



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1,2,3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1,2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1,2,3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2,3,4}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2,3,4}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1,2,3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1,2,3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
- ³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2368 ~~East~~ Saddlebrook Ln
 SUBDIVISION Saddlebrook Estates - Second Section LOT 18 BLOCK A
 GENERAL LOCATION South of E Quail Run Rd, East of John King Blvd

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 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]

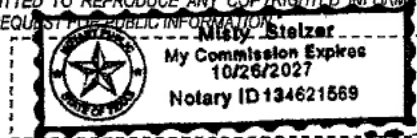
<input type="checkbox"/> OWNER	<u>Wade Stelzer</u>	<input type="checkbox"/> APPLICANT	<u>Legendary Outdoor Solutions</u>
CONTACT PERSON	<u>Wade Stelzer</u>	CONTACT PERSON	<u>Bradley Stannard</u>
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$ 220.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF June, 2024 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 10th DAY OF June, 2024
 OWNER'S SIGNATURE Wade Stelzer



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Misty Stelzer MY COMMISSION EXPIRES 10/26/2027

0 25 50 100 150 200 Feet

Z2026-034: Specific Use Permit (SUP) for Detached Garage at 2368 Saddlebrook Lane



SADDLEBROOK LN

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.

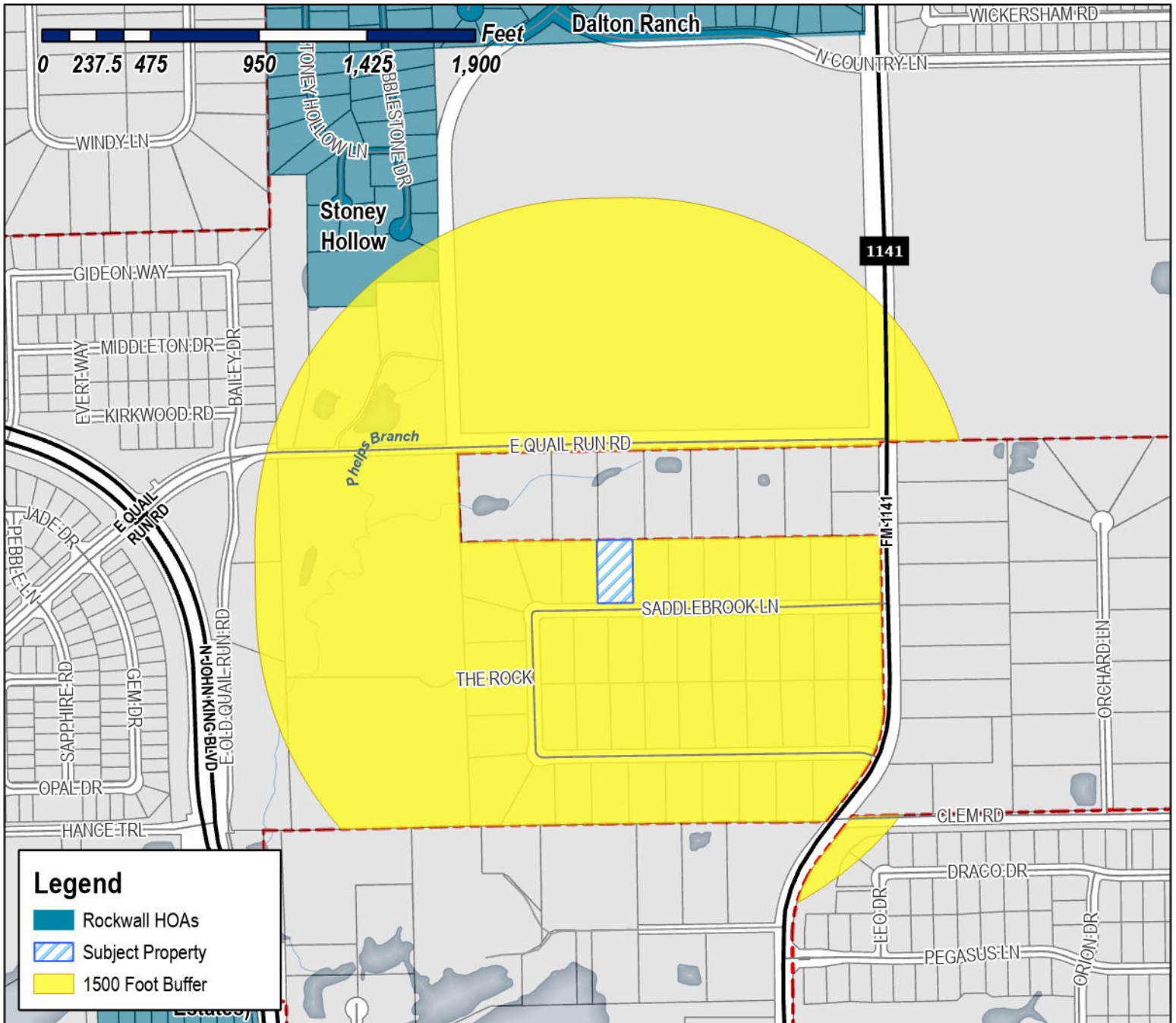




City of Rockwall

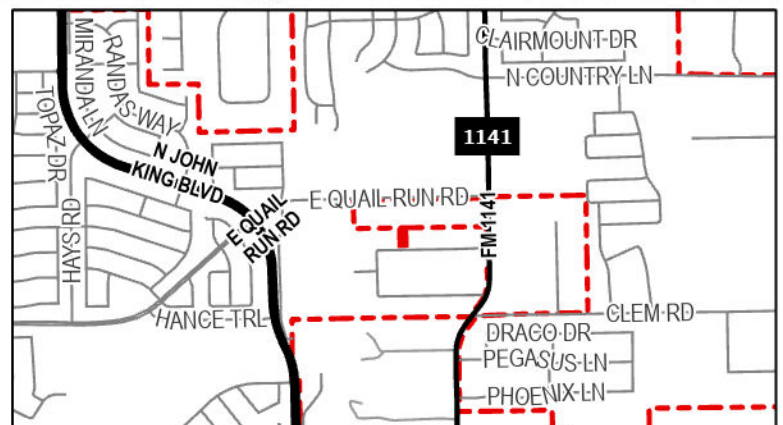
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Case Number: Z2026-034
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2368 Saddlebrook Lane

