



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-037

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

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

CURRENT ZONING	<u>James Best</u>	CURRENT USE	<u>Same</u>
PROPOSED ZONING	<u>Special Use Permit - Axillary Building</u>	PROPOSED USE	<u>Same</u>
ACREAGE	<u>2.6 acres</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>1</u>

**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]

<input type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

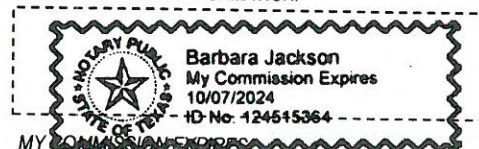
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF August 2021. BY SIGNING THIS APPLICATION, 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 18 DAY OF August 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Andrew Thomas*  
*Barbara Jackson*

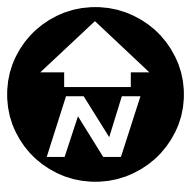




# City of Rockwall

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

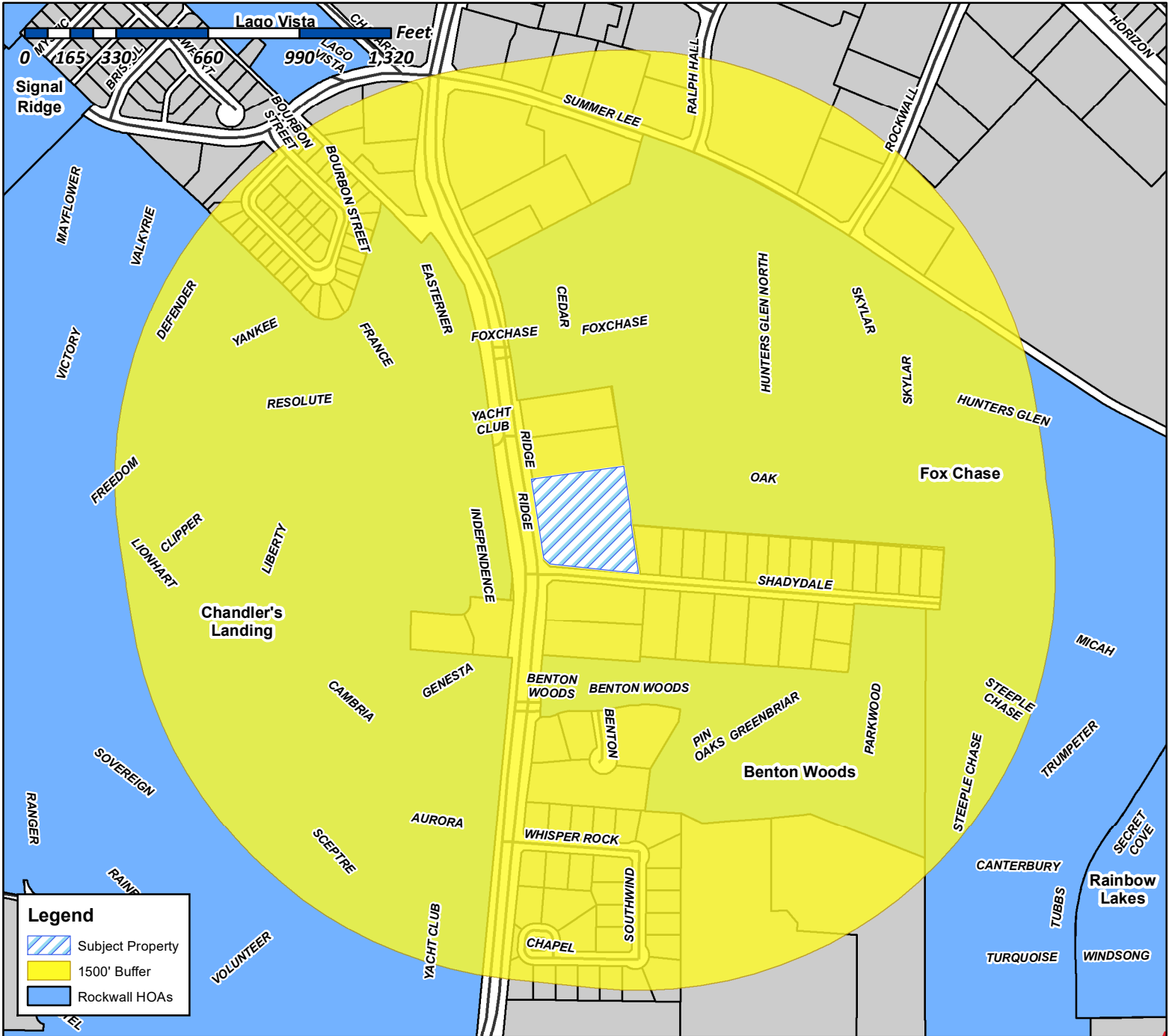




# City of Rockwall

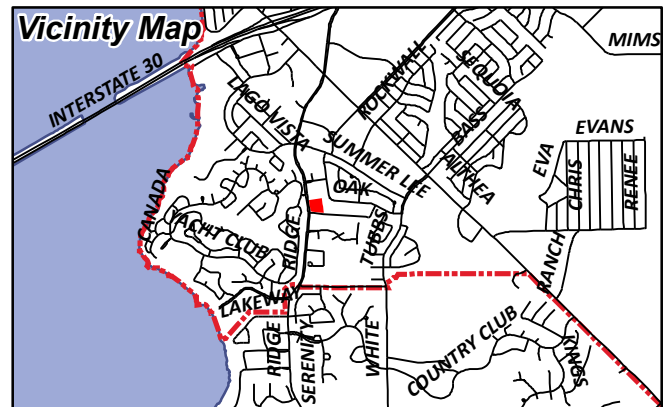
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**Case Number:** Z2021-037  
**Case Name:** SUP for Auxiliary Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 8/20/2021  
**For Questions on this Case Call (972) 771-7745**

