

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

STAFF USE ONLY
 PLANNING & ZONING CASE NO. 22020-011
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)
 Preliminary Plat (\$200.00 + \$15.00 Acre)
 Final Plat (\$300.00 + \$20.00 Acre)
 Replat (\$300.00 + \$20.00 Acre)
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)
Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)
 Specific Use Permit (\$200.00 + \$15.00 Acre)
 PD Development Plans (\$200.00 + \$15.00 Acre)
Other Application Fees:
 Tree Removal (\$75.00)
 Variance Request (\$100.00)
Notes:
 : In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 323 Julian dr. 323
 Subdivision Water Stone Lot 5 Block D
 General Location 323 Julian dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Current Use
 Proposed Zoning Proposed Use
 Acreage Lots [Current] Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB316Z the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	Marlyn Roberts	<input checked="" type="checkbox"/> Applicant	Marlyn Roberts
Contact Person	Marlyn Roberts	Contact Person	same as owner
Address	323 Julian dr.	Address	same as owner
City, State & Zip	Rockwall, Texas 75087	City, State & Zip	
Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

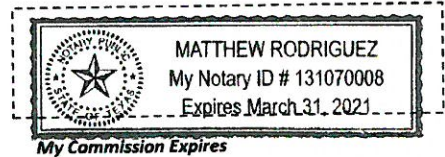
NOTARY VERIFICATION [REQUIRED]

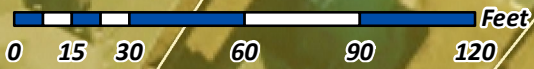
Before me, the undersigned authority, on this day personally appeared Marlyn Roberts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 04 day of April, 2020. 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 16th day of April, 2020.

Owner's Signature Marlyn Roberts
 Notary Public in and for the State of Texas Matthew Rodriguez