Date Saved: 6/11/2026
 For Questions on this Case Call (972) 771-7745

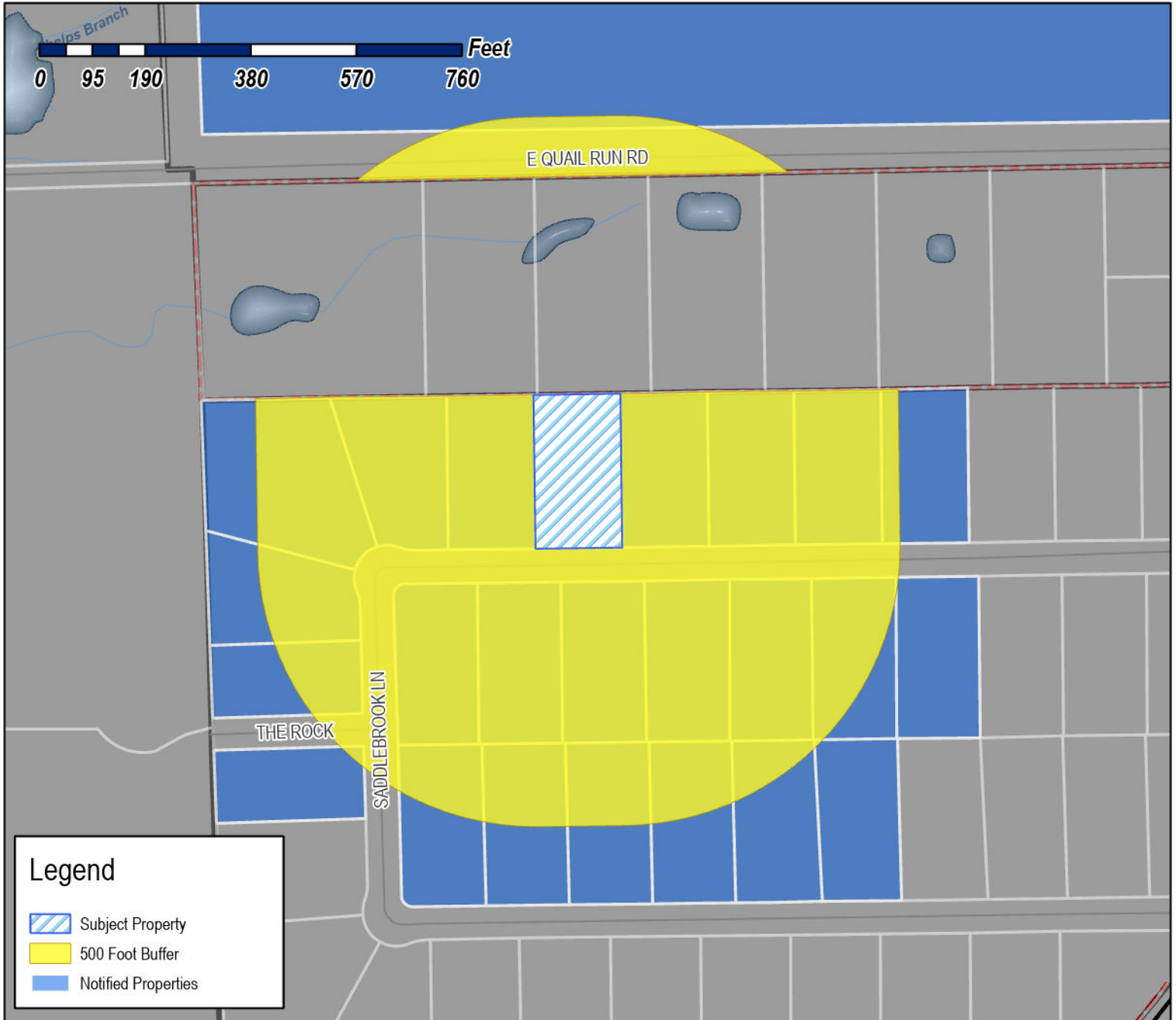




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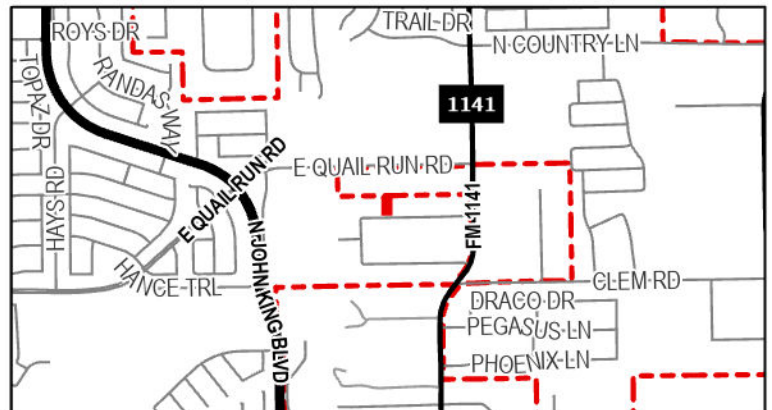
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SHEILA LOEFFLER FLANNERY LIVING TRUST
SHEILA LOEFFLER FLANNERY & ROBERT
MATTHEW LOEFFLER - TRUSTEE
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA
2249 E QUAIL RUN RD
ROCKWALL, TX 75087

ECHOLS JAMES WADE
2307 E 2307 QUAIL RUN RD
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

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

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

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

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER
2343 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