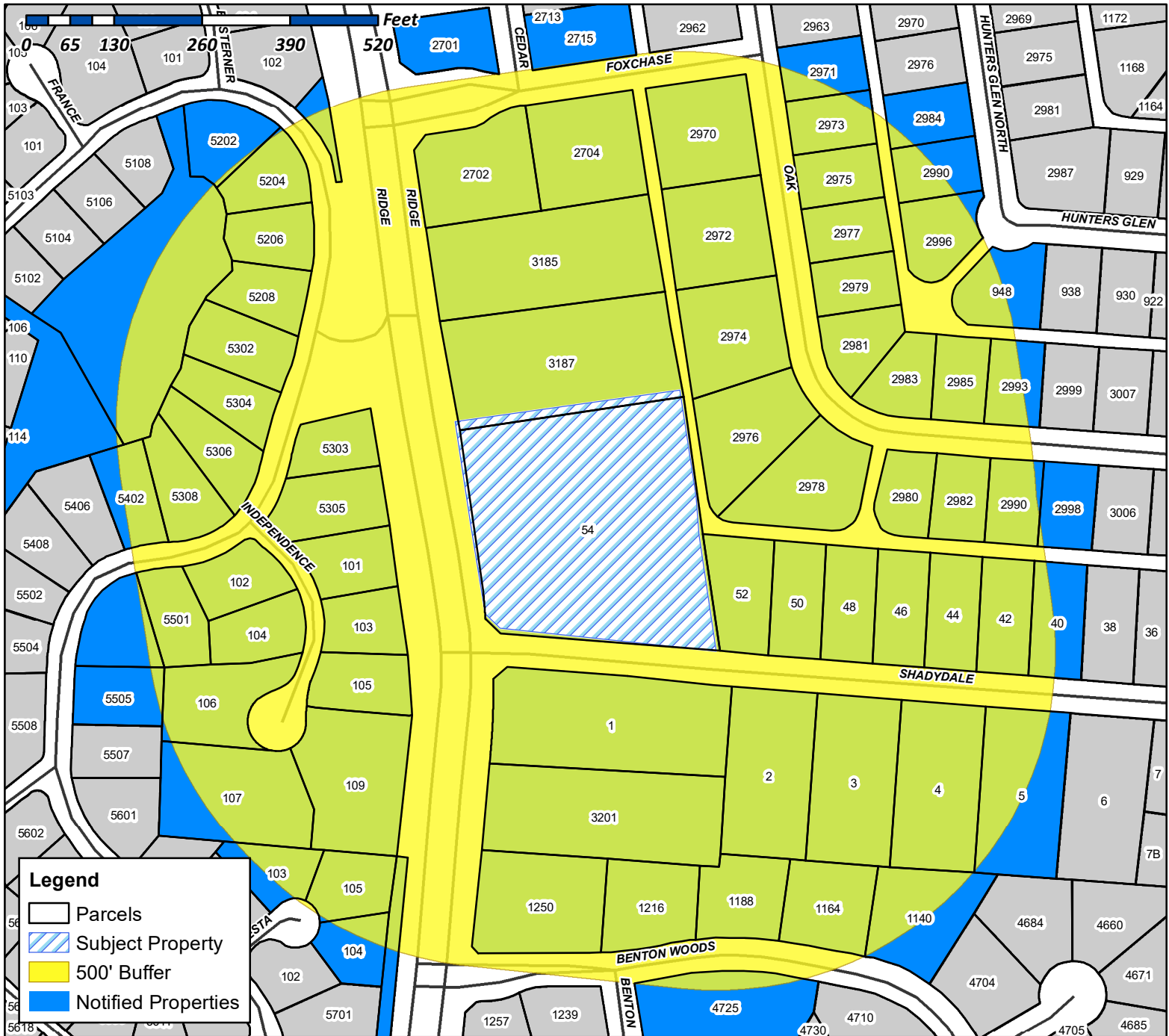




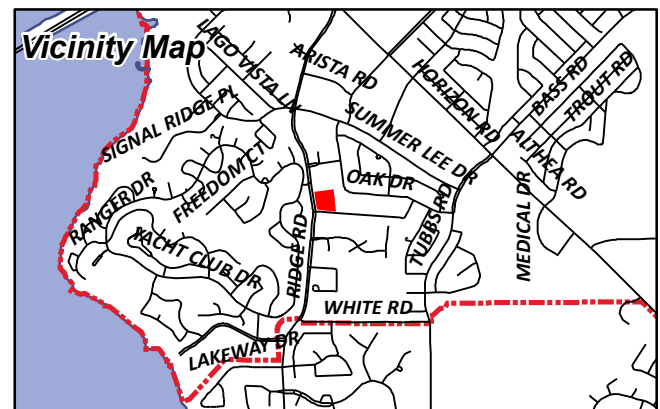
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HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

BECKER CHRISTIANE AND  
JOSEPH WORRALL  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY  
102 INDEPENDENCE PL  
ROCKWALL, TX 75032

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN  
103 INDEPENDENCE PL  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND  
YULYIA NESTERENKO  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRIS WILLIAM JOSEPH AND JONNA R  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
125 AMBROSIA LANE  
HEATH, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODSDR  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

LE LINH  
2701 CEDAR COURT  
ROCKWALL, TX 75032

MUMPHREY SCHEDRICK RANDTEZ AND  
MELODY HOSKINS  
2702 FOXCHASE LANE  
ROCKWALL, TX 75032

HOUSTON RICHARD AND  
LINDSAY WEATHERREAD  
2704 FOXCHASE LANE  
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY  
2715 CEDAR CT  
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E  
2970 OAK DR  
ROCKWALL, TX 75032

LANE PATRICIA A  
2971 OAK DR  
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G  
2972 OAK DR  
ROCKWALL, TX 75032

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST  
JACK E AND HELEN R BOWERMAN TRUSTEES  
2974 OAK DR  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J  
2977 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAK DR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND  
WILLIAM D COMPTON  
2984 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

