



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2019-022

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

DIRECTOR OF PLANNING:

[Signature]

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2340 SADDLEBROOK LN

Subdivision SADDLEBROOK ESTATES #2, 1 Acre Lot 10 Block B

General Location JUST OFF OF FM1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner MARTY WRIGHT

Applicant

Contact Person MARTY WRIGHT

Contact Person

Address 2340 SADDLEBROOK LN

Address

City, State & Zip Rockwall TX 75087

City, State & Zip

Phone 214 717 8203

Phone

E-Mail mwright-1@aatt.net

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires

0 20 40 80 120 160 Feet

Z2019-022 - SUP FOR 2340 SADDLEBROOK LANE
ZONING - LOCATION MAP = 

THE ROCK

SF-16 

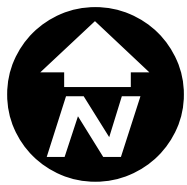
SADDLEBROOK



City of Rockwall

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

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

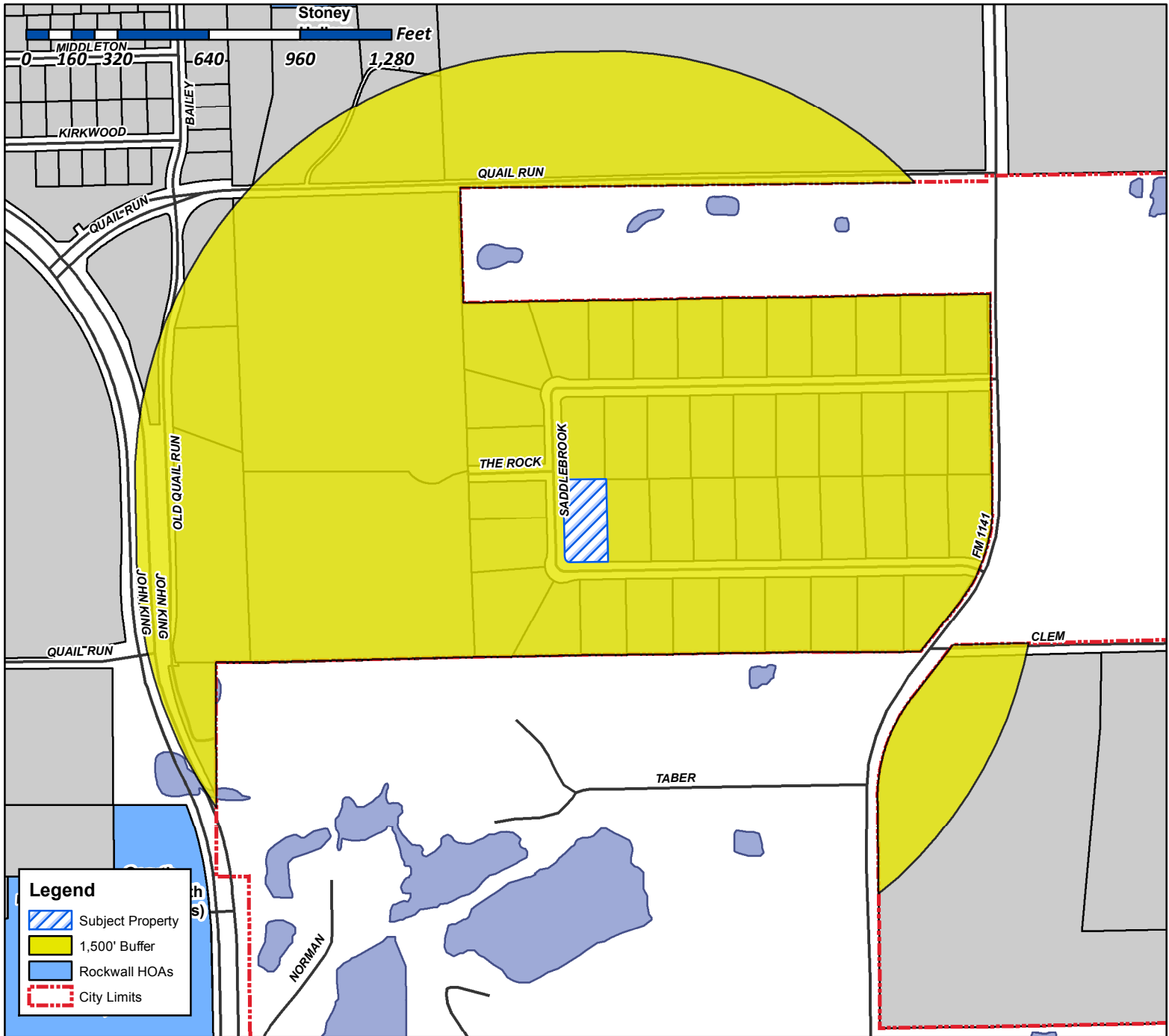




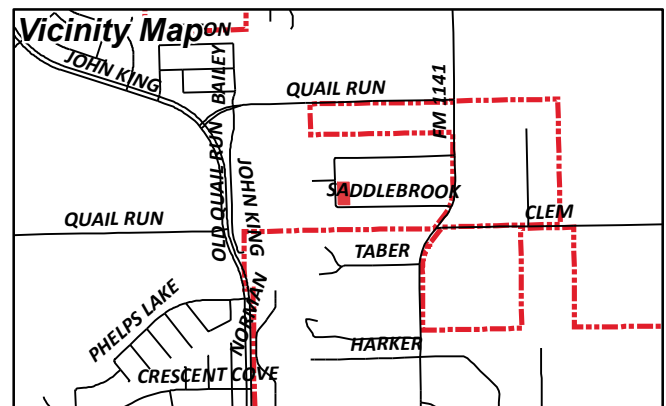
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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



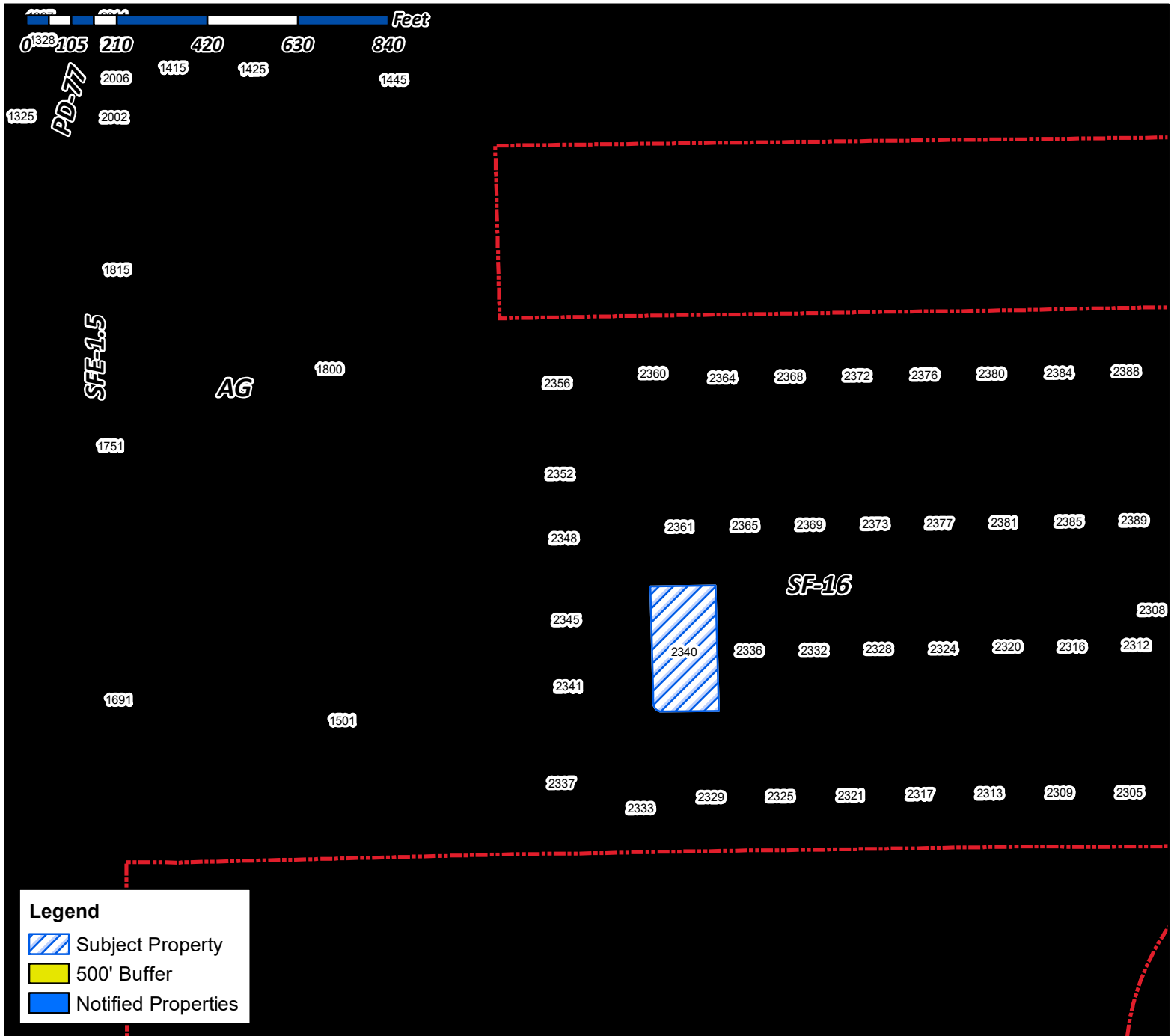
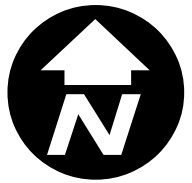
Date Created: 9/17/2019