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

HOKANSON ETHAN LOREN & JORDAN NICOLE
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

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

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 Saddlebrook Ln
Rockwall, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

BASHAM ERIC B
2376 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROELICH
2377 Saddlebrook Ln
Rockwall, TX 75087

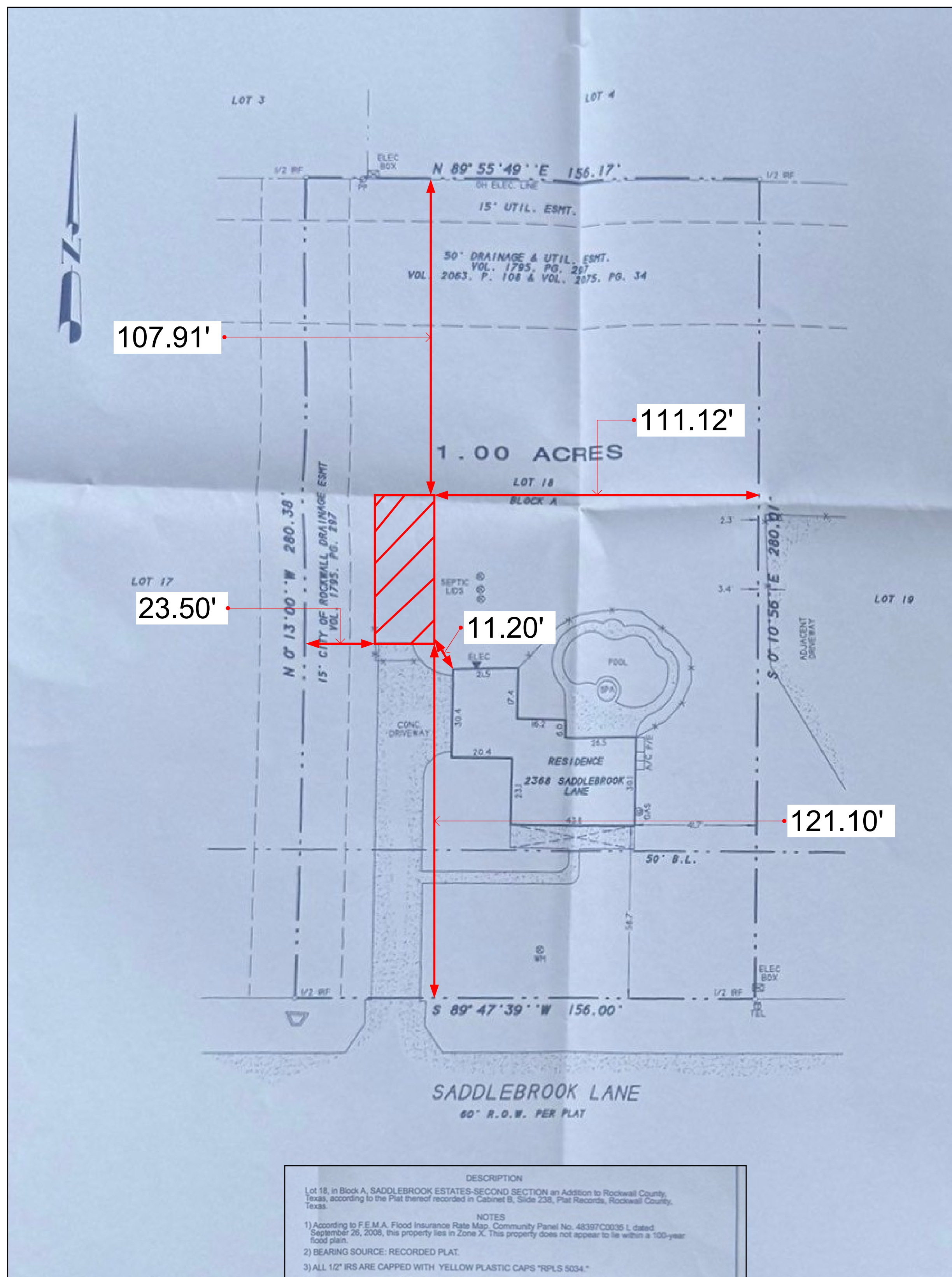
W D DEFEBAGH REVOCABLE TRUST 2023
WALTER WAYNE DEFEBAGH & DAWN ANN
DEFEBAGH - TRUSTEES
2380 SADDLEBROOK LN
ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C
2384 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087



DESCRIPTION
 Lot 18, in Block A, SADDLEBROOK ESTATES-SECOND SECTION an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238, Plat Records, Rockwall County, Texas.

