

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-45- CUP

Date Submitted 12-26-90

Filing Fee \$ _____

Applicant John C Baker

Address 404 Willowood

Phone No. 7716082

Owner

Tenant¹

Prospective Purchaser ¹

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:)²

Build Garage with wood siding -

I hereby request that a Conditional Use Permit be issued for the above described property for:

John C Baker, 404 Willowood, Rockwall TX

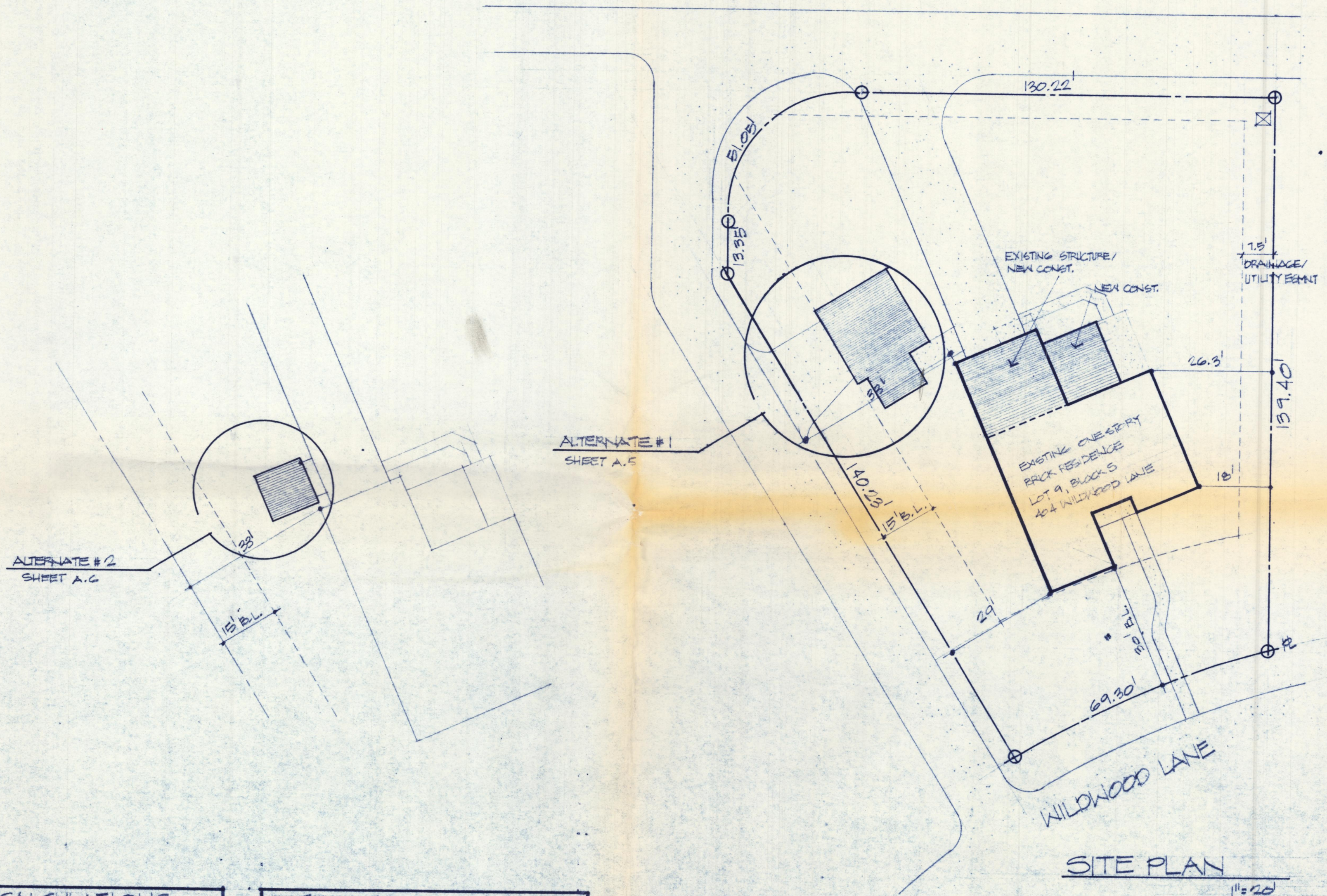
^{line} The current zoning on this property is _____.
There ^{space} are/are not ^{space} deed restrictions pertaining to the intended use of this property.

