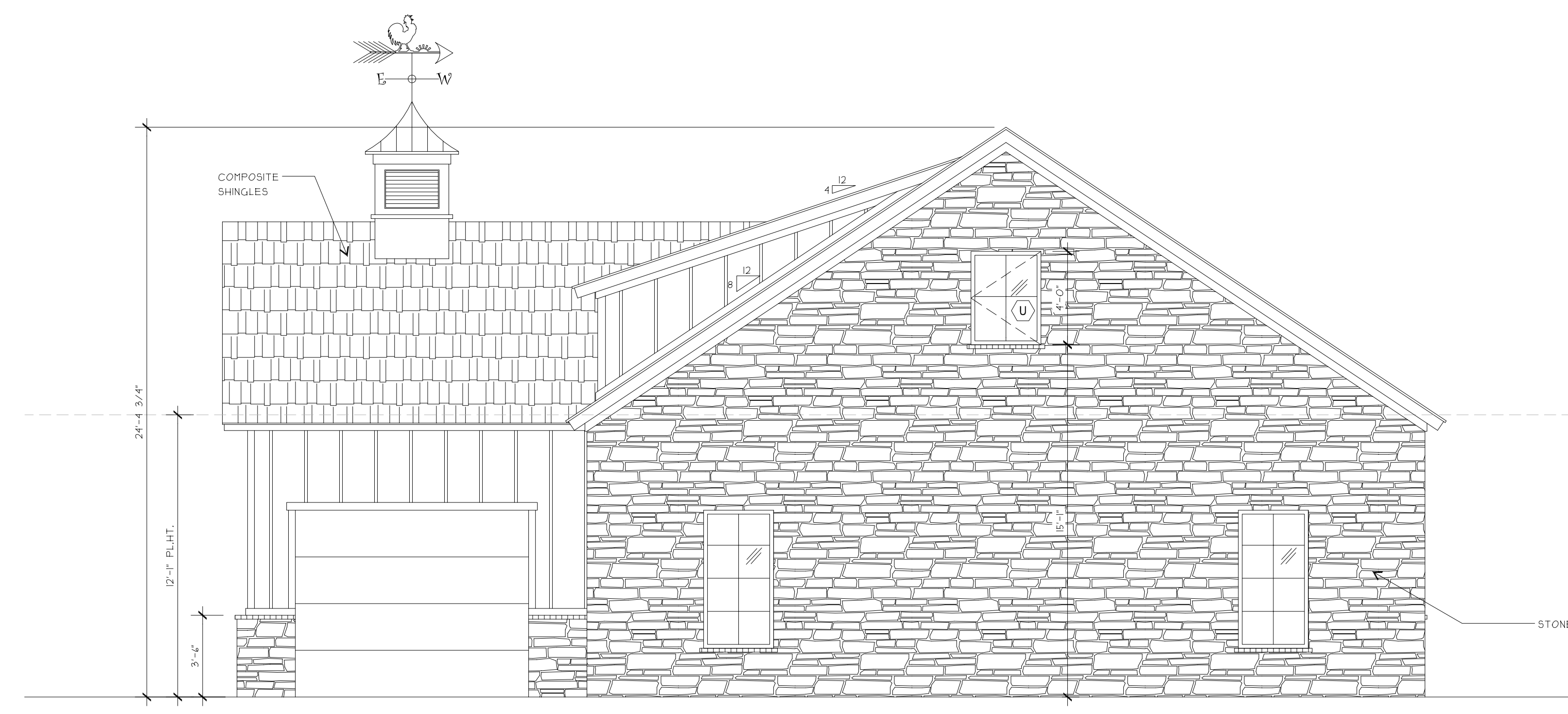
CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