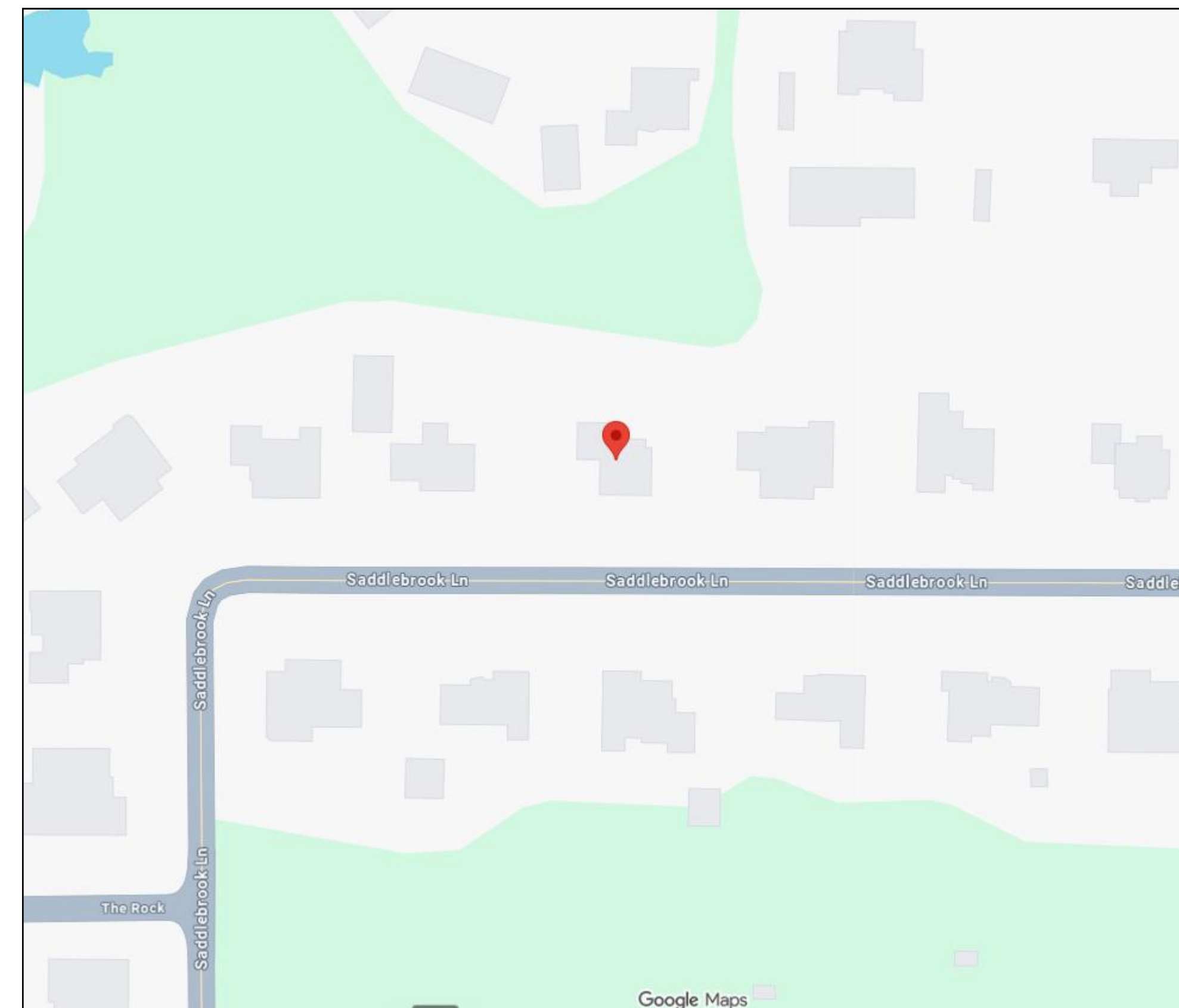
NOTES
 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035 L, dated September 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 2) BEARING SOURCE: RECORDED PLAT.
 3) ALL 1/2" IRIS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034"
 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 25, P. 821 (v) V. 25, P. 827 (v) V. 33, P. 84 (v) V. 37, P. 54 (v) V. 46, P. 576 (v) V. 82, P. 412 (v) V. 82, P. 410

SURVEYOR'S CERTIFICATE
 I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BANK OF AMERICA, WADE LYNN STELZER and MISTY MICHELLE STELZER at 2368 SADDLEBROOK LANE, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground on the 15th day of July, 2011.

