

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

101.00

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-42 - CUP Date Submitted 12-21-90

Filing Fee \$ 101.00

Applicant JOHN R. & LYNELLE C. YINGLING

Address 570 E. QUAIL RUN RD Phone No. 771-9985  
ROCKWALL, TX 75087

Owner X Tenant<sup>1</sup>        Prospective Purchaser<sup>1</sup>       

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

PROMISE LAND ADDITION - BLOCK A, LOT 1, 5.00 ACRES -  
S.S. MCCURRY SURVEY, ABSTRACT NO. 146, VOLUME 270,  
PAGE 207

I hereby request that a Conditional Use Permit be issued for the above described property for: A 30'X60' OUTBUILDING WITH 10' HIGH VERTICAL SIDES AND ROOF LINE MAY BE OVER 15' TALL WITH METAL EXTERIOR.

line The current zoning on this property is S.F. 10.  
There <sup>space</sup> are/are <sup>space</sup> not deed restrictions pertaining to the intended use of this property. THERE ARE NO DEED RESTRICTIONS.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

John R. Yingling

Lynelle C. Yingling

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.



**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name John Yingling Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	151.00	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>	

TOTAL DUE

151.00

Received By [Signature]

# City of Rockwall Planning and Zoning Applicant Receipt

Date 12/21/90

Applicant Yingling Phone \_\_\_\_\_

Address \_\_\_\_\_

Development Leasing Land

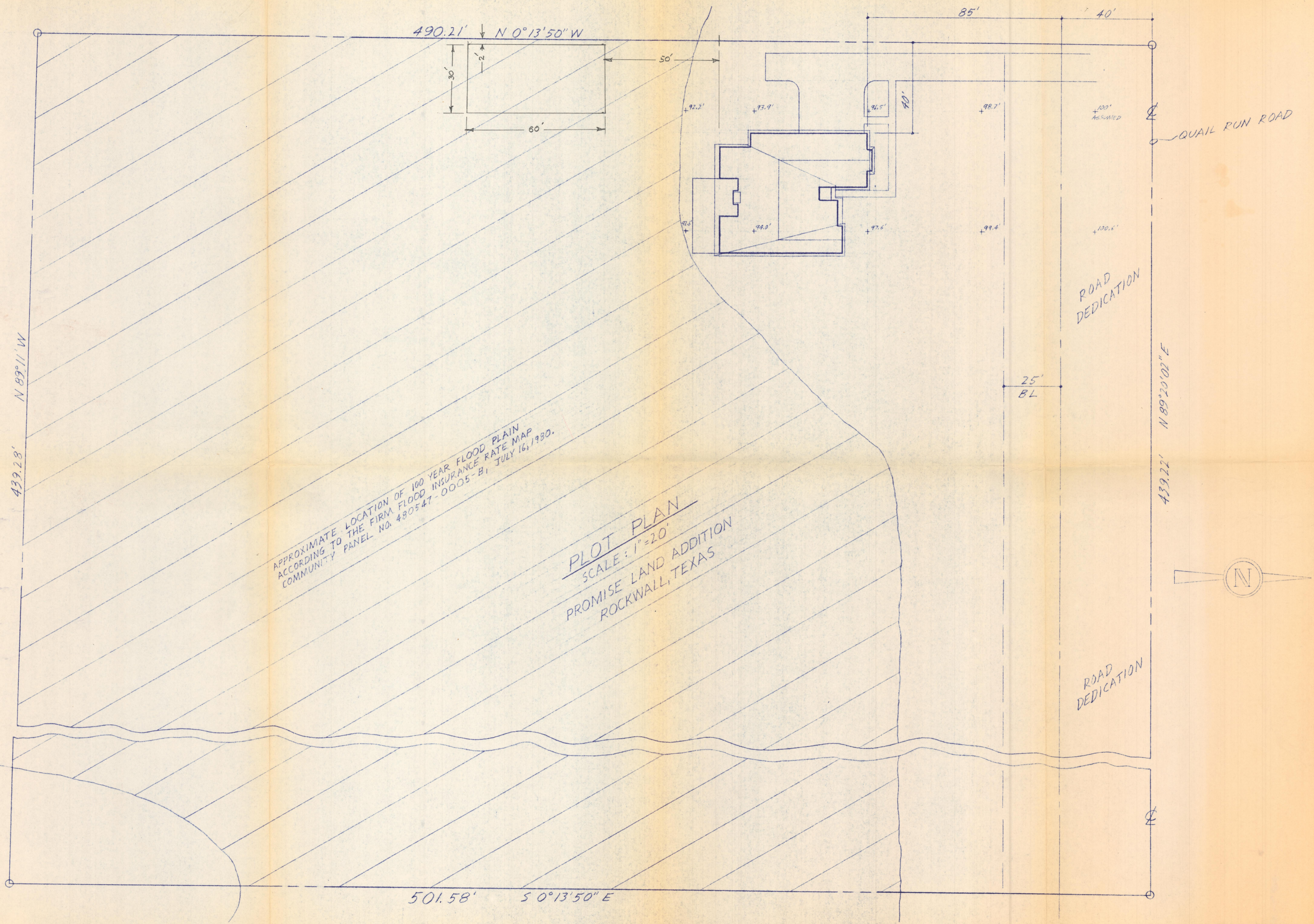
The following items have been received on this date by the City of Rockwall Administrative Office:

- \_\_\_\_\_ Site Plan Application
- \_\_\_\_\_ Prel. Plat Application
- \_\_\_\_\_ Final Plat Application
- \_\_\_\_\_ Zone Change Application
- \_\_\_\_\_ Sign Board Application
- Board of Adj. Application 50<sup>00</sup>
- \_\_\_\_\_ Front Yard Fence Application
- CUP Application 10<sup>00</sup>
- \_\_\_\_\_ ( ) sets/site plans - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/prel. plats - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/final plats - Submission # \_\_\_\_\_
- \_\_\_\_\_ ( ) sets/executed final plats/mylars
- \_\_\_\_\_ ( ) sets/engineer drawings - Submission # \_\_\_\_\_
- Filing fee \$ 151<sup>00</sup>
- \_\_\_\_\_ Other \_\_\_\_\_

*Board of Adj. Jan 17  
P+Z Jan 10  
City Council Jan 21*

With this application, you are scheduled to appear before the \_\_\_\_\_  
on \_\_\_\_\_, \_\_\_\_\_  
at \_\_\_\_\_ P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols



APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN  
 ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NO. 480547-0005-B1 JULY 16, 1990.

**PLOT PLAN**  
 SCALE: 1"=20'  
 PROMISE LAND ADDITION  
 ROCKWALL, TEXAS



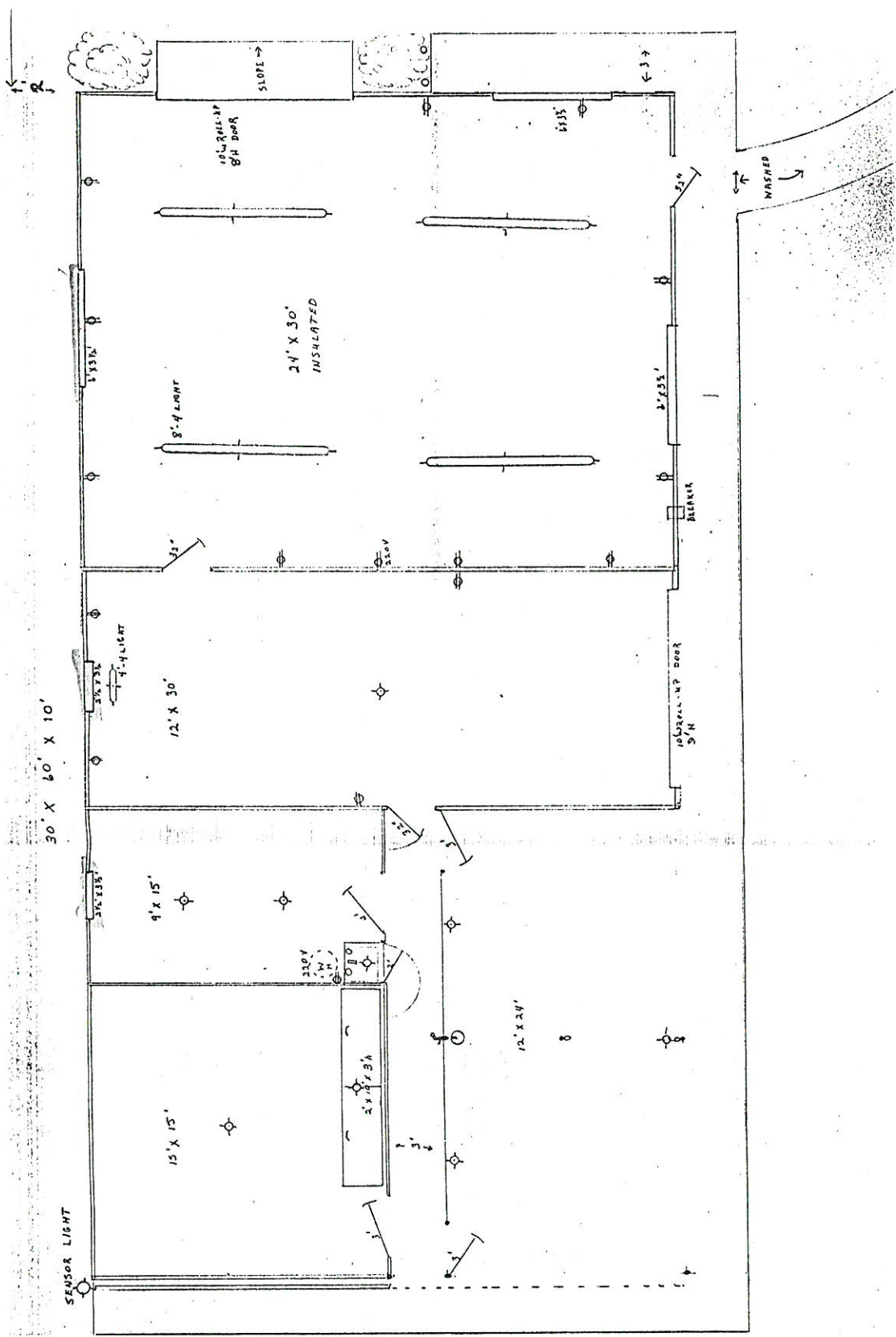
RESIDENCE FOR  
 M.P. & MRS. JOHN R. YINGLING