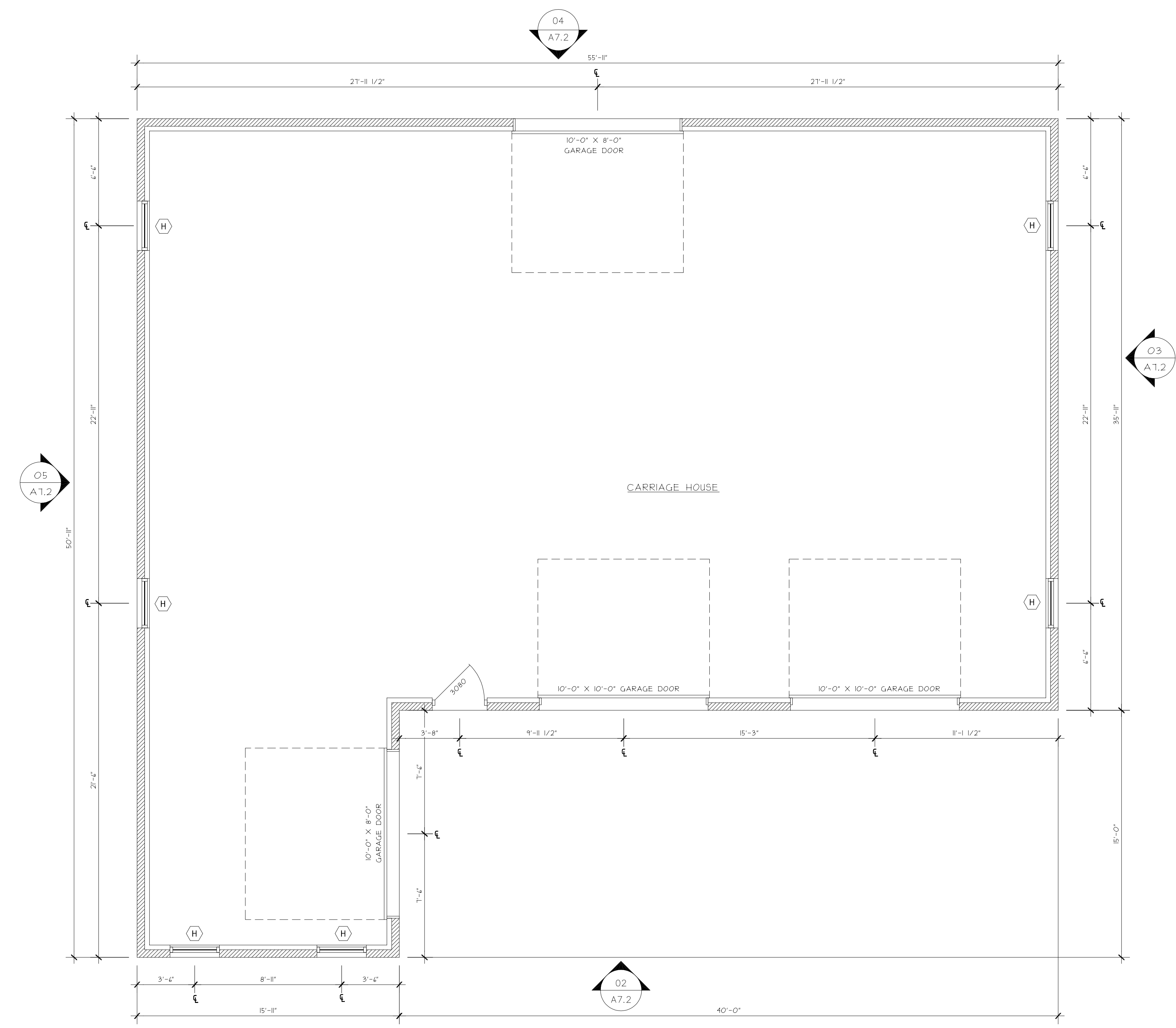
05 WEST ELEVATION
 SCALE: 1/4"=1'-0"



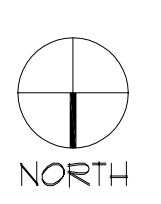
03 EAST ELEVATION
 SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
 SCALE: 1/4"=1'-0"