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 C Baker

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

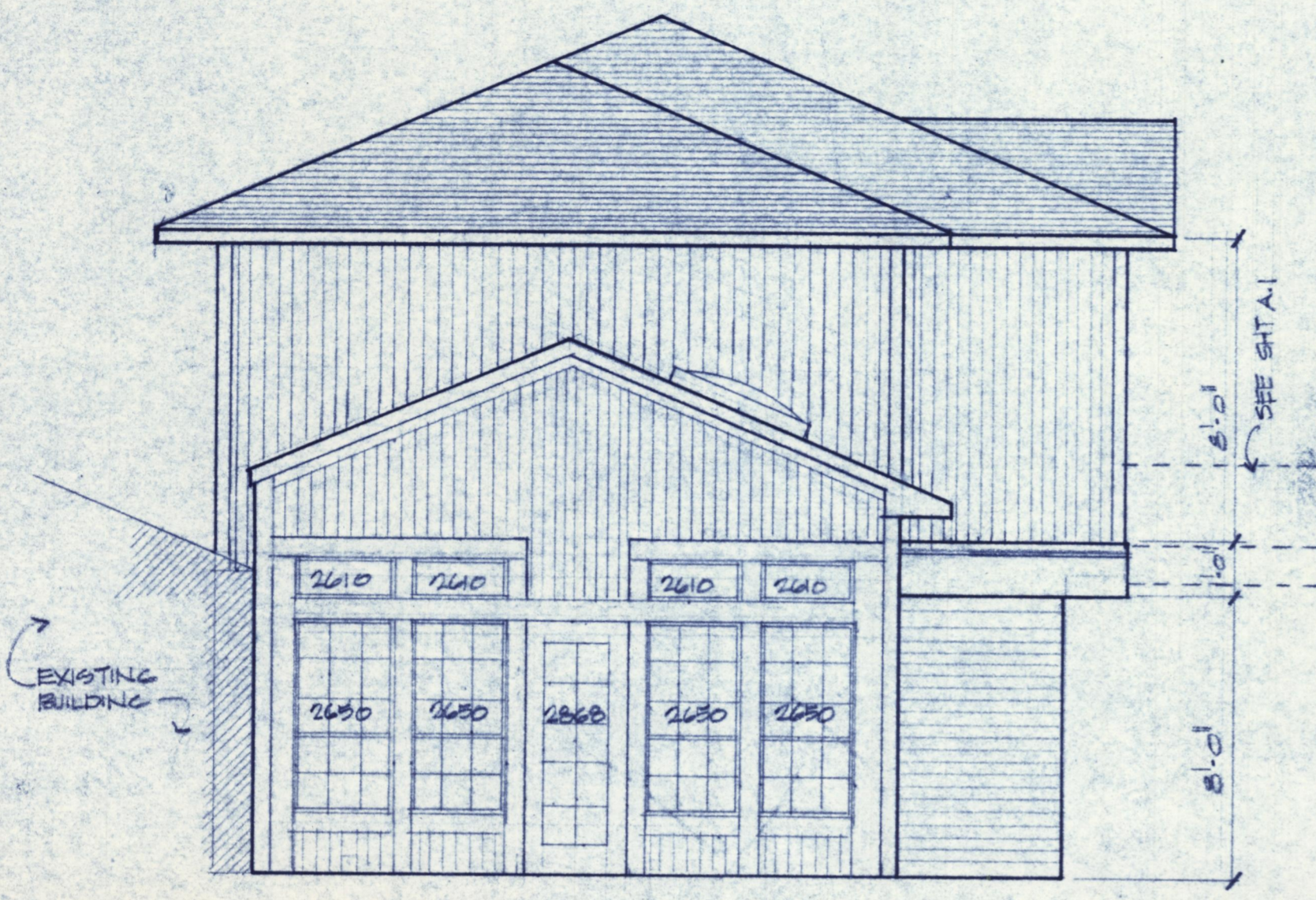
²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. 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.