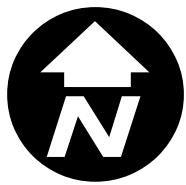
Z2020-011- SUP FOR 323 JULIAN DRIVE
ZONING - LOCATION MAP =



City of Rockwall

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

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

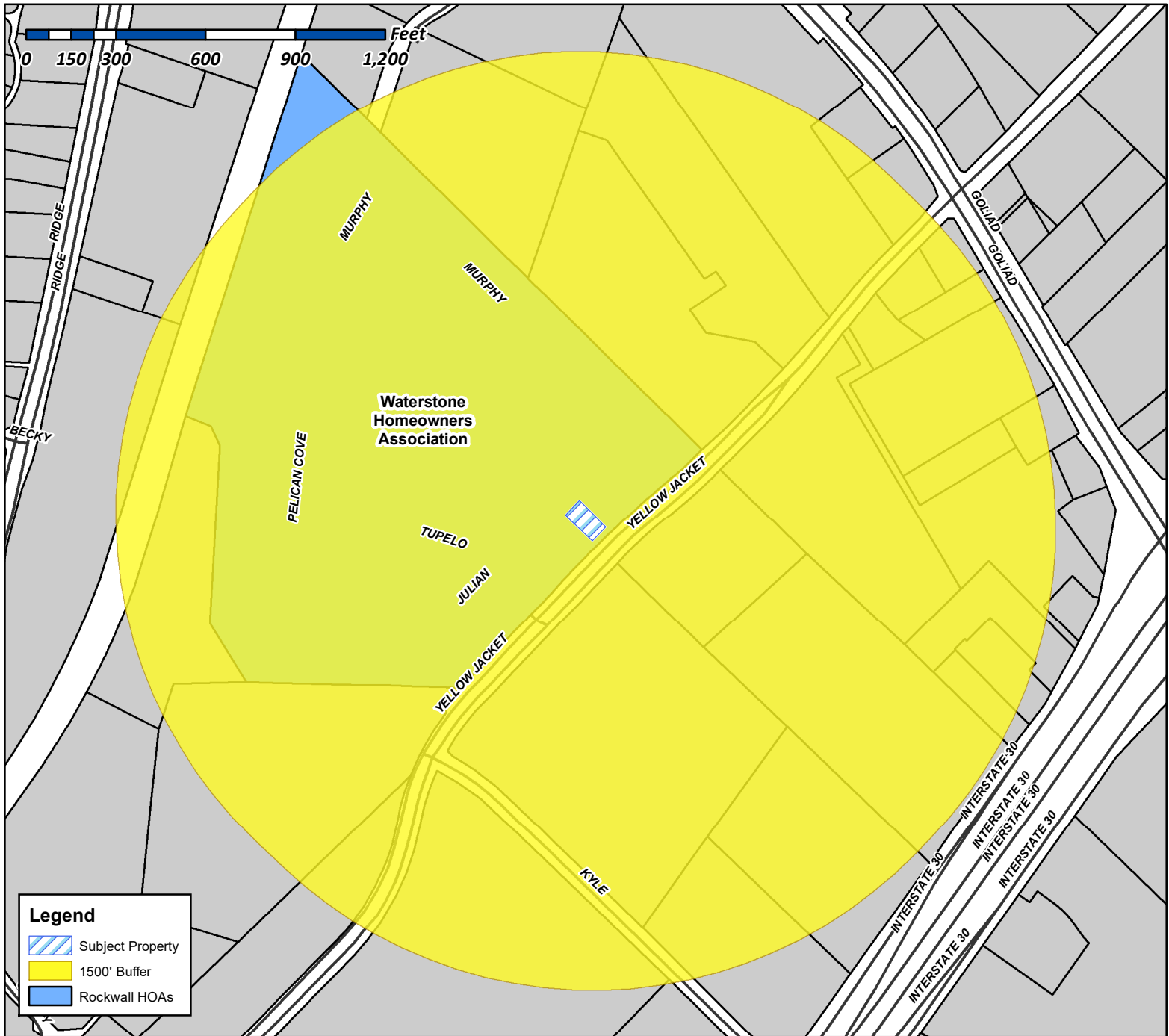




City of Rockwall

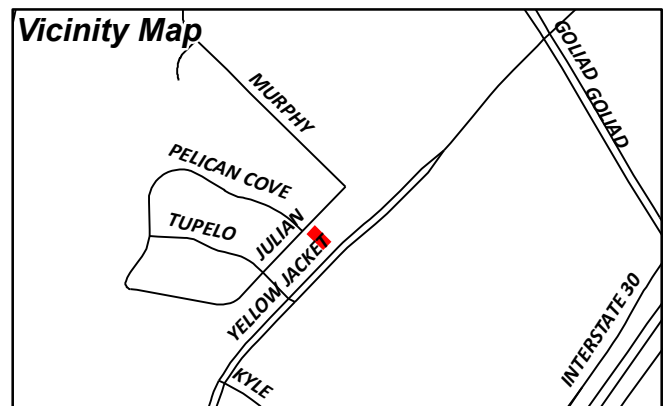
Planning & Zoning Department
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Case Number: Z2020-011
Case Name: SUP for 323 Julian Drive
Case Type: Specific Use Permit
Zoning: Single-Family (SF-7) District
Case Address: 323 Julian Drive