Harold D. Fetty III, R.P.L.S. No. 5034
 H.D. Fetty Land Surveyor, LLC
 8770 FM 1585 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

Site Plan

Scale: 1" = 25'-6"



Vicinity Map

For Reference Only

Area Distribution

Existing Brick Residence Footprint	2,770 SQ. FT.
Proposed Detached Garage	1,000 SQ. FT.
Total Proposed Coverage	3,770 SQ. FT.
Lot Area	43,560.00 SQ. FT.
% Lot Coverage	8.7%

Legal Description

**Lot 18, Block A
 SADDLEBROOK ESTATES-SECOND
 SECTION an Addition to Rockwall Co,
 Plat thereof Cabinet B, Slide 238,
 Plat Records, Rockwall County**

Address

2368 Saddlebrook Ln, Rockwall, TX 75087

SHEET TITLE

DATE
June 9, 2026

DRAWN BY
BCS

SCALE
Varies

Legendary Outdoor Solutions
 3032 W Alamosa Dr, Terrell, TX 75160
 214-557-7809

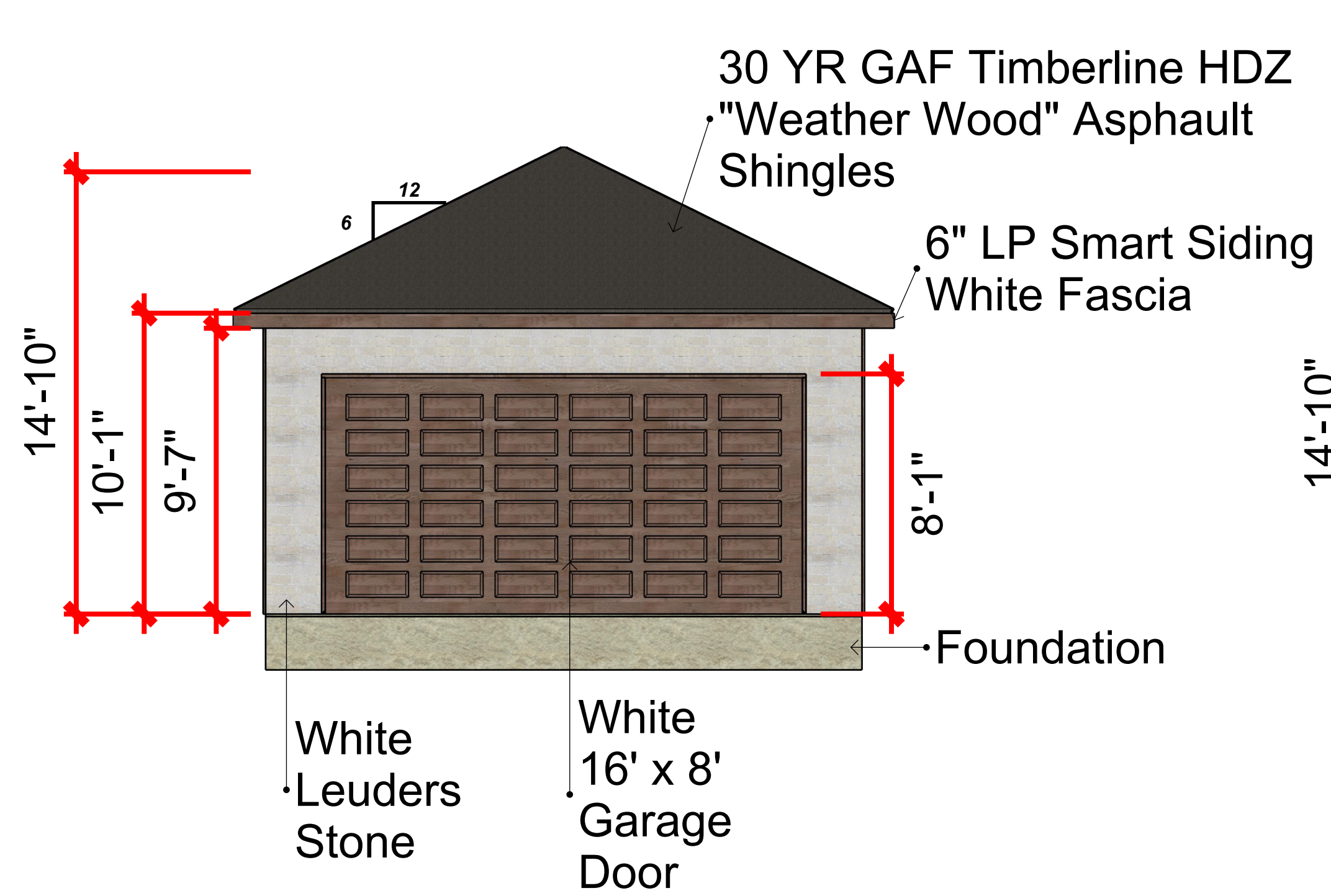
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LEGENDARY
 OUTDOOR SOLUTIONS
 POST-ANNUAL INTERIORS