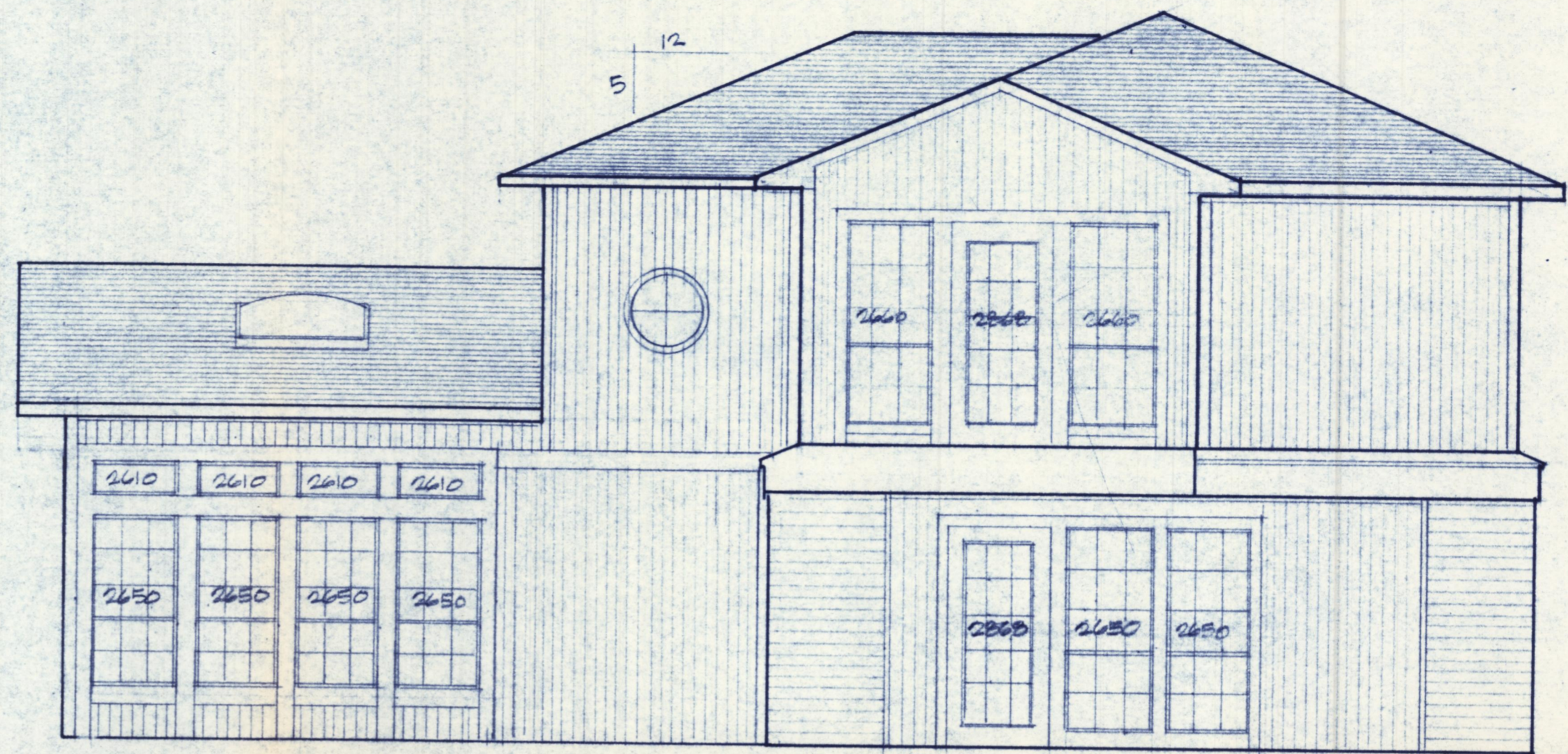
AREA CALCULATIONS	
LIVING:	
SOLARIUM	= 401 S.F.
ENCLOSED GARAGE	= 480 S.F.
MASTER BEDROOM	= 495 S.F.
TOTAL	1376 S.F.