Date Created: 4/17/2020
 For Questions on this Case Call (972) 771-7745

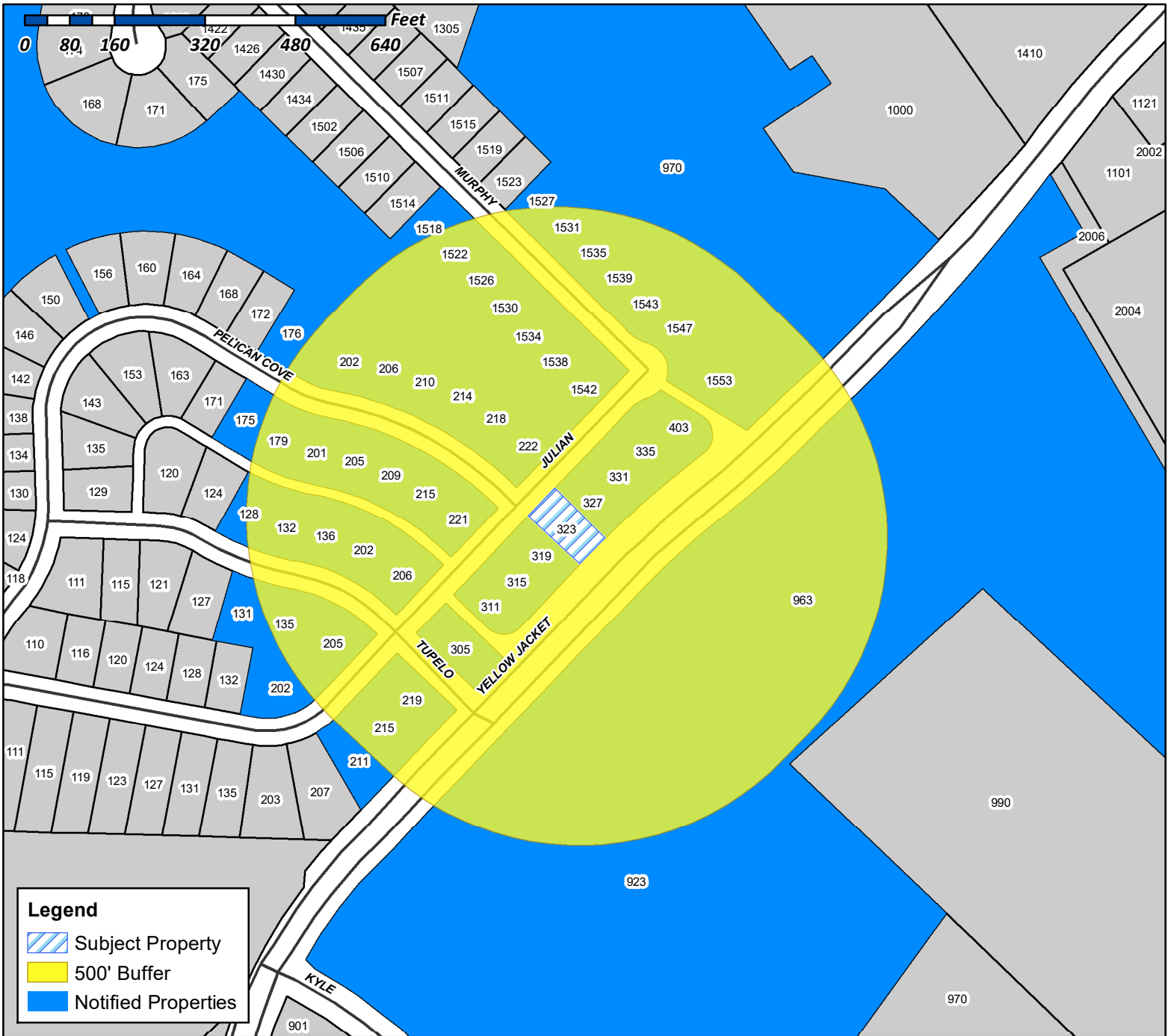




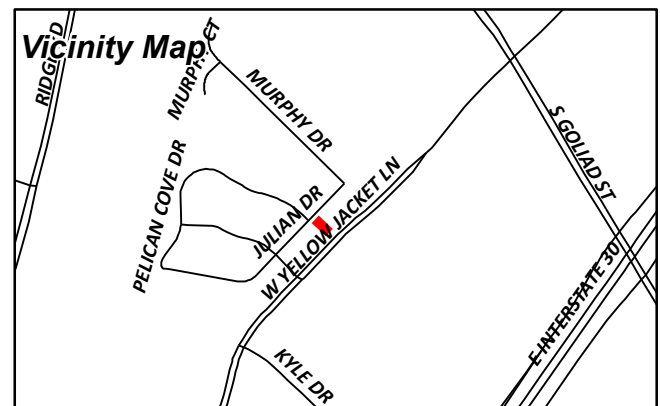
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-011
Case Name: SUP for 323 Julian Drive
Case Type: Specific Use Permit (SUP)
Zoning: Single-Family (SF-7) District
Case Address: 323 Julian Drive



Date Created: 4/21/2020
 For Questions on this Case Call (972) 771-7745

WHITEHEAD DARRY M & KELLI D
128 TUPELO DR
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE
13 NW 69TH ST
LAWTON, OK 73505

WILLIAMS CELIA
131 TUPELO DR
ROCKWALL, TX 75087

ANDERSON STEVEN
132 TUPELO DR
ROCKWALL, TX 75087

CURRENT RESIDENT
135 TUPELO
ROCKWALL, TX 75087

LANE JAMES DALE
136 TUPELO DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1518 MURPHY
ROCKWALL, TX 75087

PENNELL CHRISTOPHER D
1522 MURPHY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1526 MURPHY
ROCKWALL, TX 75087

CHARLES WILLIAM FOX TRUST
C/O WANDA E FOX
1527 MURPHY
ROCKWALL, TX 75087

JONCZAK LAWRENCE J & REBECCA
1530 MURPHY DR
ROCKWALL, TX 75087

ALLEN CHRISTINE D
1531 MURPHY DR
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA
1534 MURPHY DR
ROCKWALL, TX 75087