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




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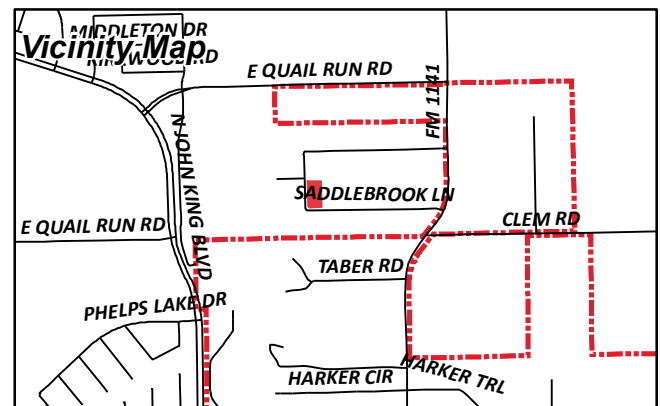
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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING
TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

Thanks for your time,

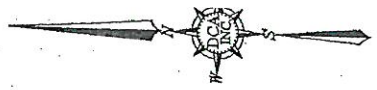
Marty and Debra Wright

(214) 717-8203

mwright-1@att.net



LOT 9



12

7.5' UTILITY ESMT.

S01°04'44"E 291.73'

10' X 10' TXU TRANS. ESMT. VOL. 1930, PG. 64

15' DRAINAGE AND UTILITY EASEMENT

TRANSFORMER 2.0' 1-311.02' TO S89°48'15" W NORTH COUNTRY LANE F.M. 114

12x18 216 SF

24x40 Storage 960 SF
6x40 path

12x18 TO PAVE

EVERSAFE METAL BUILDINGS

- 1 OVERHEAD DOOR 9x8
- 1 OVERHEAD DOOR 9x12
- 2 WALKING DOORS 80x80
- Wall Height 10 FT
- TOTAL Height 13.8 FT
- 4 3x3 WINDOWS
- VERTICAL ROOF & SIDING
- COLORS SANDSTONE / BEIGE
- TOTAL CONCRETE 30x40

12x18 BUILDING TO BE MOVED TO NORTH SIDE OF NEW BUILDING.

1.01 ACRES
44,033 SQ. FT.

LOT 10

ONE STORY BRICK

15' DRAINAGE AND UTILITY EASEMENT

N01°04'44"W 270.56'

SADDLEBROOK LANE
60' R.O.W.