ALTERNATE #1	
GARAGE/STORAGE	= 586 S.F.
ALTERNATE #2	
STORAGE	= 168 S.F.
ENCLOSED GARAGE	= (480 S.F.)
	=

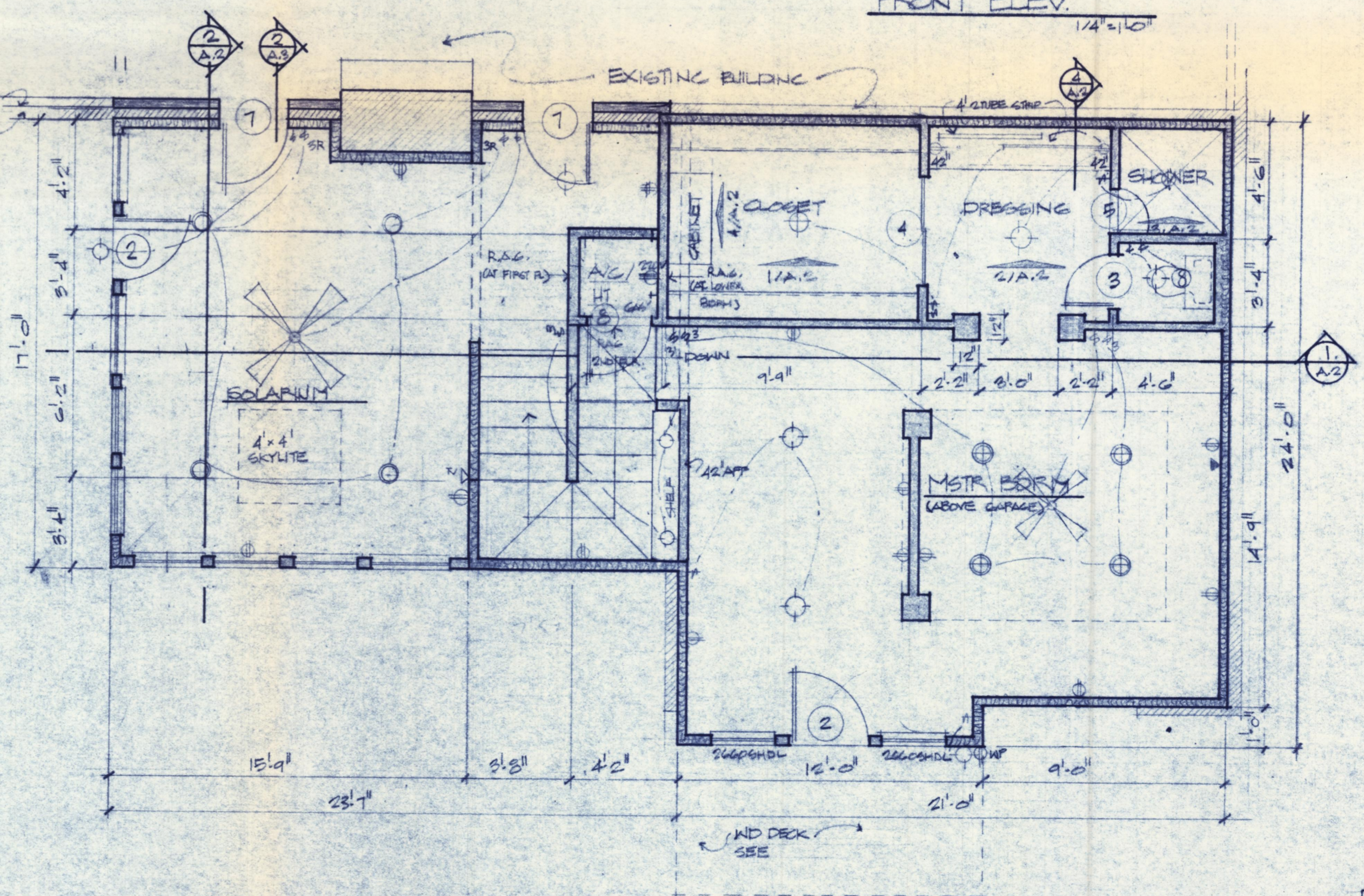
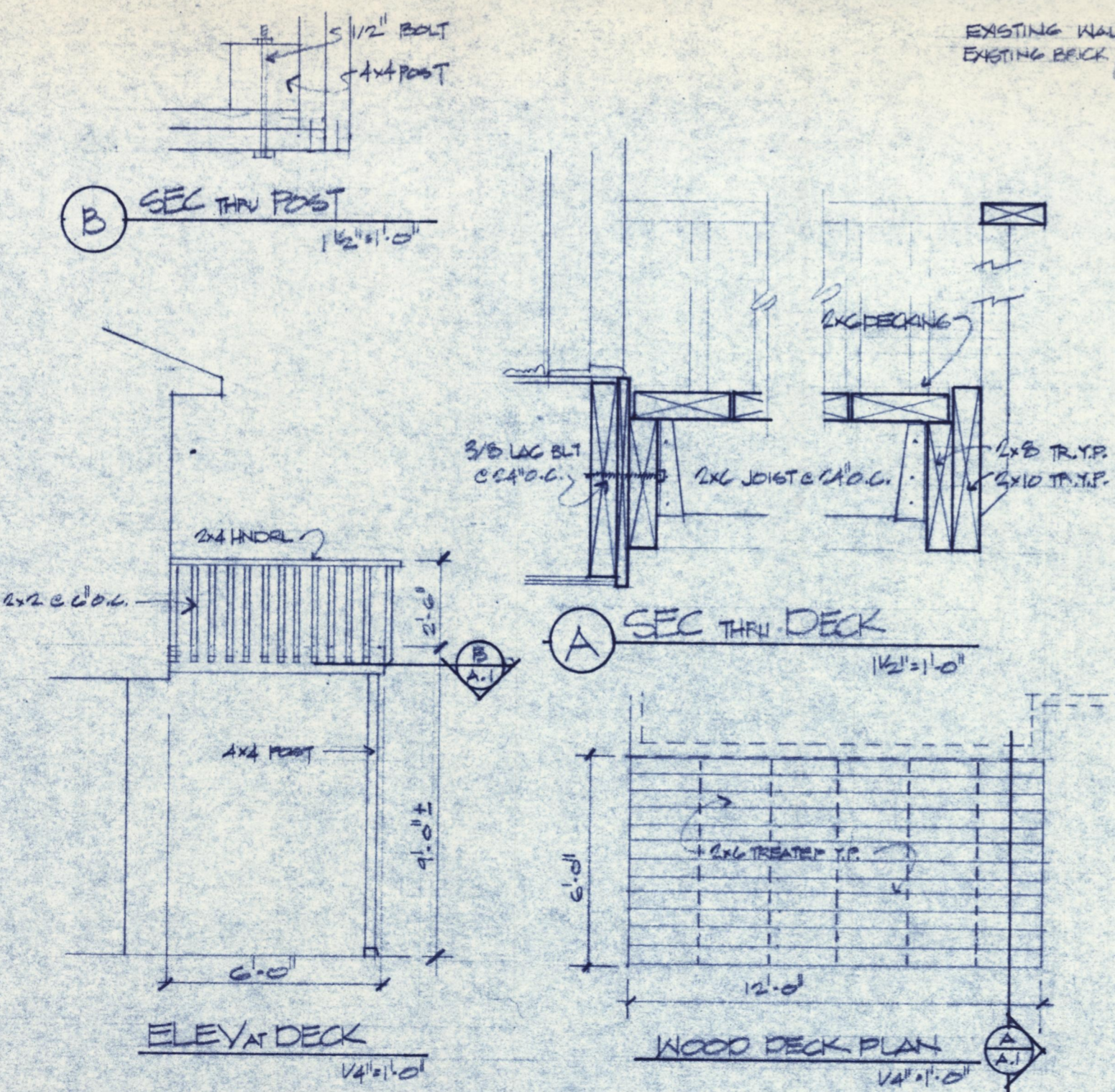
ADDITION TO RESIDENCE
404 WILDWOOD LANE, ROCKWALL, TX