BARBIERI MARTHA JO
1535 MURPHY DR
ROCKWALL, TX 75087

HOUSE MICHAEL
1538 MURPHY DR
ROCKWALL, TX 75087

JODAN JASON T
1539 MURPHY DRIVE
ROCKWALL, TX 75087

BIERSTEDT MARK A
1542 MURPHY DR
ROCKWALL, TX 75087

WARDELL CHASE AND KRISTA
1543 MURPHY RD
ROCKWALL, TX 75087

JACKSON SHERAH
1547 MURPHY DR
ROCKWALL, TX 75087

NOP SOPHA
1553 MURPHY DR
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY SUITE 300
DALLAS, TX 75234

EUBANKS RANDALL S & MARY K
175 PELICAN COVE DR
ROCKWALL, TX 75087

CUMMINGS MATTHEW L AND AMANDA L
176 PELICAN COVE DRIVE
ROCKWALL, TX 75087

2018 R C HUFFMAN REVOCABLE TRUST
ROBERT CURTIS HUFFMAN AND CATARINA
MARIA HUFFMAN-TRUSTEES
179 PELICAN COVE DRIVE
ROCKWALL, TX 75087

STRADMANN IVO MOYANO
1918 STERLING CT
ROCKWALL, TX 75032

STEINBERGER DANE &
SHANNON HOLTON
201 PELICAN COVE DR
ROCKWALL, TX 75087

IADANZA LIVING TRUST
THOMAS JOHN IADANZA AND SUSANNE MARIE
IADANZA-TRUSTEES
202 JULIAN DR
ROCKWALL, TX 75087

NANCARROW GREGORY J & LYNN G
202 PELICAN COVE DR
ROCKWALL, TX 75087

COLBERT MICHAEL DON & KELLY J
202 TUPELO DRIVE
ROCKWALL, TX 75087

MURPHY STEVEN D AND ELIZABETH R
205 PELICAN COVE DR
ROCKWALL, TX 75087

VEGA JOHN & PAM
205 TUPELO DR
ROCKWALL, TX 75087

JEFFREY BRUCE & LOUISE
206 PELICAN COVE DR
ROCKWALL, TX 75087

CASTRO ERNESTO & KATHARINA
206 TUPELO DR
ROCKWALL, TX 75087

BRAMAN BRIAN K & ELIZABETH T
209 PELICAN COVE DR
ROCKWALL, TX 75087

JOHNSON STEVE
210 PELICAN COVE DR
ROCKWALL, TX 75087

WHITTAKER SANDRA
211 JULIAN DR
ROCKWALL, TX 75087

LUEB KEVIN J & AMANDA M &
LYNNE M LUEB
214 PELICAN COVE DR
ROCKWALL, TX 75087

HARPER EMILY ERIN
215 JULIAN DR
ROCKWALL, TX 75087

BERRY W A & MARIFLOYD
215 PELICAN COVE DR
ROCKWALL, TX 75087

CRAWFORD GAIL LYNN
218 PELICAN COVE DR
ROCKWALL, TX 75087

SHIELDS GREGORY GILBERT AND
CHARLENE SHIELDS
219 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
221 PELICAN COVE
ROCKWALL, TX 75087

CHILES LARRY & KAY
222 PELICAN COVE DR
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA
2325 S. GOLIAD ST
ROCKWALL, TX 75032

GRAHAM STEVEN W & JACQUELYNN
305 JULIAN DR
ROCKWALL, TX 75087

GEIGER DONALD M
311 JULIAN DRIVE
ROCKWALL, TX 75087

LEWIS ROCIE L
315 JULIAN
ROCKWALL, TX 75087

CHABROL JASON A
319 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
323 JULIAN
ROCKWALL, TX 75087

STEVENS MARK R
327 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
331 JULIAN
ROCKWALL, TX 75087

PATEL MUKESH & MINAL
335 JULIAN DR
ROCKWALL, TX 75087

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

BEDFORD LUKE FOSTER AND KYLEE
403 JULIAN DRIVE
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP
C/O STARWOOD CAPITAL GROUP GLOBAL LP
591 W PUTNAM AVE
GREENWICH, CT 6830