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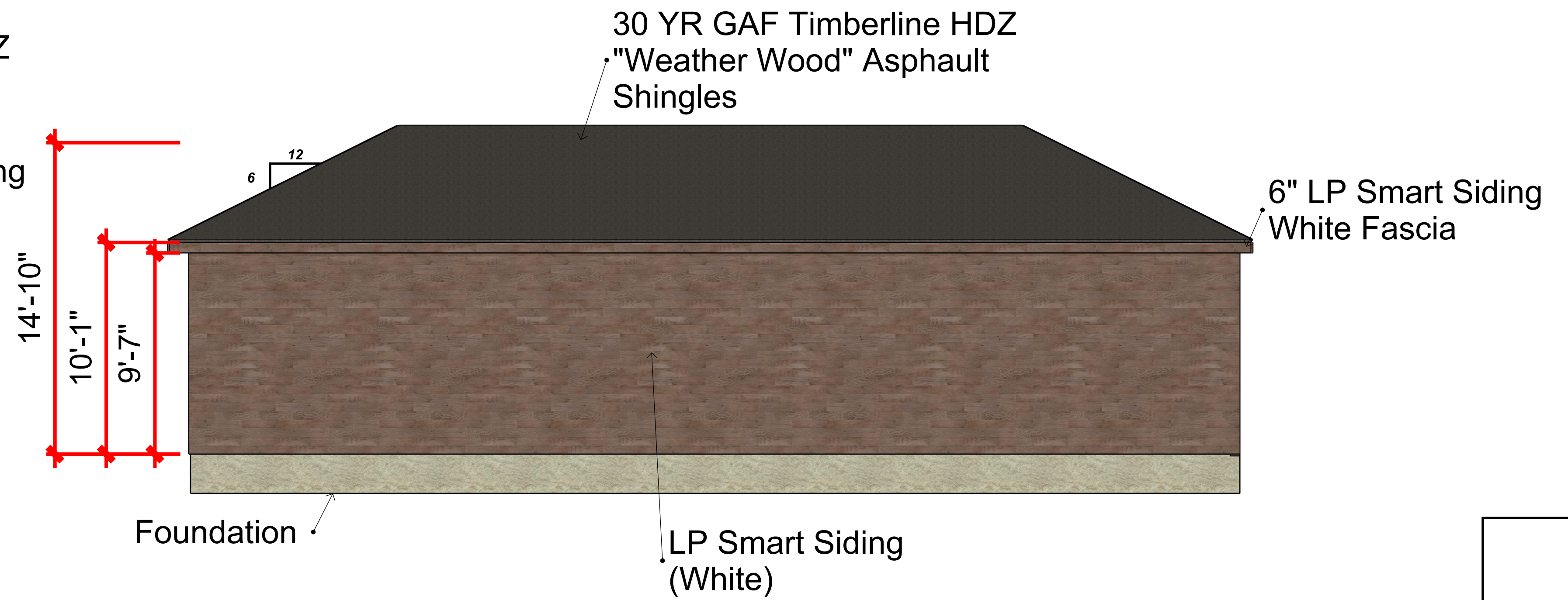
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Site Plan