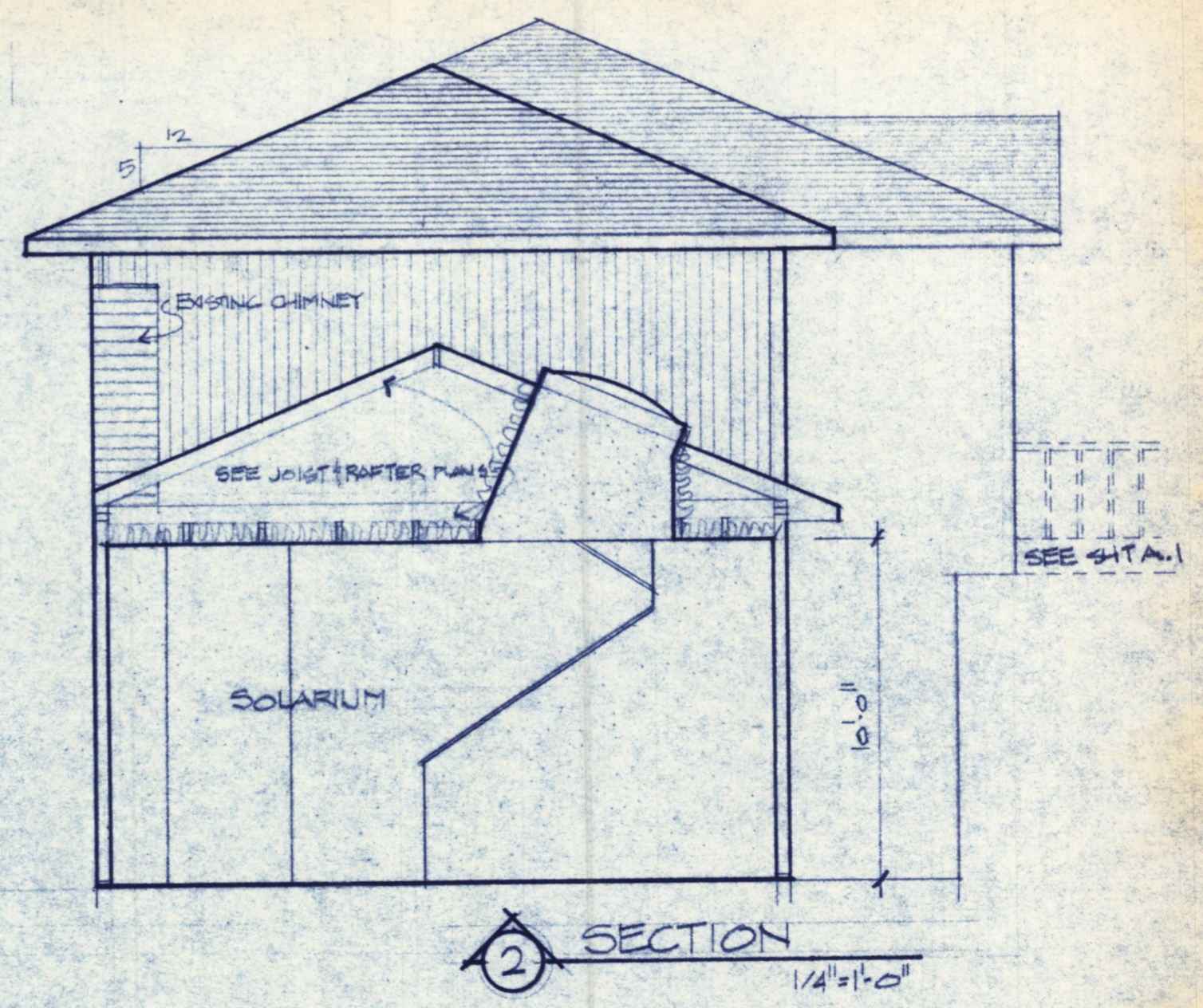