IOSIFESCU SORIN
820 GRAY FOX DR
MCKINNEY, TX 75071

CURRENT RESIDENT
923 YELLOW JACKET
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC
C/O HAWTHORN DEVELOPMENT LLC
9310 NE VANCOUVER MALL DR SUITE 200
VANCOUVER, WA 98662

CURRENT RESIDENT
963 W. YELLOWJACKET
ROCKWALL, TX 75087

CURRENT RESIDENT
970 W .YELLOW JACKET
ROCKWALL, TX 75087

GONZALES LISA BROOKS
PO BOX 23
KEMP, TX 75143



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2020-011: SUP for 323 Julian Drive

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, 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, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you 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. Alternatively, you may fill out and return this form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2020-011: SUP for 323 Julian Drive

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.

On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.

The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied

building was delivered. Not happy about but here I am.

I hope planning will help me move forward and have to

remove the fences again will help anyway I can

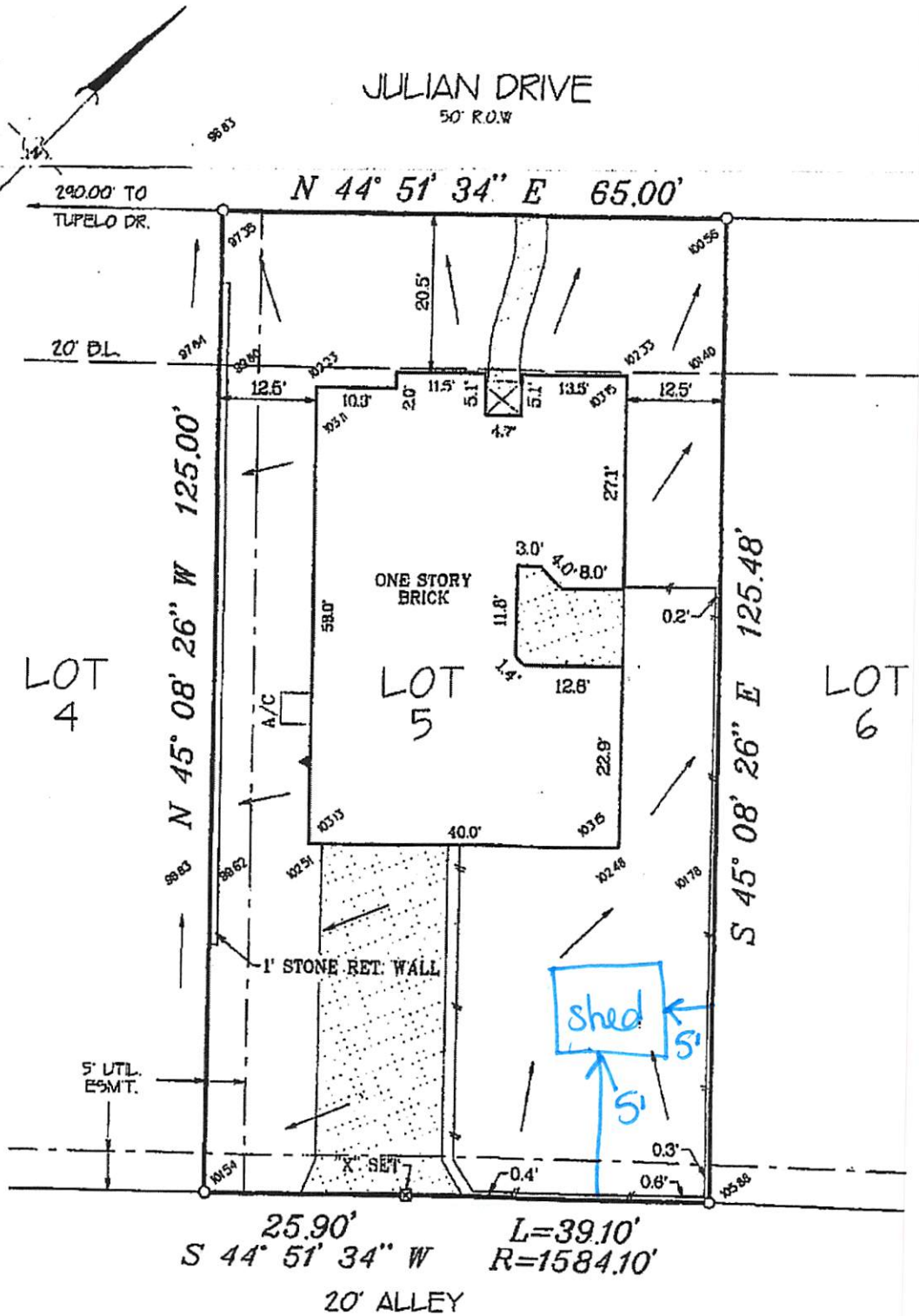
Thank you for your time.