S89°48'15"W 131.63'

R = 20.00'
L = 32.51'

101.20

103.95

20.5

20.5

101.35

100.40

103.22

30.1'

20.0'

103.28

35.1'

34.6'

10.1'

2.1'

3.5'

3.5'

13.1'

1.8'

7.0'

4.3'

2.6'

4.6'

0.7'

13.4'

1.1'

10.4'

10.6'

103.25

103.33

57.5'

AC

AC

104.25

103.22

38.8'

102.5

104.31

5.6'

8.0'

18.6'

5.0'

19.3'

12.2'

7.8'

103.02

51.2'

103.25

100.21

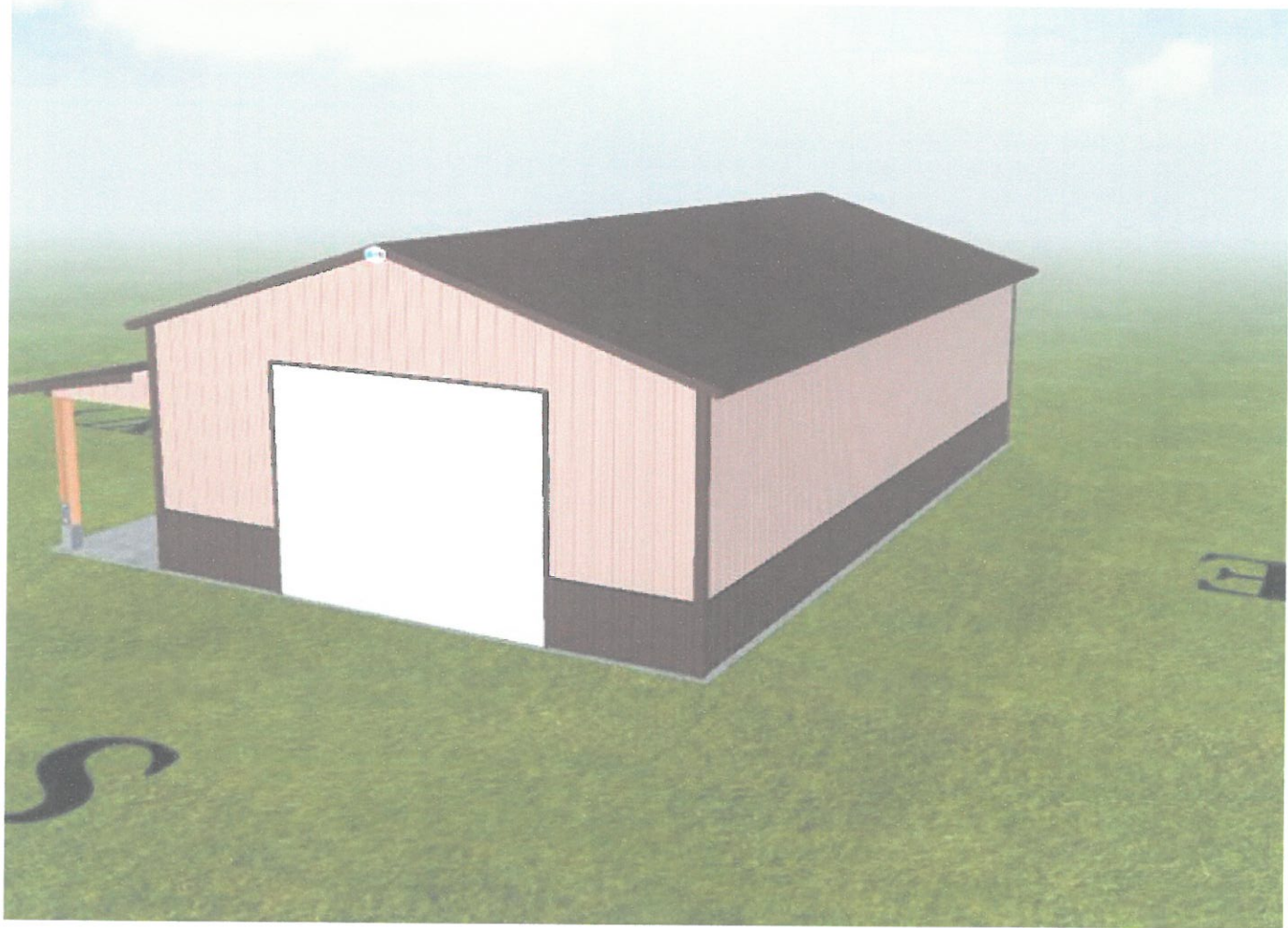
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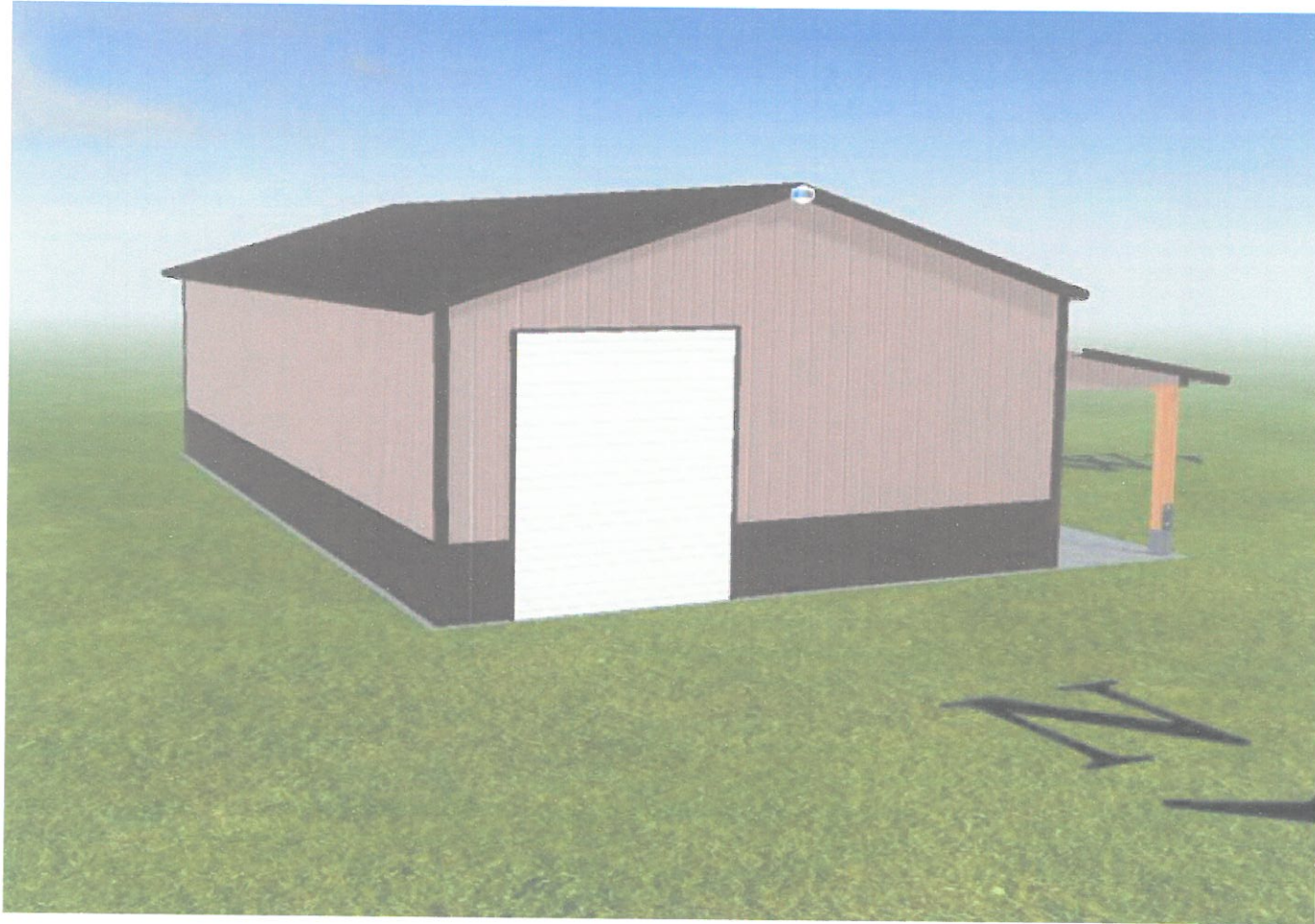
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Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)
To: mwright-1@att.net
Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau

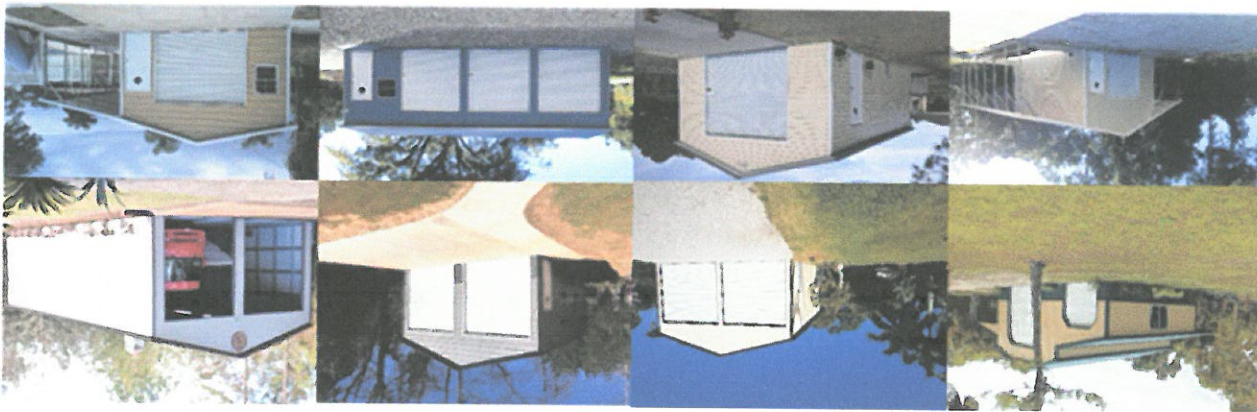
Bob Fuerstenau
Regional Account Manager



Eversafe Buildings
A Longlife Steel Buildings company

Phone 1-800-374-7106 x387
Fax 1-866-609-5390

bfuerstenau@eversafebuildings.com
<http://www.eversafebuildings.com/>



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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf 167.9KB

image01.png 487.3KB



EVERSAFE BUILDINGS | 3415 CUSTER RD, SUITE 101 | PLANO, TX 75023
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM



Customer: Marty Wright
Date: 9/12/2019

Address: TBD
City/State: Rockwall, TX

Zip: 75087
Country: Rockwall

Phone: (214) 717-8203
E-Mail: mwright-1@att.net

Building Type: Garage
Roof Size: 24' x 41'

Building Size: 24' x 40'
Wall Height: 10'

Roof Pitch: 3/12
Roof Type: Upgraded Vertical Roof With 6" Overhang

Frame Type: Heavy Duty 1 1/2 Gauge Galvanized Steel
Frame Spacing: 5' On Center

Sheeting Type: Heavy Duty 29 Gauge Galvanized Steel
Certification: 140 mph/30 psf

QUANTITY	DESCRIPTION
----------	-------------

2	24' x 40' x 10' Garage Upgraded Vertical Sidelalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
1	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)

1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof) Sidelwall (No Sheeting) - Includes Sidelwall Hat Channels
---	---

LEAN-TO BUILDING DETAILS

1	Upgraded Vertical Roof With 6" Overhang
---	---

ACCESSORIES

1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)

2	Header Seal for Roll Up Door
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2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30" x 30" Single Hung Windows

1	Concrete Anchors
---	------------------

1	Roof Only 1/4 Inch Double Bubble Insulation (R10.1) - \$1,040.00 (Option-Not Included in price below)
---	---

1	Fee to Connect Lean-To To Main Building
---	---

MISCELLANEOUS

	Foam Enclosures - Ridge and Eaves
	Certified Building Generic Stamped Drawings
	FREE DELIVERY TO JOBSITE
	FREE INSTALLATION ON YOUR PAD

*****12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION*****
*****20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS*****
*****10 YEAR WARRANTY ON SHEETING*****

	Building Price (Before Discount)	\$14,827.50
	Discount	-\$1,482.75
	Miscellaneous	\$0.00
	BUILDING PRICE (AFTER DISCOUNT)	\$13,344.75
	Sales Tax (6.75%)	\$900.77
	Drawings	\$0.00
	Total	\$14,245.52
	Due Now**	\$2,135.16
	Remaining Balance after "Due Now" paid (COD)	\$12,110.36

Note: Discount Good Until: 9/19/2019

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

PREPARED BY: Bob Fuerstenau

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)
 To: mwright-1@att.net
 Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (*minimum*) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (*minimum*)
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5/8" wider than the building frame with a 3/4" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,



Bob Fuerstenau

Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

2A

CONCRETE MONOLITHIC SLAB
BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"