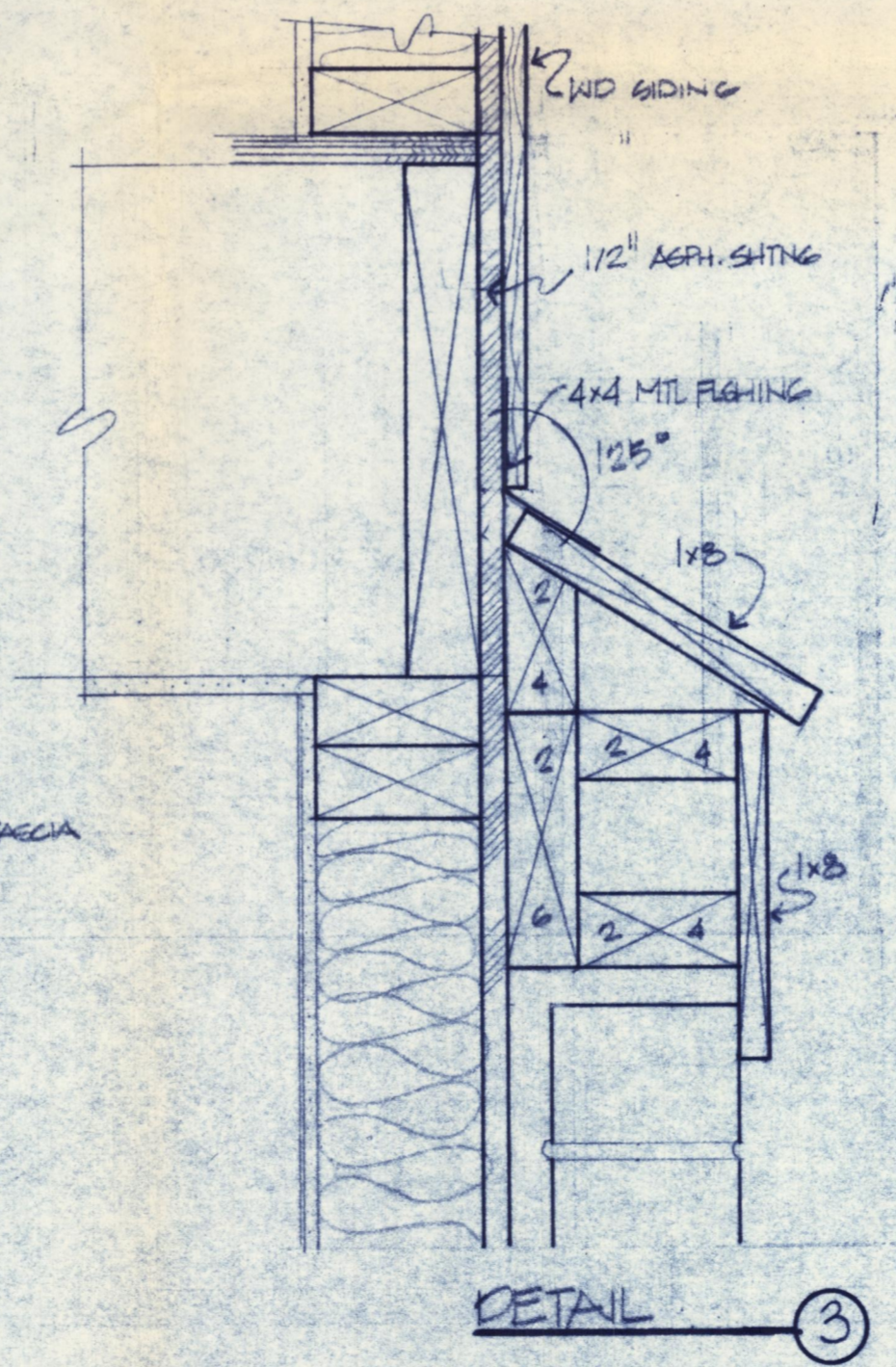