Marlyn Roberts

Marlyn Roberts

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 323 JULIAN DRIVE in the city of ROCKWALL, Texas Lot No. 5 Block No. D of WATERSTONE ESTATES ADDITION on Addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT RECORDS thereof recorded in Cabinet C, Slide 237, of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING
VOLUMES AND PAGES DO NOT AFFECT THE
ABOVE DESCRIBED PROPERTY:
VOLUME 39, PAGE 223 VOLUME 28, PAGE 9

NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To FIRST AMERICAN Title Company in connection with the transaction described in GF. 97036271
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersign and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated location and types of buildings are as shown as EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

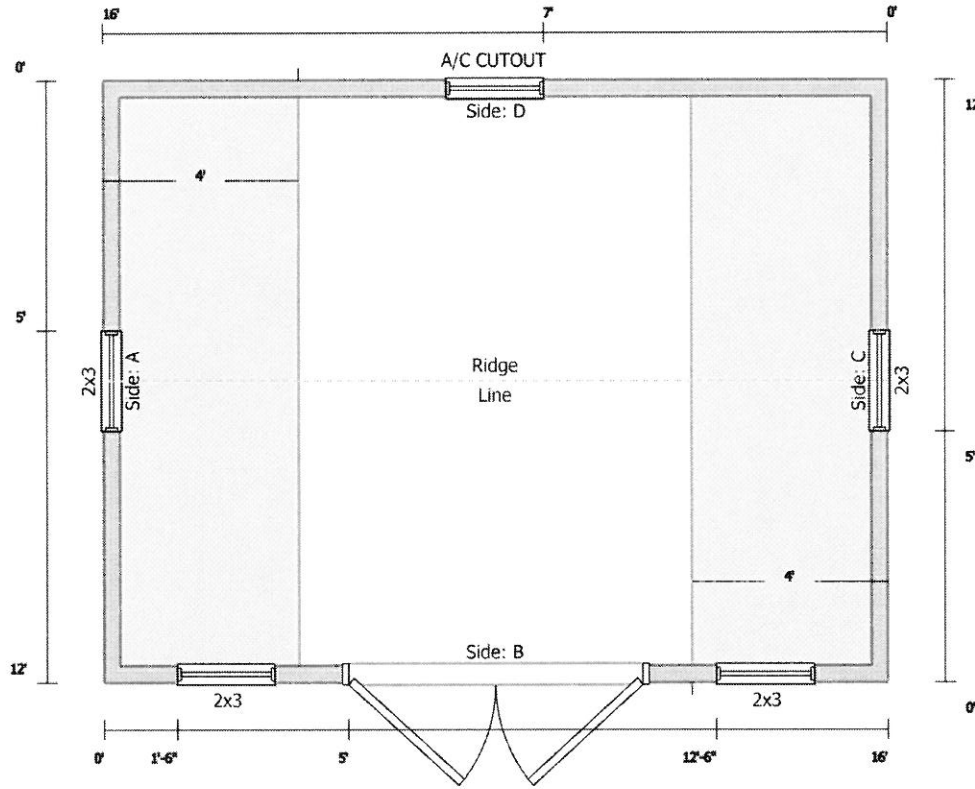


12x16 Premier Lofted Barn

Customer: Marlyn Roberts

Due Date:
 Sale Date: 03/07/2020
 Ship Via: Truck Delivery

BUILD ORDER



Serial:	
Siding Color: Deep Walnut	
Trim Color: Cream Delight	
Roofing: Weathered Wood Shingle	
(1) 5x5 Metal Frame Ramp with Cedar Treads	
Wood Fence Removal (up to 2 panels - 1 post)	
Position A1: 2x3 Bronze Window	
Position B1: 2x3 Bronze Window	
Position B2: 72" Double Shed Doors	
Position B3: 2x3 Bronze Window	
Position C1: 2x3 Bronze Window	
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	
Inspection Report	
Nailing pattern	
Nails clipped	
No cull studs showing	
Roof fasteners properly installed	
Siding fasteners properly installed	
Paint Touchup	
Doors squared and spaced	
Building swept out	
Serial plates installed	
By:	