**JERRY DEFEQ DESIGNS**  
 1806 EASTERN HILLS DRIVE • GARLAND, TEXAS 75043  
 214/240-5800

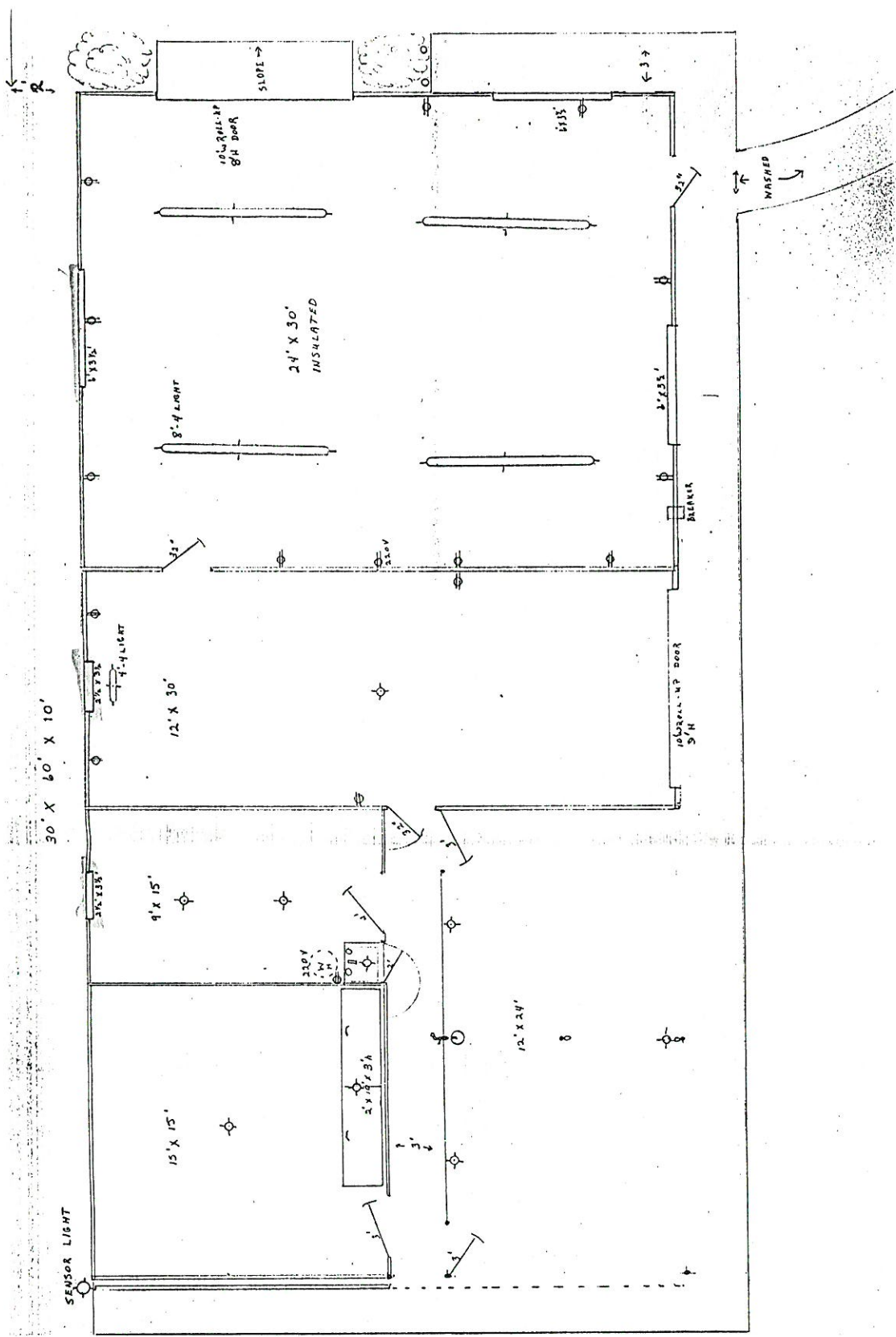
PLAN NUMBER: 2092

REVISIONS:

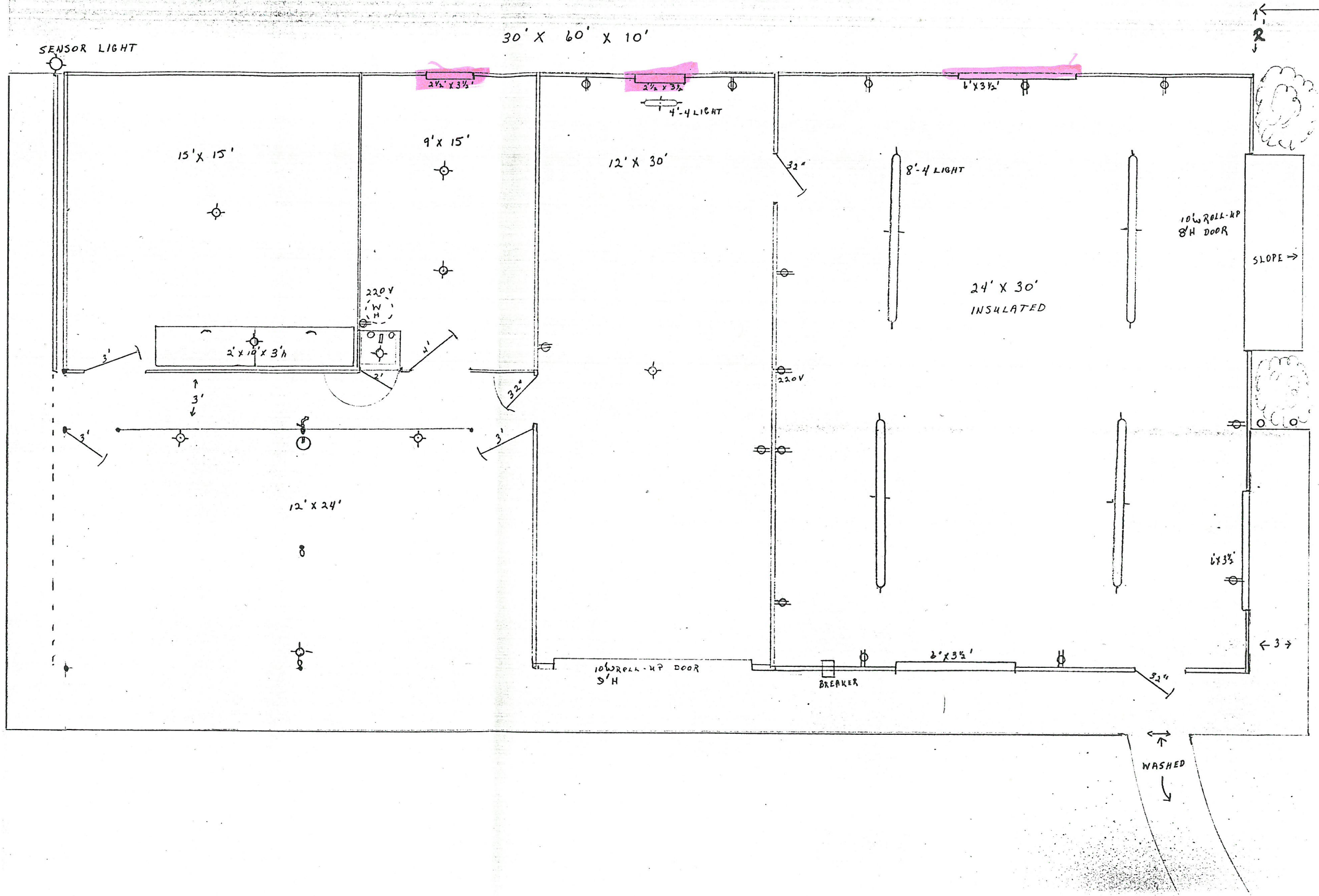
DATE: MAR, 88  
 SHEET: 1 OF 4



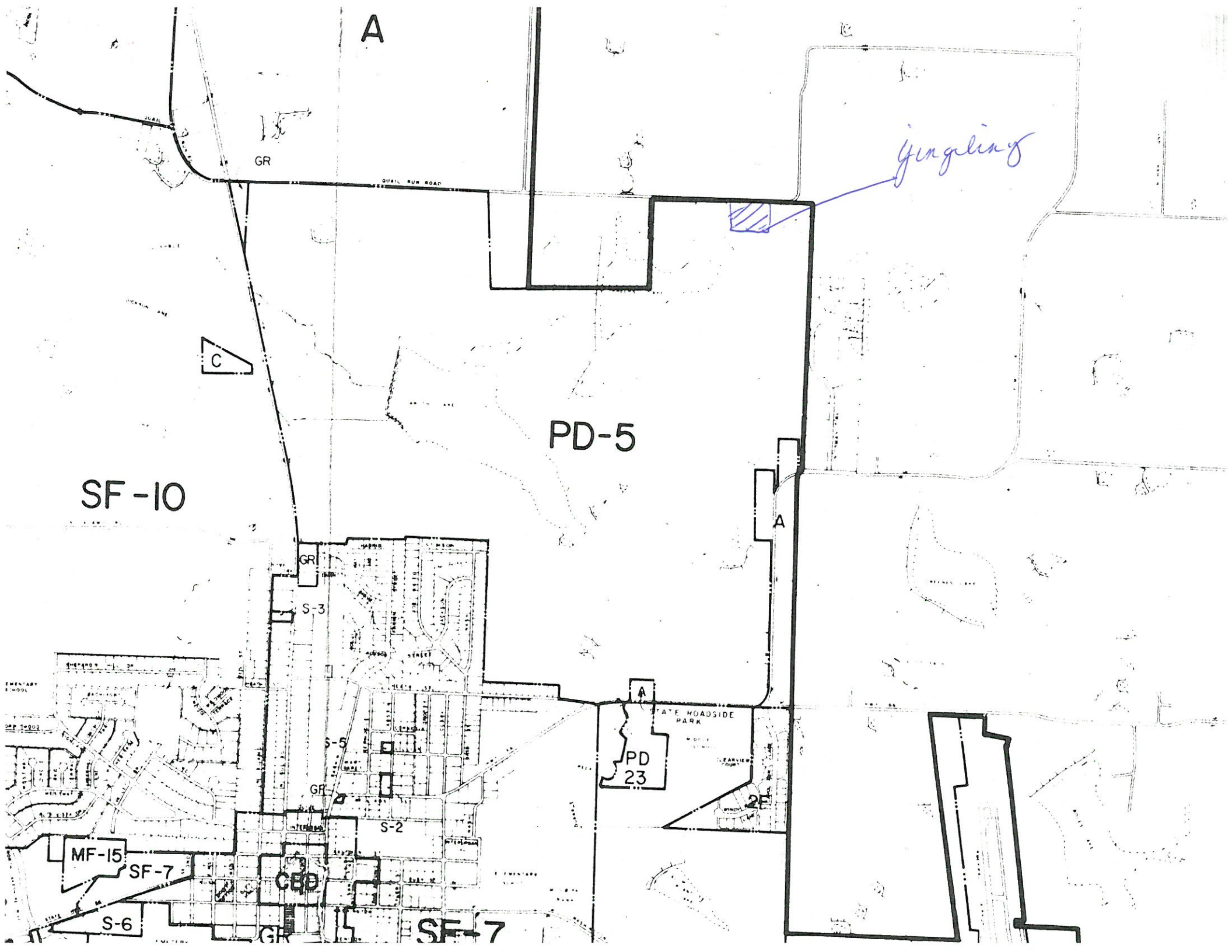
gingling



gingling







A

GR

*jingling*

PD-5

SF-10

C

A

S-3

A

STATE ROADSIDE PARK

PD 23

2E

GR

S-2

MF-15

SF-7

GR

SF-7

S-6

GR

1318.4

LEONARD  
ADDN.  
500

439.22

450.28

Tr 8-2  
5Ac.