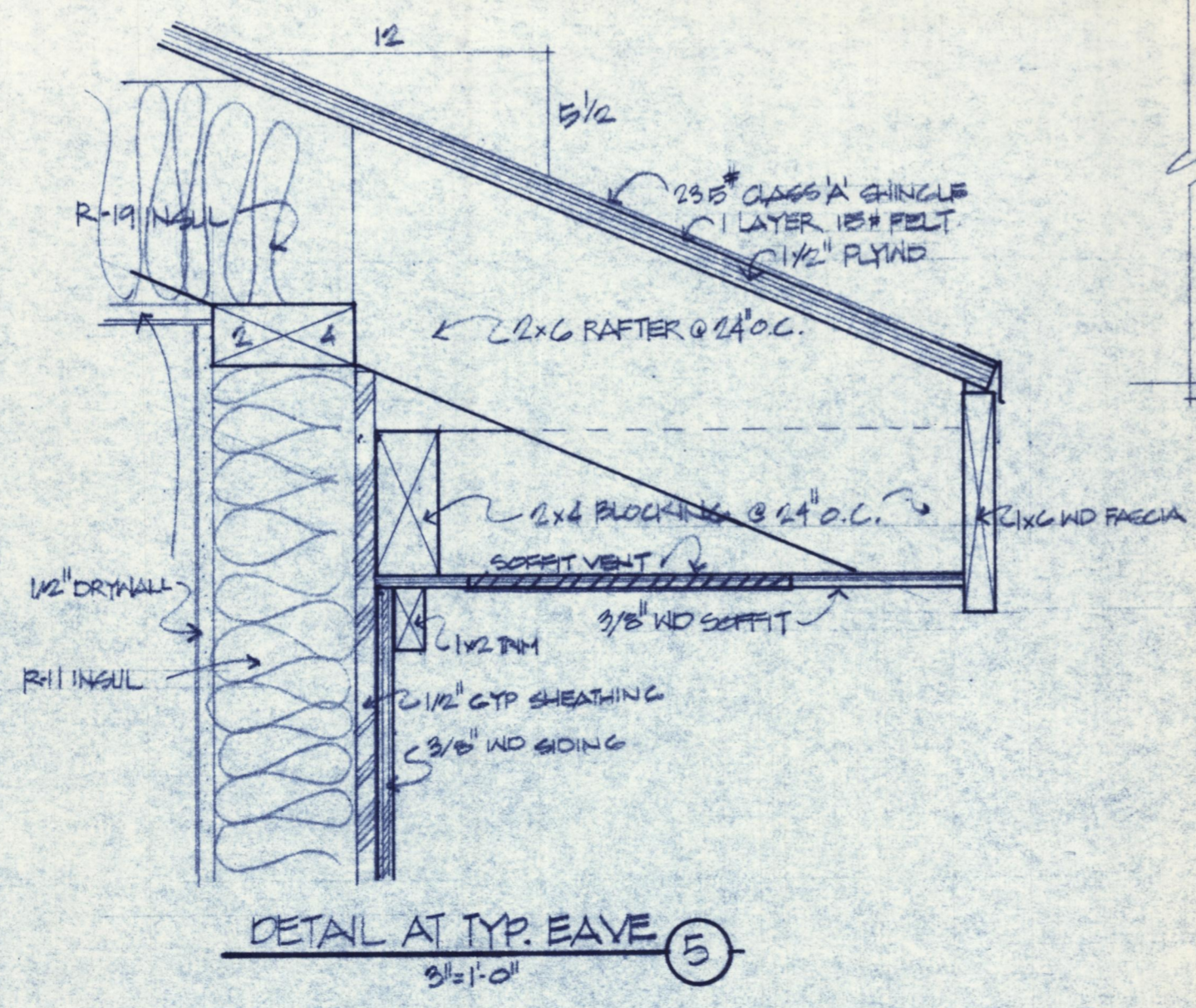
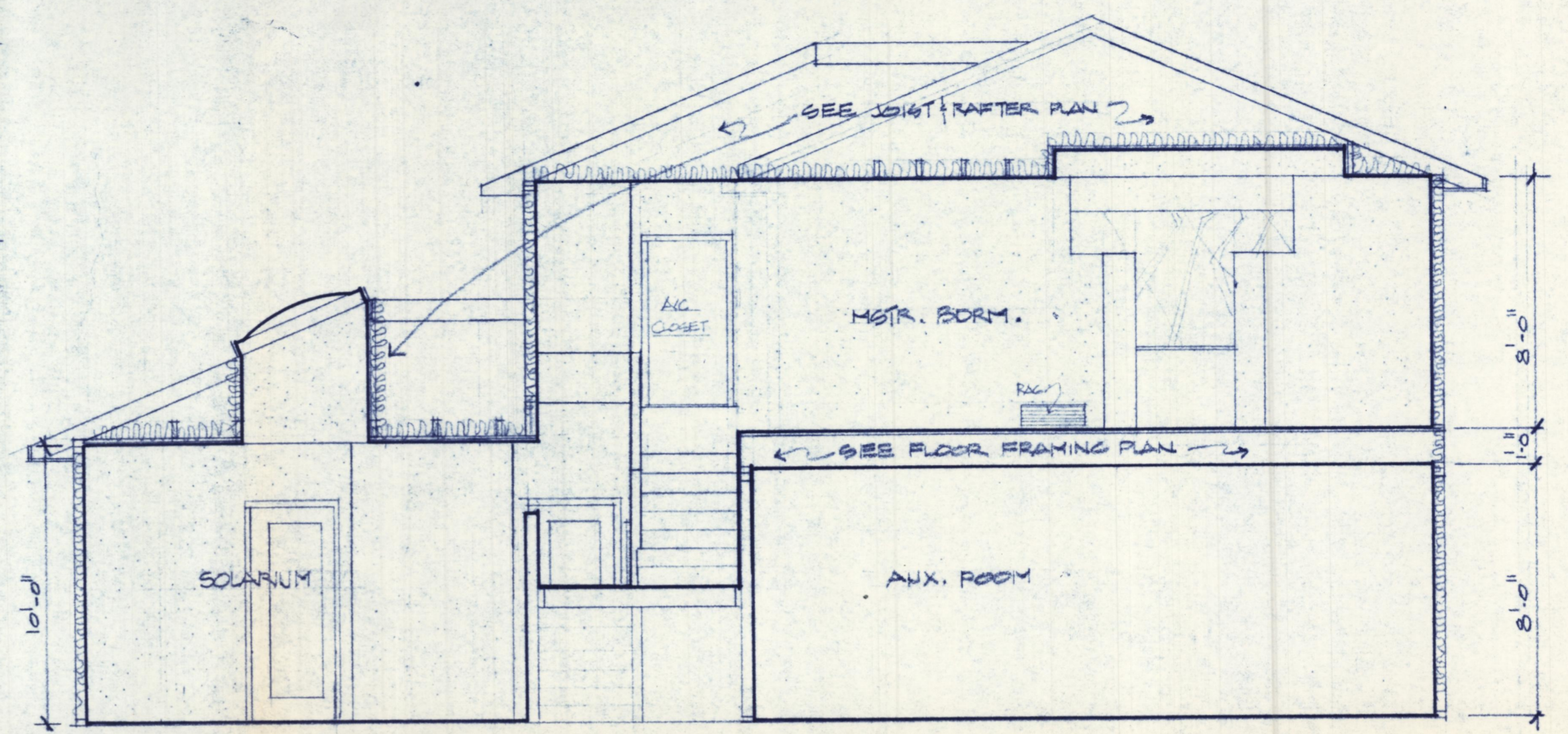