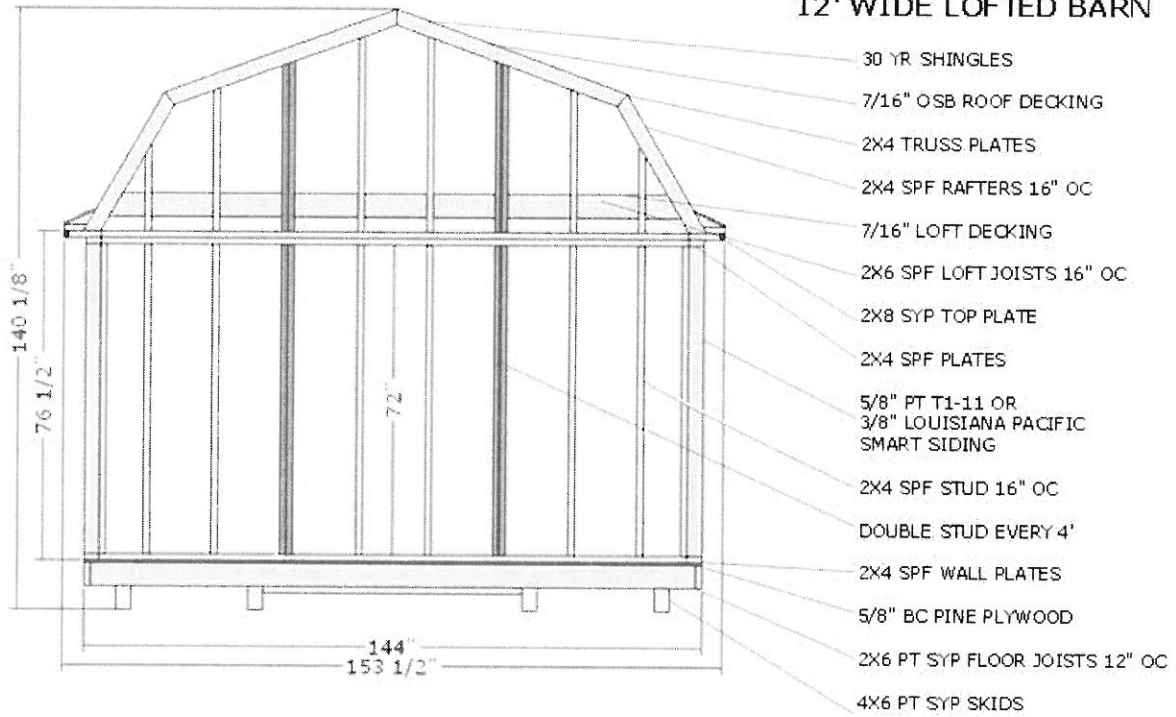
By signing this document, I agree that the above layout is correct, and I understand there will be additional charges for any changes or extra features.

x Marlyn Roberts
 Customer Signature

Marlyn Robert
 Print Name

03 / 09 / 2020
 Date

12' WIDE LOFTED BARN





Ulrich Barn Builders, LLC
ulrichbarns.com | (817) 645-1122

SALES ORDER

CUSTOMER

Marlyn Roberts
323 Julian Dr
Rockwall, TX 75087
214-926-7494
972-771-9342
mbrr@att.net