501.58

Tr 8 4Ac.  
A-122  
TR 8 1AC

439.28

450.34

889.5

PHELPS

LAKE

Tr 19-2  
9.011Ac.

968.3

Tr 17  
55Ac.

Tr 16  
46.204Ac

SEE SHEET 3-2

2  
ACS  
ACS

87.01

35.5Ac.  
21.744Ac.  
40.0 ACS

1853.1

2352

2306.01

1396.39

Tr 29 1.27Ac  
Tr 29-1 .53Ac

150

373.3

503.B

172.06

159.34

M.B. JONES A-122

See Sht. 2-3

FM 1141

update - 2-88

Roy Hanece House

Yingling House

Proposed accessory structure

Quail Run Road

1318.4

Leonard House  
**LEONARD ADDN**  
500

439.72

r 8-2  
5Ac.

Creek

439.28

889.5

Tr 19-2  
9.011Ac.

968.2

PHELPS

LAKE

Flood Area

Tr 17  
55Ac.

Tr 16  
46.204

Tr 14 35.5 Ac.

Tr 19 21.744 Ac.

Tr 18 40.0 ACS

Tr 29 1.27Ac  
Tr 29-1 .53Ac

Tr 22  
9.44 ACS

1787.01

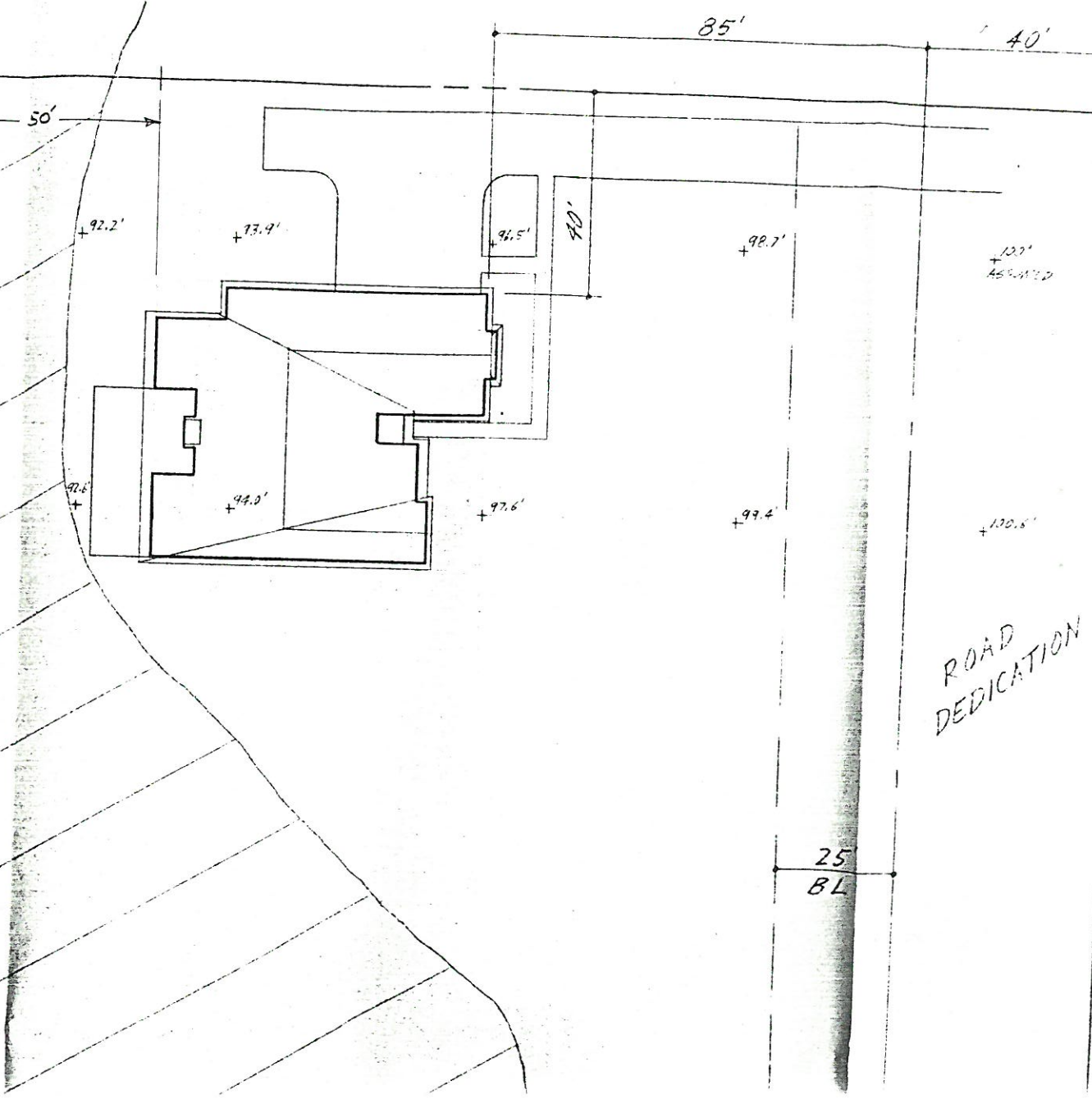
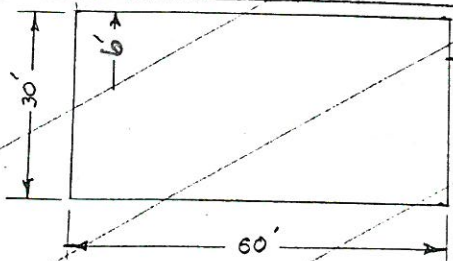
552  
50E

1853.1

2352

5

490.21' ↓ N 0°13'50" W



601-801109

OF 100 YEAR FLOOD PLAIN  
INSURANCE RATE MAP  
0005-B1, JULY 16, 1990.