STOKES RICHARD & JULIE  
3185 S RIDGE RD  
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH  
3187 RIDGE RD  
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J  
3201 RIDGE RD  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADYDALE LN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND  
NICOLAS LUKASHEVICH  
44 SHADY DALE LN  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI  
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA  
4725 BENTON CT  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY  
52 SHADYDALELN  
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA  
5202 YACHT CLUB DR  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J  
5302 YACHT CLUB DR  
ROCKWALL, TX 75032

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S  
5306 YACHT CLUB DR  
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE  
5308 YACHT CLUB DR.  
ROCKWALL, TX 75033

BEST JAMES AND KIMBERLY  
54 SHADY DALE LN  
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY  
ALEXANDRA  
5402 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND, TRUSTEES  
5505 YACHT CLUB DR  
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS  
LIMITED PARTNERSHIP  
756 RIDGE HOLLOW RD  
ROCKWALL, TX 75032

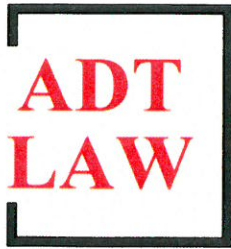
BEST JAMES AND KIMBERLY  
870 W INTERSTATE SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



ANDREW D. THOMAS  
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS  
422 E I-30, SUITE F  
ROYSE CITY, TEXAS 75189

T: (469) 965-4500  
F: (469) 965-4550  
ANDREW@LAW-ADT.COM

**TO:** City of Rockwall Planning & Zoning Department

**FROM:** James Best c/o Andrew D. Thomas

**RE:** Variance Request: Special Use Permit re: Auxiliary Building at 54 Shady Dale, Rockwall, Texas 75087

**DATE:** August 18, 2021

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### **Variance Request**

The homeowners, James and Kimberly Best, request a special use permit authorizing them to construct a 12-foot by 16-foot storage shed with a total square footage of 192-feet on their property.

The subject property is a 2.6-acre tract located at the intersection of Ridge Road and Shady Dale Lane. The property is zoned single family 16 (SF-16) and subject to the General Residential District Standards and Residential District Development Standards. See §§ 05.03.06, 05.03.01, and 05.07.01.

### **Building Code Requirements**

Pursuant to section 05.07.04, each SF-16 property is permitted:

- (1) one detached garage up to 625 square feet and one accessory building up to 144 square feet, or
- (2) two accessory buildings up to 144 square feet each.

See § 05.07.04 and n. 6. If a property has an existing accessory building greater than 144 square feet, no additional accessory building or detached garage shall be allowed.



### **Discussion**

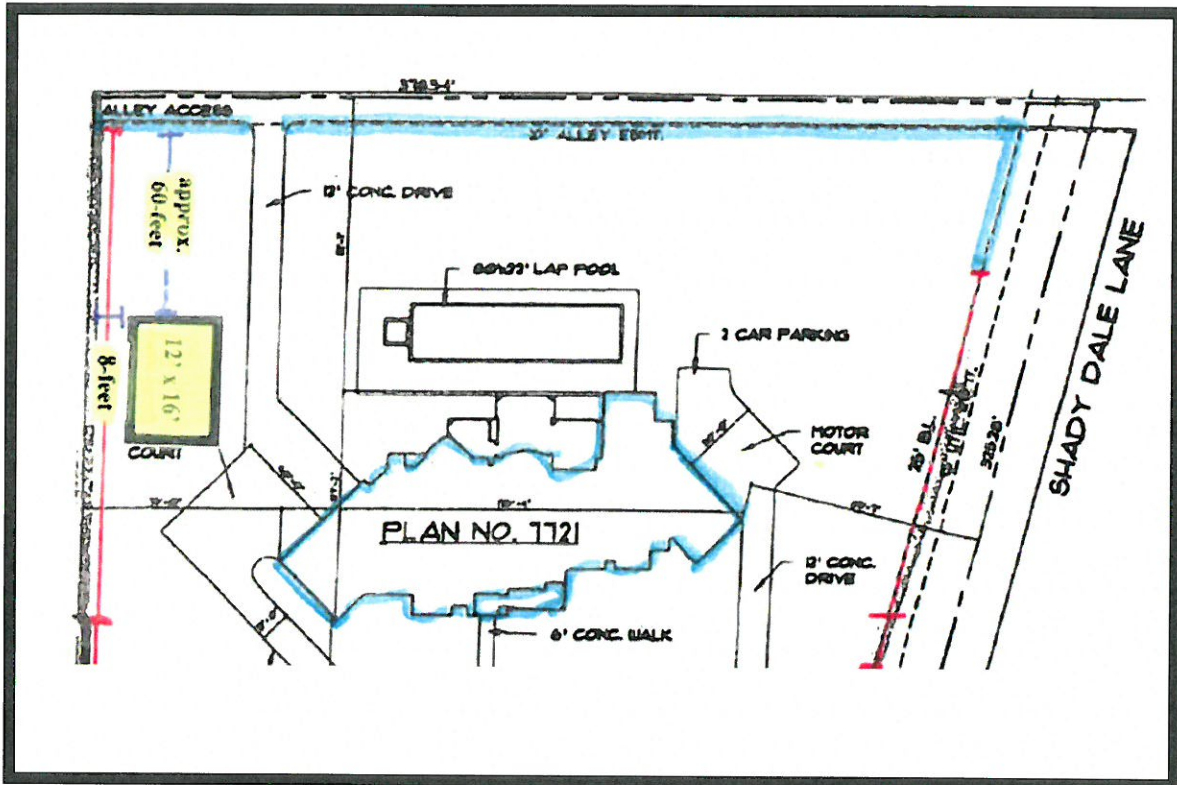
Although the building code allows two accessory buildings of up to 144 square feet each (total 288 square feet), the homeowners would prefer to construct one accessory building with a total square footage of 192-feet, which exceeds the SF-16 square footage.