SHIP TO

323 Julian Dr
Rockwall, TX 75087
VIA: Truck Delivery
FROM WH: MAIN
TYPE: New Build
SERIAL:

DATE: 03/07/2020

ORDER: 12238

ORDER TYPE: Cash Sale

STORE: Ft Worth - Corporate Store

SALES REP: Greg Stubbs

EMAIL: greg.stubbs@ulrichbarns.com

Configuration	Amount
12x16 Premier Lofted Barn	\$7,943.68
Standard Features: 6'6" Sidewalls, Easy Access Wrap Loft, Exclusive Ulrich Heavy Duty Hardware, Heavy Duty Diamond Plate Door Threshold, Standard 72" Double Doors, Premium Ridge and Eave Vent System.	\$0.00
Credit for Included Options: (1) 72" Double Shed Door	(\$295.00)
Position A1: 2x3 Bronze Window	\$150.00
Position B1: 2x3 Bronze Window	\$150.00
Position B2: 72" Double Shed Doors	\$295.00
Position B3: 2x3 Bronze Window	\$150.00
Position C1: 2x3 Bronze Window	\$150.00
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	\$50.00
Siding Color: Deep Walnut	\$0.00
Trim Color: Cream Delight	\$0.00
Roofing: Weathered Wood Shingle	\$0.00
(1) 5x5 Metal Frame Ramp with Cedar Treads	\$295.00
Management fee to pull permits at city (DOES NOT include actual permit fees which the Customer agrees to pay directly to the city or reimburse the Company)	\$175.00
Wood Fence Removal (up to 2 panels - 1 post)	\$145.00

Pricing	Amount
BASE PRICE:	\$7,943.68
TOTAL OPTIONS:	\$1,265.00
PROMO DISCOUNT:	(\$238.00)
CASH DISCOUNT:	(\$556.06)
CREDIT TOWARD UPGRADES:	(\$397.00)
MGR DISC:	(\$397.00)
EMP DISC:	(\$397.00)
RGF ADJUSTMENT	(\$296.00)
TOTAL DISCOUNTS:	(\$2,281.06)
SUBTOTAL:	\$6,927.62
TAX:	\$571.53
TOTAL ORDER:	\$7,499.15
Payment	Amount
PAYMENT 880011347	(\$3,749.58)
DUE UPON DELIVERY:	\$3,749.57
AMT DUE TO PLACE ORDER:	\$3,749.58

Terms & Conditions - Permits and Restrictions: Ulrich Barn Builders, LLC and its agents are not responsible for permits, setbacks, restrictions, easements, or covenants. Please contact your local codes department and/or Homeowners. Customer is responsible to comply with all codes, setbacks, restrictions, easements, covenants, codes, or any other restrictions that may apply. Delivery: We reserve the right to reschedule delivery due to unsuitable weather and/or ground conditions, or other unforeseeable circumstances. Customer is responsible for adequate access to the building site and the path to the site free and clear of sprinkler systems, septic systems, etc. Ulrich Barn Builders, LLC is not responsible for yard or driveway damage. Delivery includes one trip; additional trips may incur charges to the customer. **Change Order Policy:** Any changes made to this order after submission will be billed at regular upgrade/change costs if applicable plus a \$100.00 change order fee. **Cancellation Policy:** Cancelled orders will be handled in the following manner. New build items if cancelled before construction begins or in stock inventory items 24 hours before delivery, will have a full refund, otherwise there will be a 15% cancellation fee on cash orders and no refund of down payment on rent to own sales. Ulrich Barn Builders, LLC reserves the right to cancel an order. I, the customer, have read the disclosure(s) above and fully accept the terms provided therein.

X Marlyn Roberts
Customer Signature

Marlyn Robert
Print Name

03 / 09 / 2020
Date

Premier Building Features

Floor System:

- 4x6 Treated Runners
- Floor joists - 2x6 Treated 12" on center
- 12" black plastic on plywood seams
- 5/8 BC Plywood Floor on all sheds
- ¾ Treated Plywood on all garages
- Hurricane Ties on outer skids

Wall System:

- 2x4 for wall plates
- 2x4 for wall studs 16" O.C
- 2x8 top plate. (Cottage Shed only gets 2x8 on back. Double 2x4 on the front)
- 50 year 3/8" Smart Panel © 8" O.C. Siding

Roof system:

- 2x4 for all trusses
- 2x4 truss plates on all truss joints
- 7/16" OSB for Roof Decking
- Premium full-length Ridge and Eave vents
- Brown Drip edge
- Dimensional Weathered Wood Shingles
- Hurricane Ties at truss/top plate
- Roof pitch 5/12

Loft System *(Lofted Barns only)*

- Loft Joists:
- 8', 10', 12' and 14' wide use 2x6
- 16' wide use 2x8
- 7/16" OSB for Loft Decking

Trim/Windows/Doors:

- 1x Smart© Trim
- 6'x6' Double Barn doors
- Shutters and Flower Boxes on Windows
- Loft door trim only (nonfunctional)
- Black Powder Coated Heavy duty strap hinges (4 bolts and 2 lags per hinge)
- Black Powder Coated Heavy-duty handle
- The building is painted with Sherwin Williams Duration Satin Paint