ROAD  
DEDICATION

25  
BL

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** January 10, 1990

**Agenda No:** IV. B.

**Agenda Item:** P&Z 90-42-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Lynelle Yingling for a Conditional Use Permit for an Accessory Structure that exceeds 225 Square Feet Not Meeting Materials Requirements for 570 East Quail Run Road

**Item Generated By:** Applicant, Lynelle Yingling

**Action Needed:** Hold public hearing and consider recommending approval of the request, with any conditions included in the motion for approval.

**Background Information:**

We have received a request from Mr. and Mrs. Yingling for approval to construct an accessory structure on their five acre tract located on Quail Run Road. They want to construct a building that will serve as a storage/work area, garage, and barn for one horse. The structure will contain 1800 square feet and be located behind the main house. They wish to use metal siding on the exterior walls of the structure. Accessory structures in residential areas are required to obtain a CUP for a detached garage over 900 square feet and if it does not match the materials on the main structure. Other accessory structures over 225 square feet or that do not have exterior wall materials found on the main structure are required to obtain a CUP.

The structure will most probably be located in the flood plain, which will require that the finished floor elevation must be raised to one foot above flood elevation. This is an area that will in all probability remain a semi-rural area because of the flood plain location and the lake and creek to the south. While this type of accessory structure would not be desirable in an urban residential development, this location would be too expensive to develop in such a manner. Attached is a location map identifying the property and proposed structure and the general location of the flood plain in the area.

One of the questions that was raised at the worksession was the color and type of metal that would be used on the structure. They intend to use a painted metal material and either a composition or metal roof, depending on the prices that they are able to obtain. The metal would be painted a dark brown to match the trim on the main structure. Their reasons for wanting a metal exterior are for maintenance and cost.

If the Commission wishes to consider this request the following conditions are recommended for consideration:

1. That the CUP be approved only for a structure, as shown on the approved site plan, constructed with metal siding and a metal or composition roof.
2. That the structure, including the roof if a metal roof is utilized, shall be painted a dark brown and shall be maintained.
3. There shall be no significant change in the location, size, materials, or colors of the approved structure without approval by the Commission.