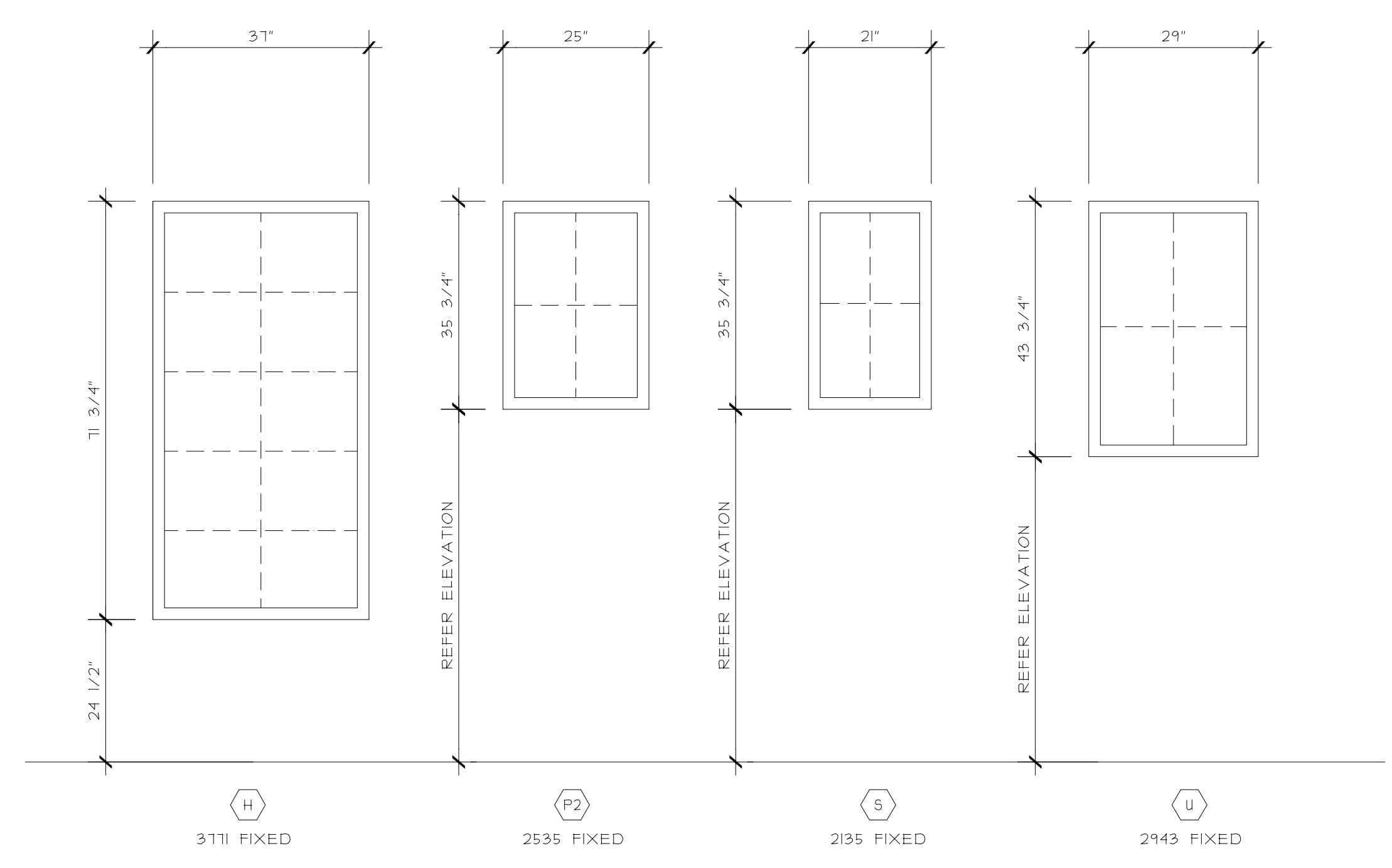


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL, HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊞	3 WAY SWITCH
⊞	110V OUTLET
⊞	220V OUTLET
⊞	FLOOR OUTLET
⊞	RECESSED CAN FIXTURE
⊞	CEILING MOUNT PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	EXHAUST FAN
⊞	FLUORESCENT FIXTURE
⊞	OVER OR UNDERCOUNTER LIGHTING
⊞	SMOKE DETECTOR
⊞	C DETECTOR
VP	VP---VAPOR PROOF
GFCI	GFCI---WEATHER PROOF
GFI	GFI---GROUND FAULT INTERCEPTOR
LV	LV---LOW VOLTAGE
OS	OS---OUTSIDE
GD	GD---GARAGE DISPOSAL
DW	DW---DIRECT WIRE

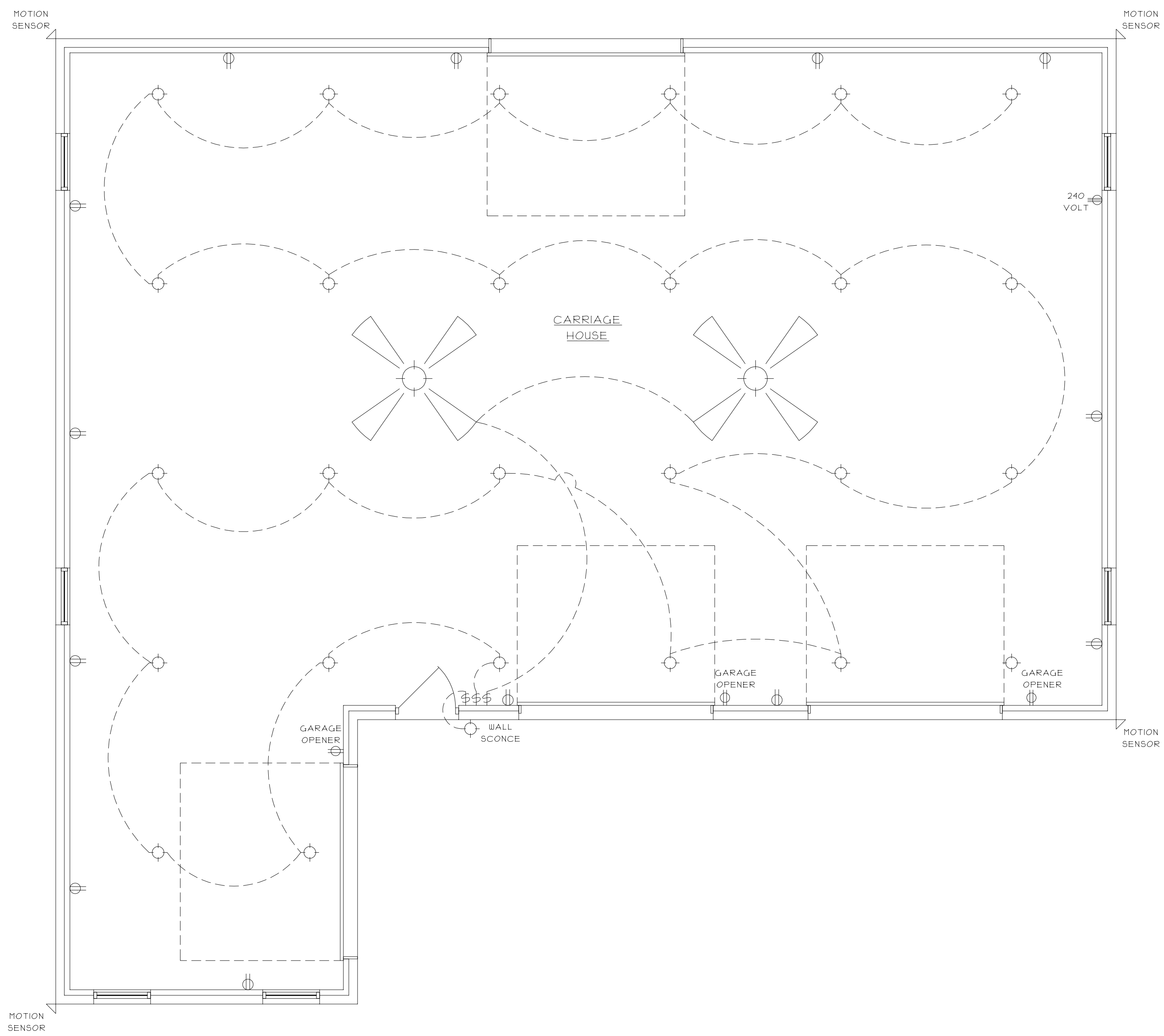
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WILED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