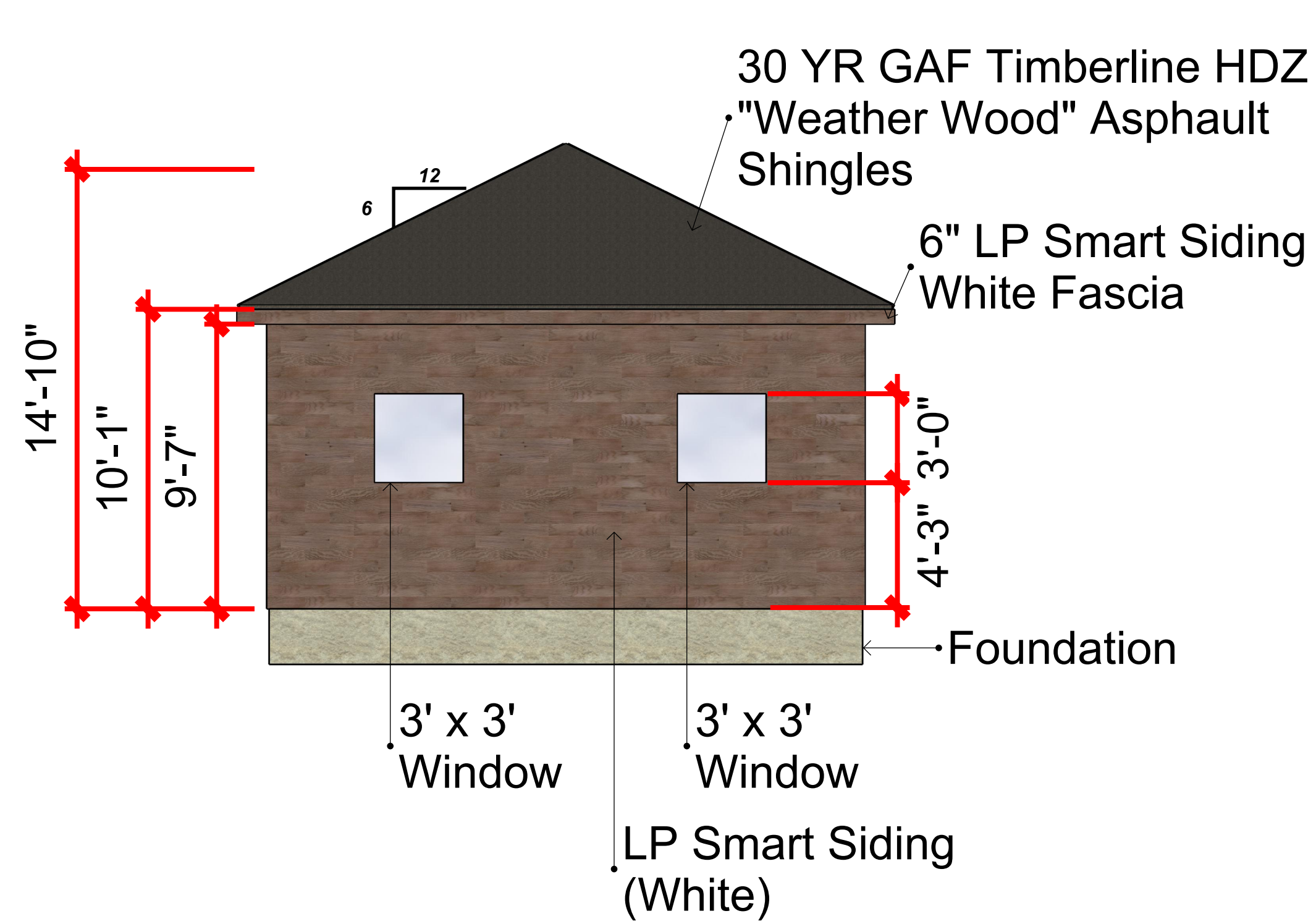
South Elevation

Scale: 1/4" = 1'-0"



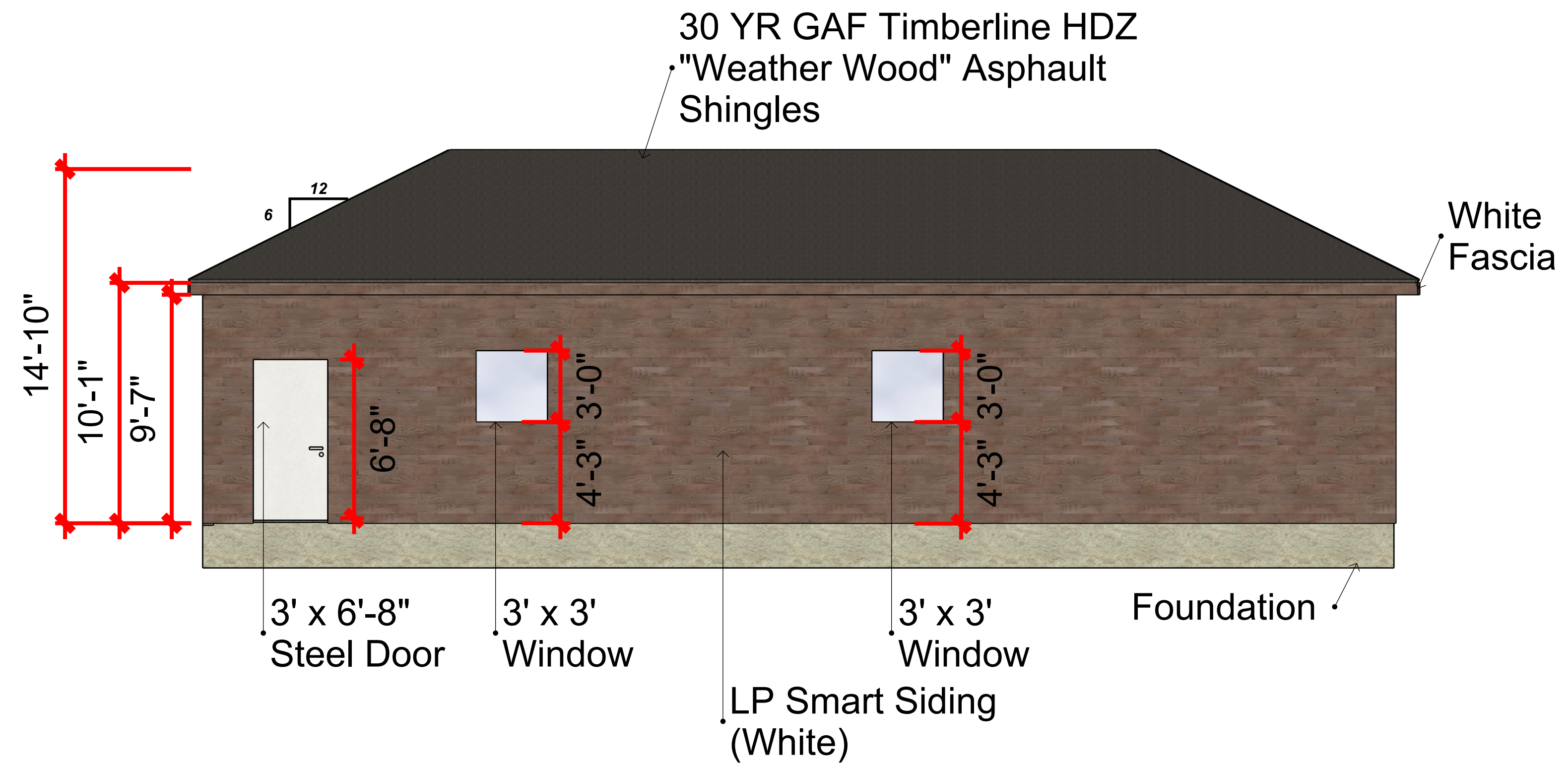
West Elevation

Scale: 1/4" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"