Notices Sent   5  

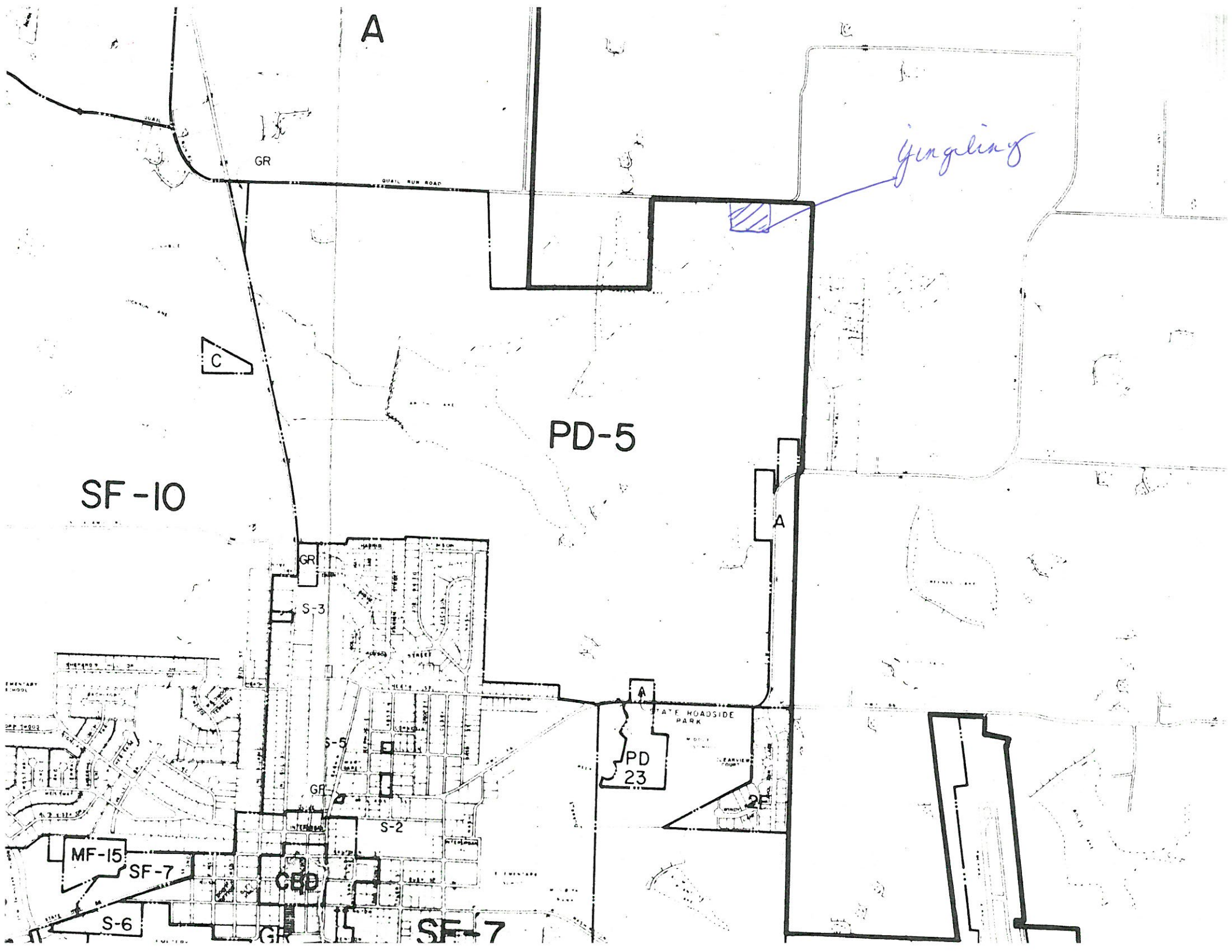
Notices Returned   0  

**Attachments:**

1. Location Map
2. Site Plan

**Agenda Item:** CUP for Oversized Accessory Structure

**Item No:** IV. B.



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*jingling*



PD-5

SF-10

C

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GR

S-3

A

PD 23

STATE ROADSIDE PARK

GR

S-5

S-2

2E

MF-15

SF-7

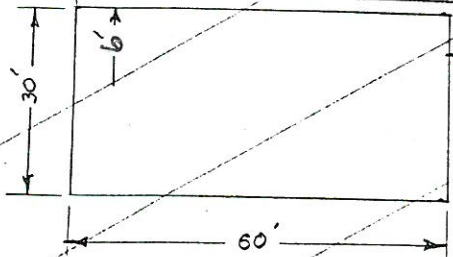
CBD

S-6

GR

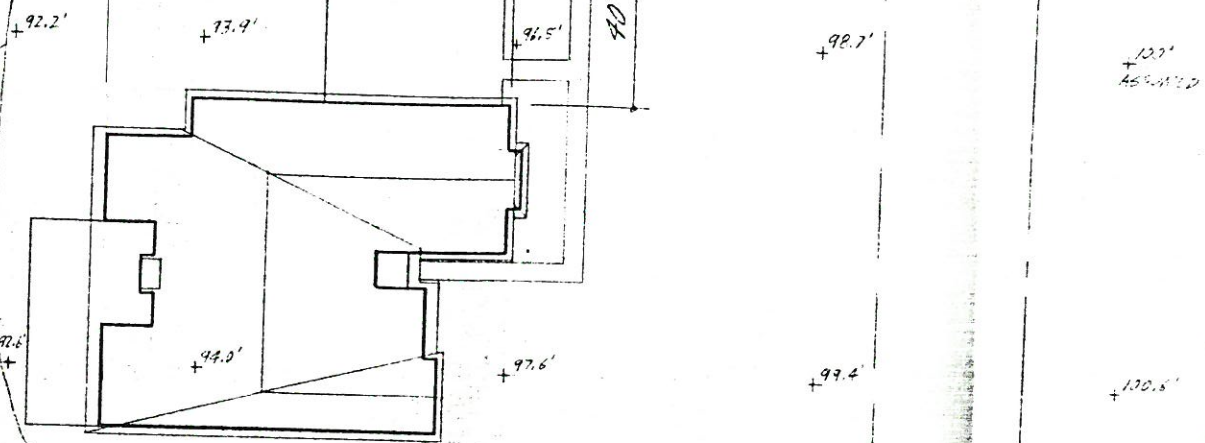
SF-7

490.21' ↓ N 0°13'50" W



50'

85' 40'



601-801109

ROAD DEDICATION

25  
BL

OF 100 YEAR FLOOD PLAIN  
INSURANCE RATE MAP  
0005-B1, JULY 16, 1990.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 21, 1991 **Agenda No:** VI. C.

**Agenda Item:** P&Z 90-42-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Lynelle Yingling for a Conditional Use Permit for an Accessory Structure Not Meeting Materials Requirements and Exceeding 225 Square Feet in a Residential Classification Located at 570 East Quail Run Road

**Item Generated By:** Applicant, Lynelle Yingling

**Action Needed:** Hold public hearing and consider approval of the request, with any conditions included in the motion for approval.

**Background Information:**

We have received a request from Mr. and Mrs. Yingling for approval to construct an accessory structure on their five acre tract located on Quail Run Road. They want to construct a building that will serve as a storage/work area, garage, and barn for one horse. The structure will contain 1800 square feet and be located behind the main house. They wish to use metal siding on the exterior walls of the structure and possibly on the roof. Accessory structures in residential areas are required to obtain a CUP for a detached garage over 900 square feet and if it does not match the materials on the main structure. Other accessory structures over 225 square feet or that do not have materials found on the main structure are required to obtain a CUP.

The structure will most probably be located in the flood plain, which will require that the finished floor elevation must be raised to one foot above flood elevation. This is an area that will in all probability remain a semi-rural area because of the flood plain location and the lake and creek to the south. While this type of accessory structure would not be desirable in an urban residential development, this location would be too expensive to develop in such a manner. Attached is a location map identifying the property and proposed structure and the general location of the flood plain in the area.

One of the questions that was raised by the Commission was the color and type of metal that would be used on the structure. They intend to use a painted metal material and either a composition or metal roof, depending on the prices that they are able to obtain. The metal would be painted a dark brown to match the trim on the main structure. Their reasons for wanting a metal exterior are for maintenance and cost.

The Commission has recommended approval of this request with the following conditions. The vote of the Commission was four for and two against.

1. That the CUP be approved only for a structure, as shown on the approved site plan, constructed with metal siding and a standing seam metal or timberline composition roof.
2. That the structure, including the roof if a metal roof is utilized, shall have a factory baked enamel dark brown finish and shall be maintained.
3. There shall be no significant change in the location, size, materials, or colors of the approved structure without approval by the Commission.
4. That all setbacks shall be met.