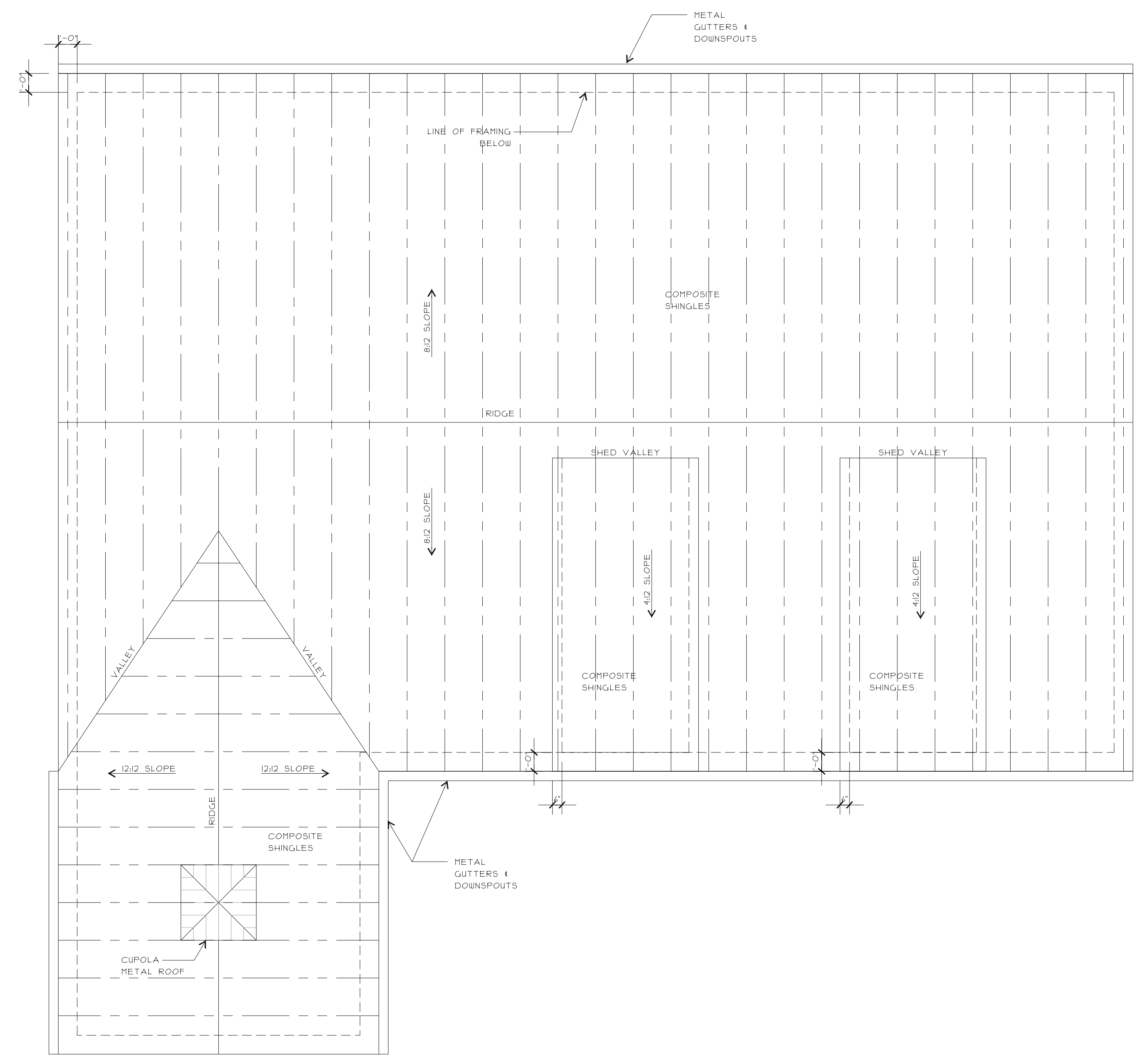


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

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- ISSUED FOR:**
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OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC mattbeneditto@highviewhomes.com 214-544-0033
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN pfanning@fanningphilips.com 214-284-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Ryan Joyce', written over a light blue circular stamp.

Michael Ryan Joyce
Northgate Rockwall HOA
President





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [*ORDINANCE NO. 19-26*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the contractor or property 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 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition



Exhibit 'B':
Site Plan

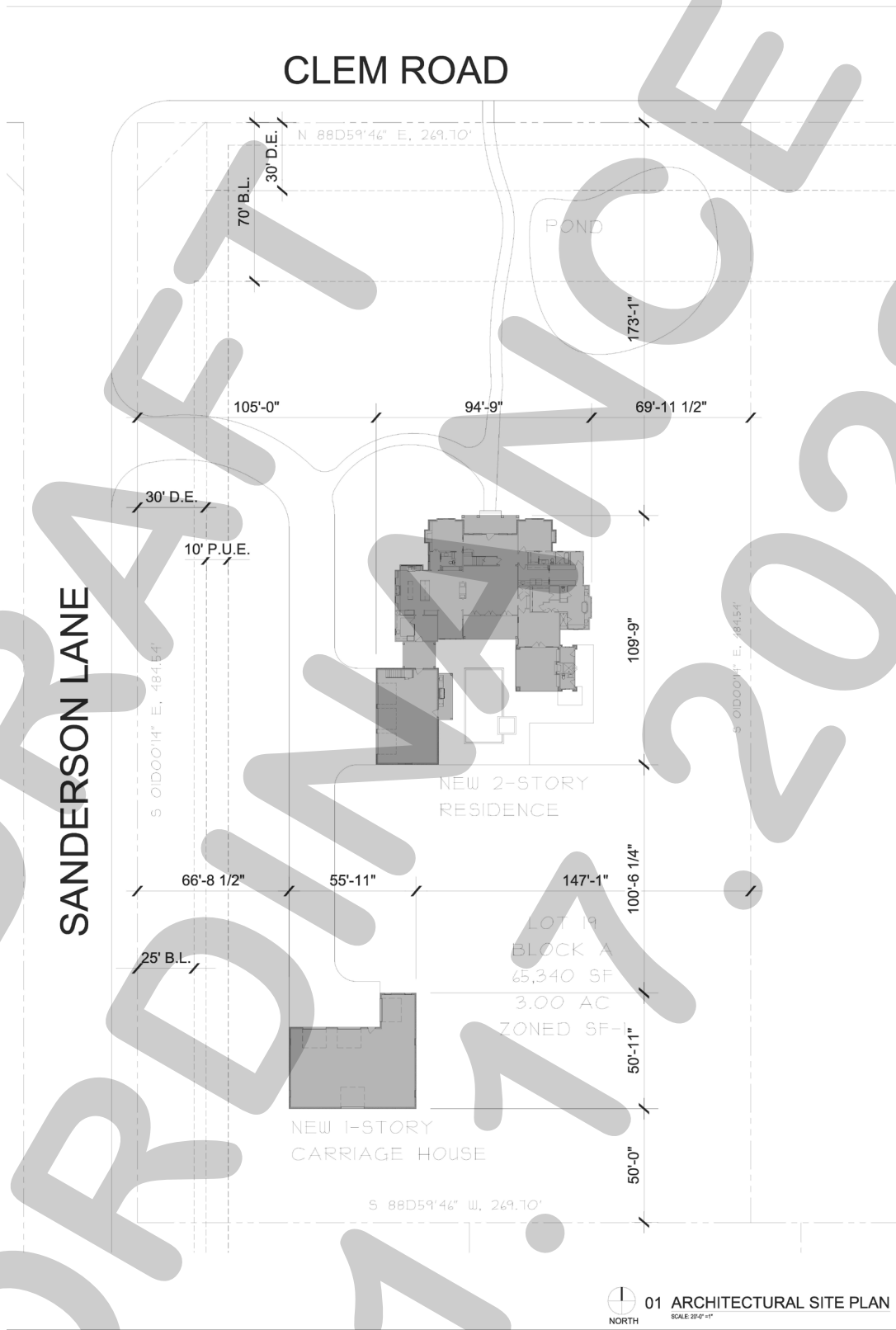
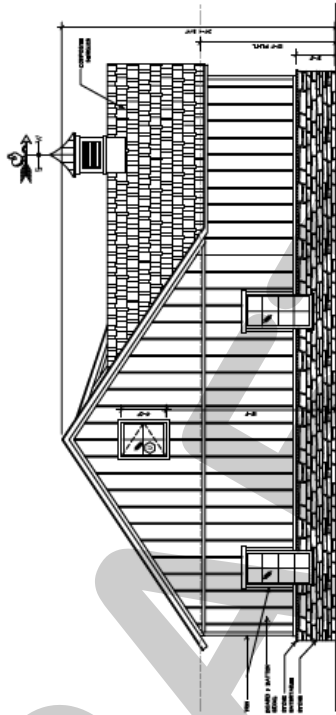
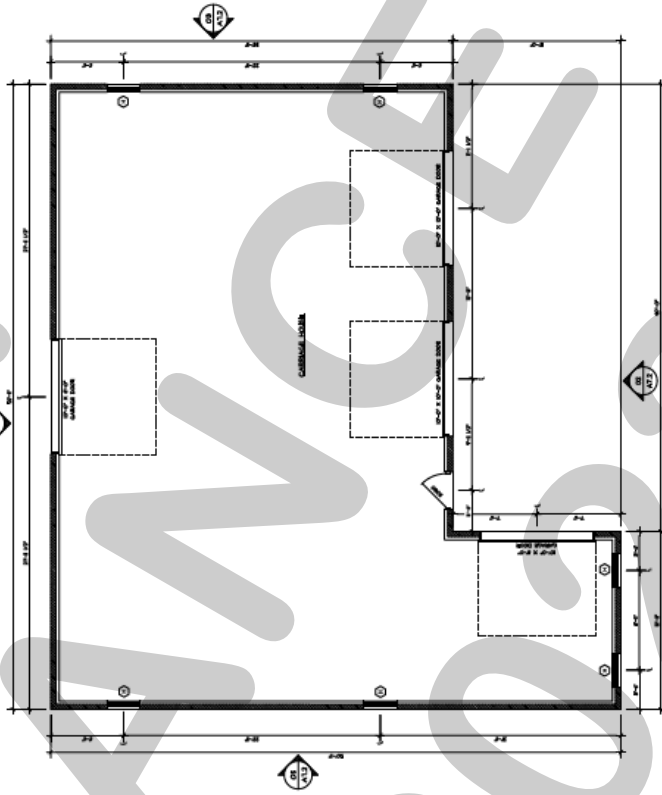