East Elevation

Scale: 1/4" = 1'-0"

Address
2368 Saddlebrook Ln, Rockwall, TX 75087

Legendary Outdoor Solutions
 3032 W Alamosa Dr, Terrell, TX 75160
 214-557-7809

LEGENDARY
 OUTDOOR SOLUTIONS
 POST-PAINT & INTERIORS

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SHEET TITLE

DATE
 June 9, 2026

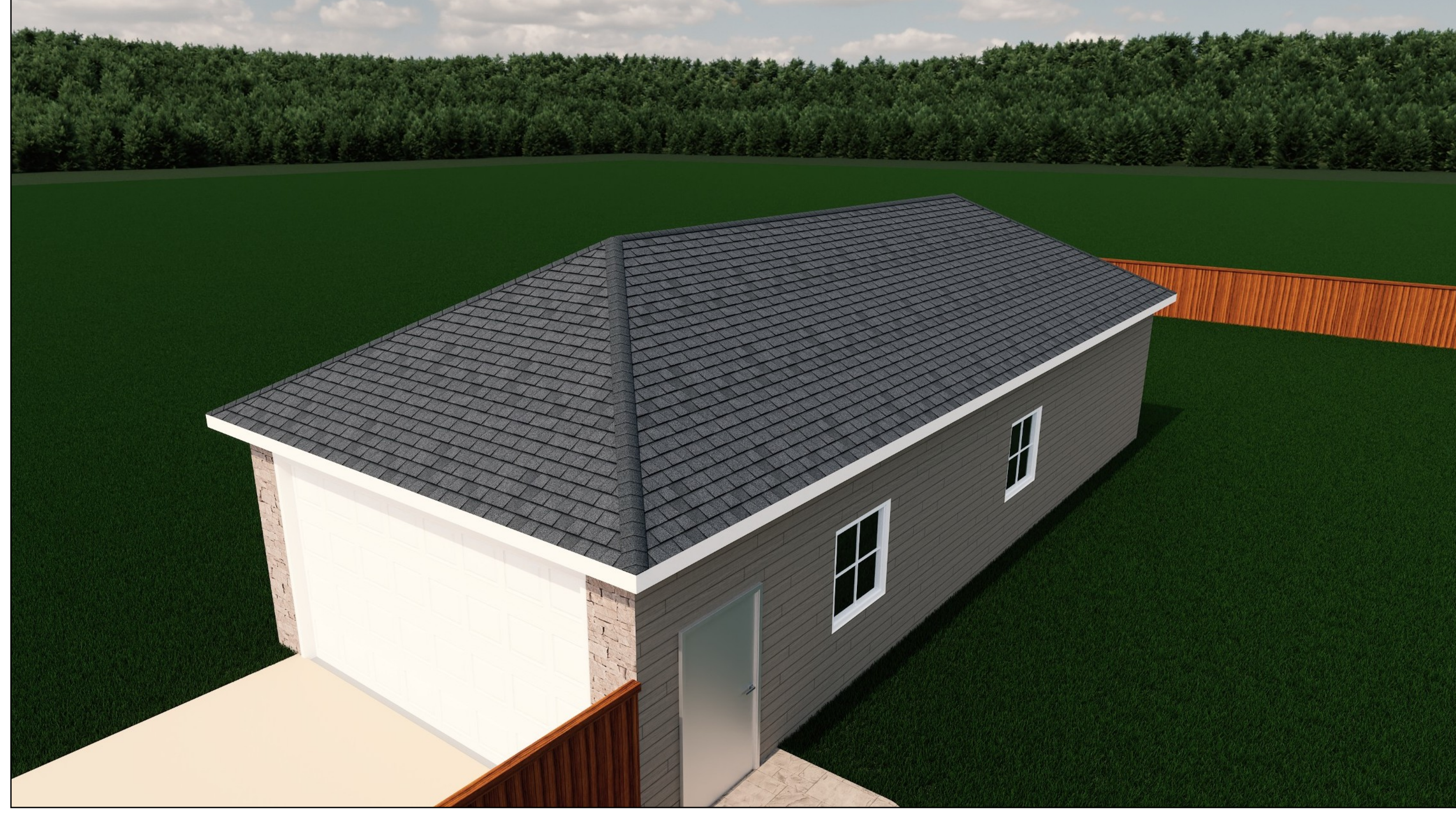
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 BCS

SCALE
 Varies

Elevations

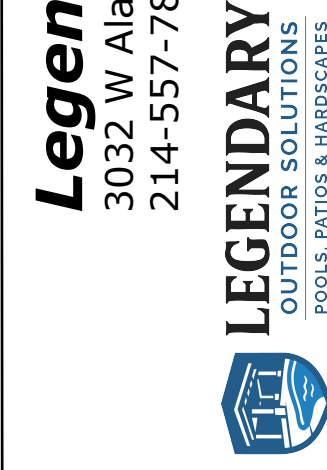
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SHEET TITLE

Renderings

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of 03