Notices Sent   5  

Notices Returned   0  

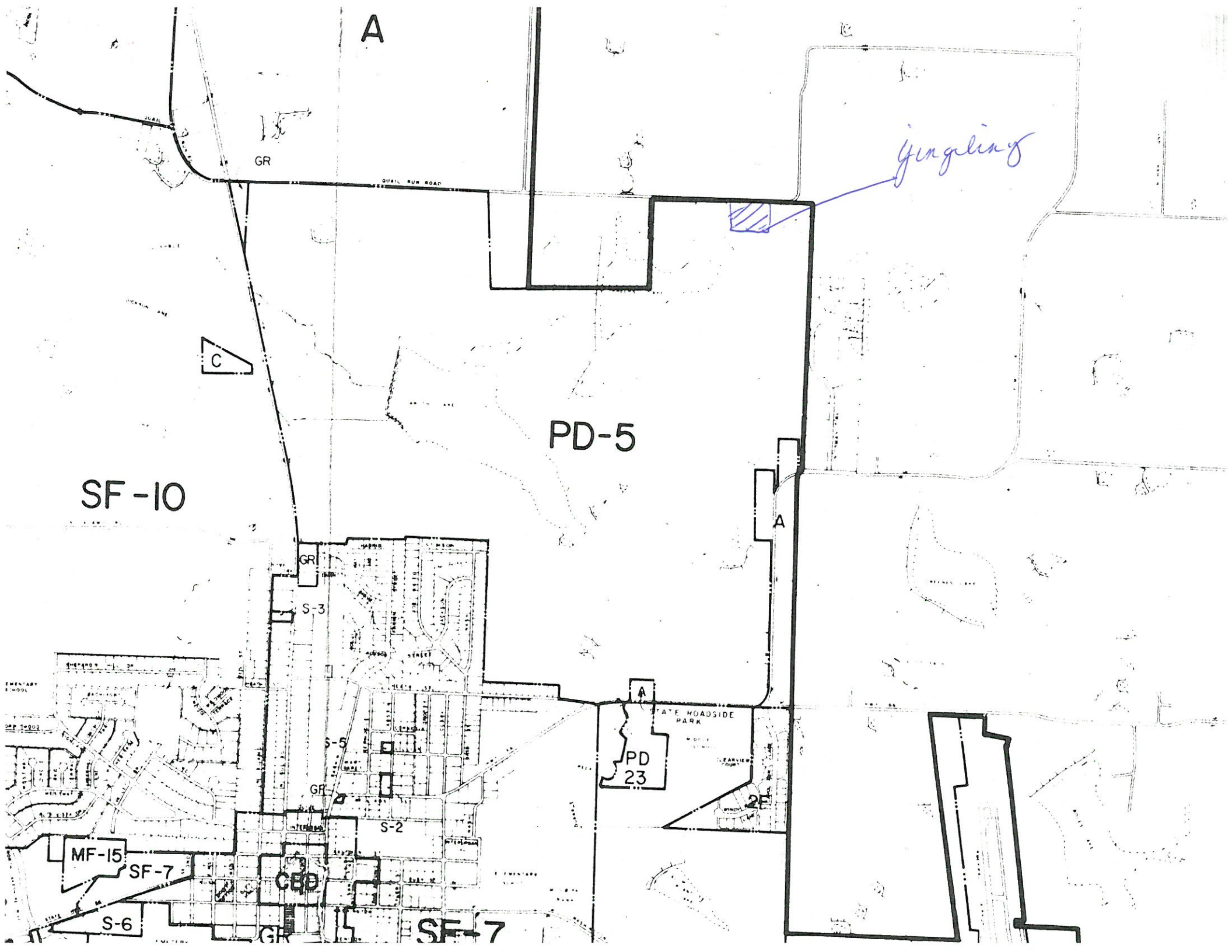
**Attachments:**

1. Location Map
2. Site Plan
3. Ordinance

**Agenda Item:** CUP for Oversized Accessory Structure

**Item No:** VI. C.





A

GR

*Jungling*

PD-5

SF-10

C

A

GR

S-3

A

PD 23

STATE ROADSIDE PARK

GR

S-5

S-2

2E

MF-15

SF-7

CBD

S-6

GR

SF-7

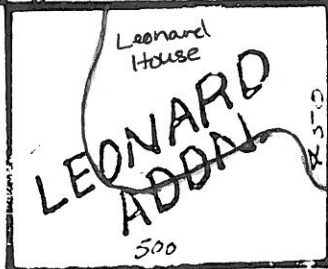
Roy Hanece House

Yingling House

Proposed accessory structure

Quail Run Road

1318.4



439.72

r 8-2  
5Ac.

439.28

889.5

Tr 19-2  
9.011Ac.

968.2

PHELPS

LAKE

Flood Area

Tr 17  
55Ac.

Tr 16  
46.204

Tr 14 35.5 Ac.

Tr 19 21.744 Ac.

Tr 18 40.0 ACS

Tr 29 1.27Ac  
Tr 29-1 .53Ac

Tr 22  
9.44 ACS

1787.01

558  
50E

1853.1

2352

5



ROAD DEDICATION

490.21' ↓ N 0° 13' 50" W

PLAIN MAP  
 FLOOD RATE JULY 16, 1950.  
 100 YEAR FLOOD RANCE-BI  
 OF 100,000

yingling



# CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE  
December 31, 1990

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on Monday, January 21, 1990, at 7:00 P.M. in City Hall to consider approval of a request from Lynelle Yingling for a Conditional Use Permit for an accessory building not meeting materials requirements and in excess of 225 square feet in a residential classification, located at 570 East Quail Run Road, east of SH-205, further described as Lot 1, Block A, Promise Land Addition.

As an interested property owner, you may wish to attend these hearings or make your feelings known in writing by returning the form below.

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Case No. P&Z 90-42-CUP

I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below \_\_\_\_\_

---

Signature

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Address