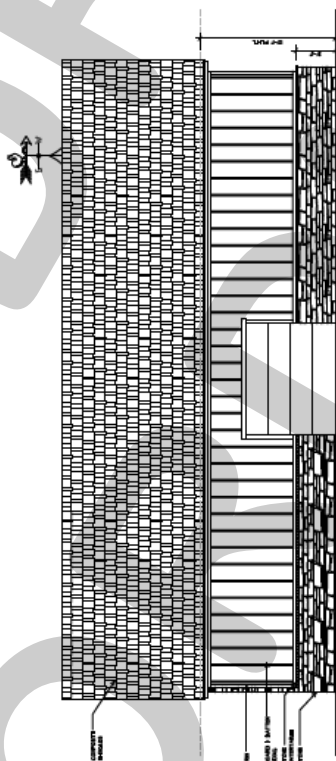
Exhibit 'C':
Building Elevations



05 WEST ELEVATION
SCALE 1/8"=1'-0"



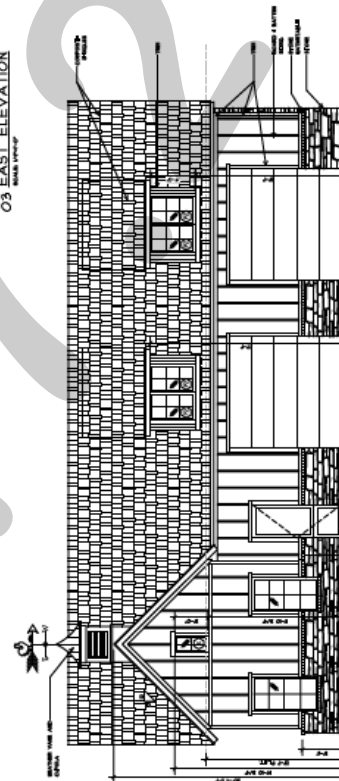
01 CARRIAGE HOUSE PLAN
SCALE 1/8"=1'-0"



04 NORTH ELEVATION
SCALE 1/8"=1'-0"



03 EAST ELEVATION
SCALE 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE 1/8"=1'-0"



February 8, 2023

TO: Matthew Benedetto
835 Clem Road
Rockwall, TX 75087

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

SUBJECT: Z2022-056; SUP for Detached Garage at 835 Clem Road

Matthew:

This letter serves to notify you that the above referenced case (*i.e. Zoning*) that you submitted for consideration by the City of Rockwall was approved by the City Council on February 6, 2023. 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 development of a Detached Garage on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The Detached Garage shall not exceed a maximum size of 2,250 SF.
 - (d) The Detached Garage shall include a paved driveway to the structure.
 - (e) The maximum height of the Detached Garage shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
 - (f) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (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 January 10, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 6-0, with Commissioner Hustings absent.

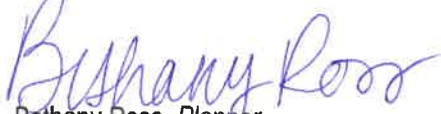
City Council

On January 17, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 7-0.

On February 6, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 6-0, with Council Member Moeller absent.

Included with this letter is a copy of *Ordinance No. 23-04, S-292*, 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) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL
ORDINANCE NO. 23-04
SPECIFIC USE PERMIT NO. S-292

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [ORDINANCE NO. 19-26] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [Ordinance No. 19-26] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [Ordinance No. 19-26] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the contractor or property 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF FEBRUARY, 2023.**