The proposed accessory building would be a Tuff Shed Premier Pro Tall Ranch measuring 12-feet x 16 feet x 11 feet, 1 inch, and be similar in appearance and style to the Tuff Shed pictured below:



**See Exhibit A.**

The building would be located between the rear driveway and the northern boundary, 8 feet from the north boundary and approximately 60 feet from the rear boundary.



The homeowners request this variance so they can store all the tools, equipment, and supplies necessary to maintain the property in one accessory building. The 2.6-acre lot has ample space to house the additional square footage. The 11-foot, 1-inch building height is within the 15-foot building height for SF-16, and the height and proposed location of the building will not impede any neighboring properties' view. The 192 square feet is significantly less than the 288 square foot maximum the homeowners are allowed if they construct two auxiliary buildings. The homeowners believe one larger auxiliary building, instead of two smaller auxiliary buildings, will be more aesthetically pleasing to the overall design of the property and more convenient for the day-to-day maintenance of the property.



(<https://www.tuffshed.com>)

8' X 14' X 10'3"

\$5,327.00

\$5,859.70

8' x 16' x 10'3"

\$5,755.00

\$6,330.50

10' x 10' x 10'8"

\$5,000.00

\$5,500.00

10' x 12' x 10'8"

\$5,536.00

\$6,089.60

10' x 14' x 10'8"

\$6,091.00

\$6,700.10

10' x 16' x 10'8"

\$6,559.00

\$7,214.90

10' x 18' x 10'8"

\$7,159.00

\$7,874.90



10' x 20' x 10'8"

\$7,676.00

\$8,443.60

10' x 24' x 10'8"

\$8,704.00

\$9,574.40

10' x 28' x 10'8"

\$9,796.00

\$10,775.60

10' x 32' x 10'8"

\$10,815.00

\$11,896.50

12' x 12' x 11'1"

\$6,227.00

\$6,849.70

12' x 16' x 11'1"

\$7,395.00

\$8,134.50

12' x 20' x 11'1"

\$8,672.00

\$9,539.20

12' x 24' x 11'1"

\$9,855.00

\$10,840.50

12' x 28' x 11'1"

\$11,106.00

\$12,216.60

12' x 32' x 11'1"

\$12,272.00

\$13,499.20

16' x 20' x 11'10"

\$11,456.00

\$12,601.60

16' x 24' x 11'10"

\$13,045.00

\$14,349.50