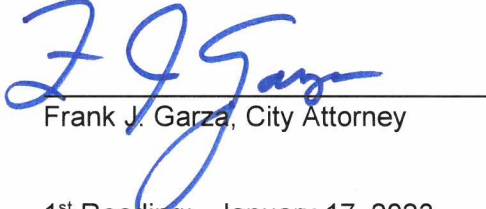


Kevin Fowler, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition

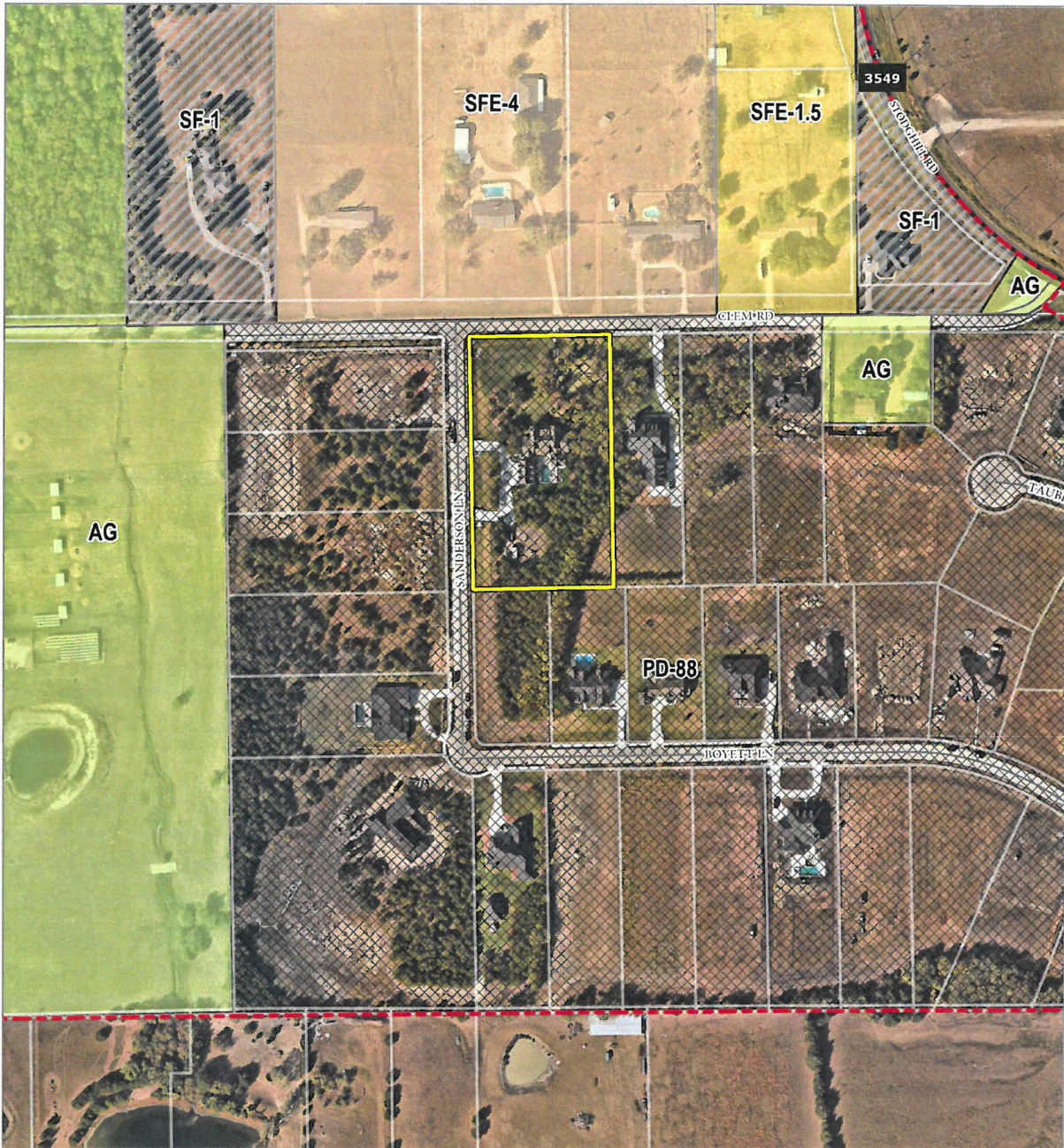


Exhibit 'B':
Site Plan

CLEM ROAD

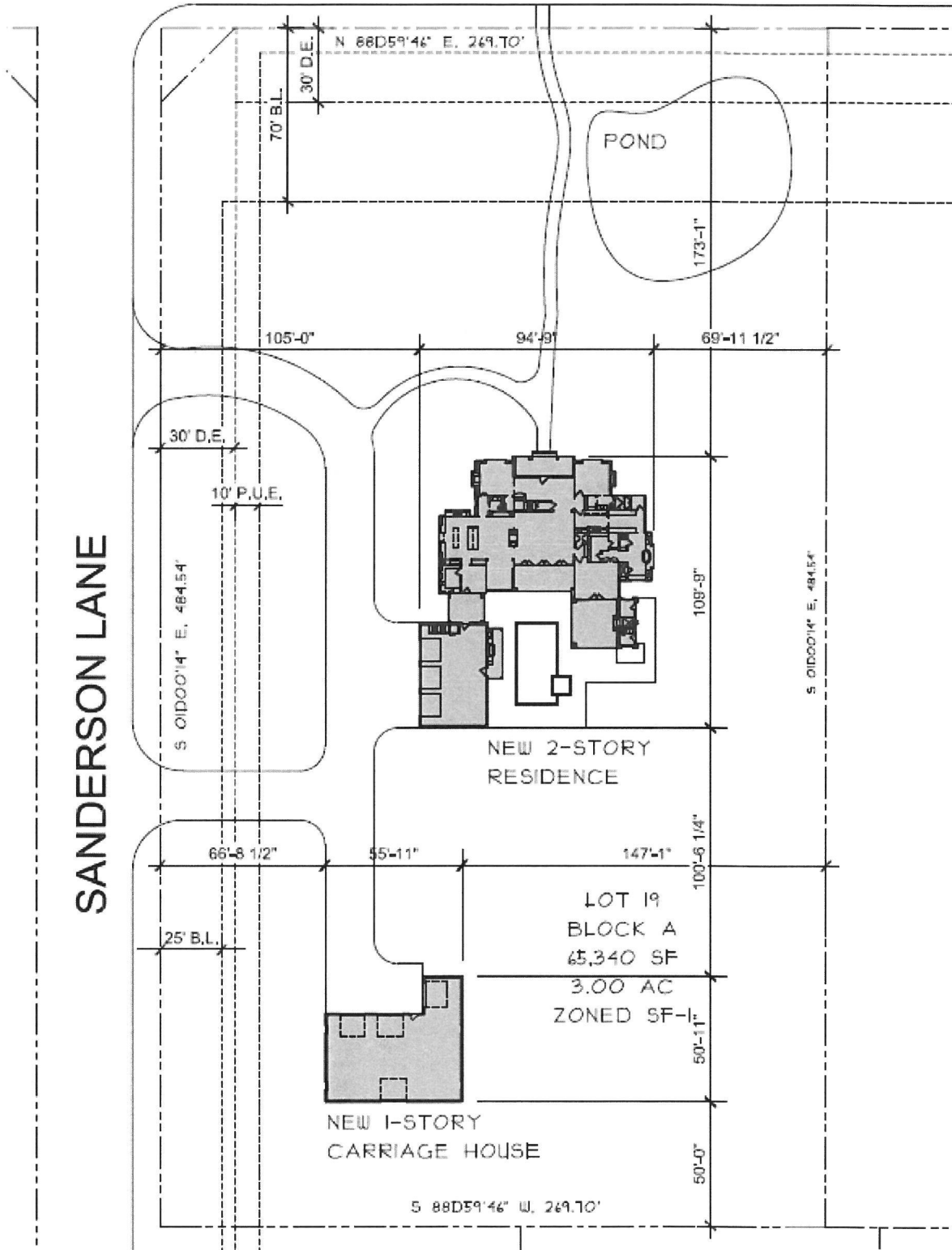
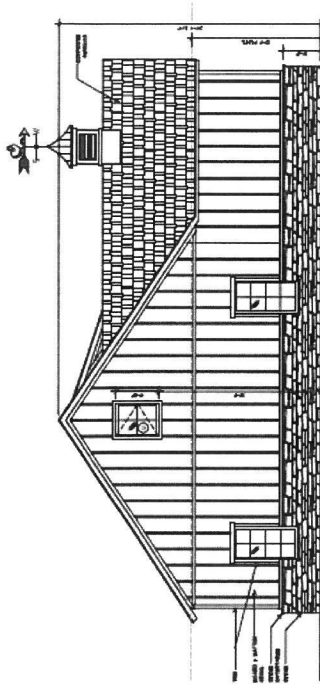
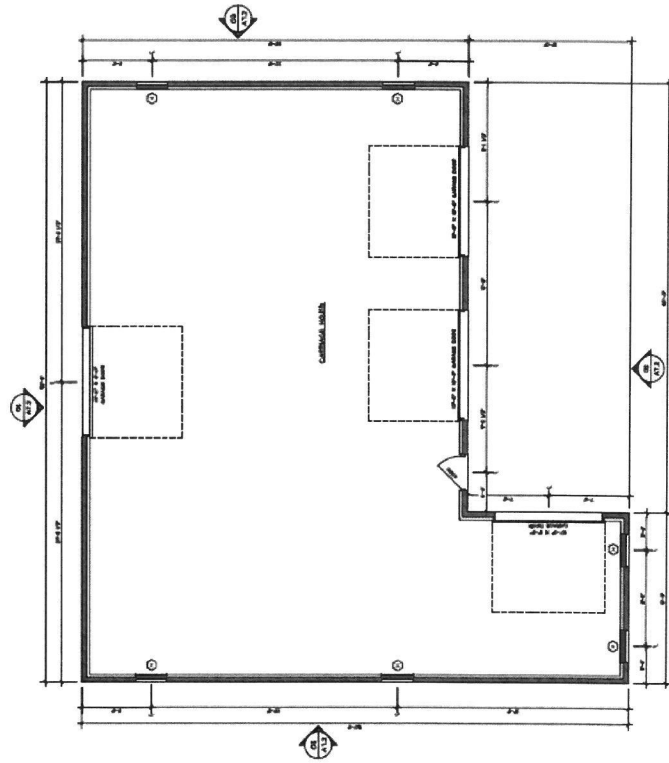


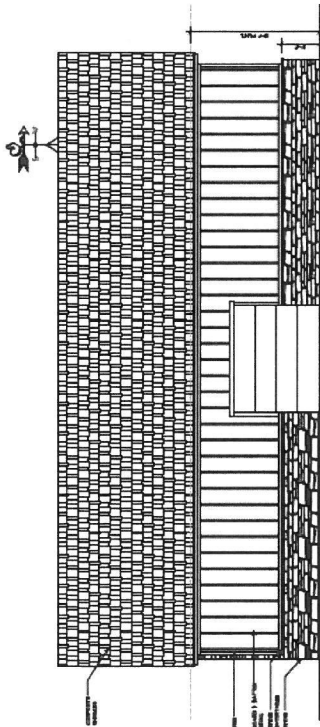
Exhibit 'C':
Building Elevations



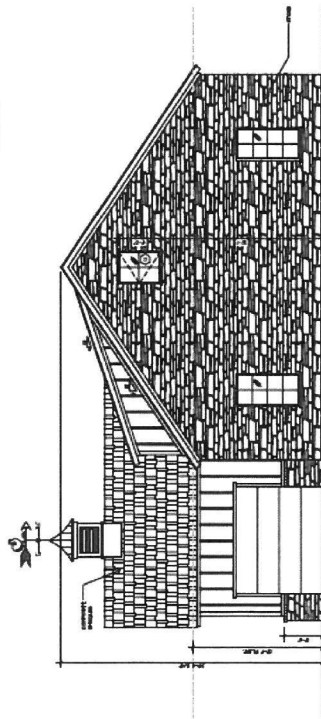
05 WEST ELEVATION
Scale 1/8" = 1'-0"



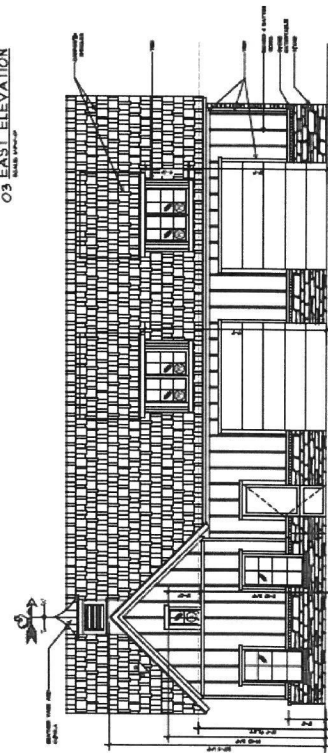
01 CARRIAGE HOUSE PLAN
Scale 1/8" = 1'-0"



04 NORTH ELEVATION
Scale 1/8" = 1'-0"



03 EAST ELEVATION
Scale 1/8" = 1'-0"



02 SOUTH ELEVATION
Scale 1/8" = 1'-0"