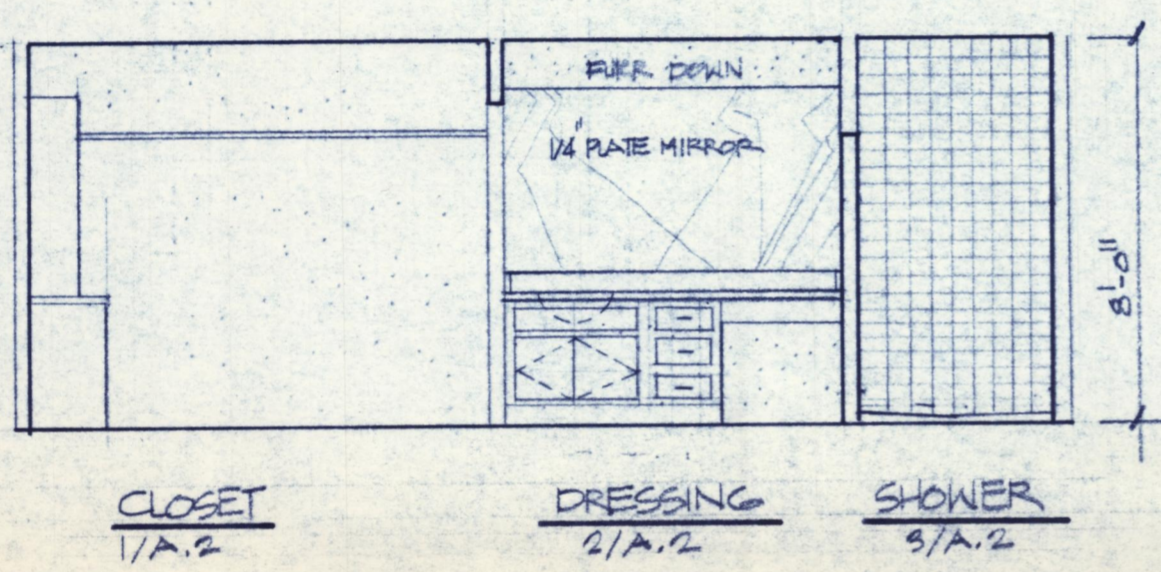
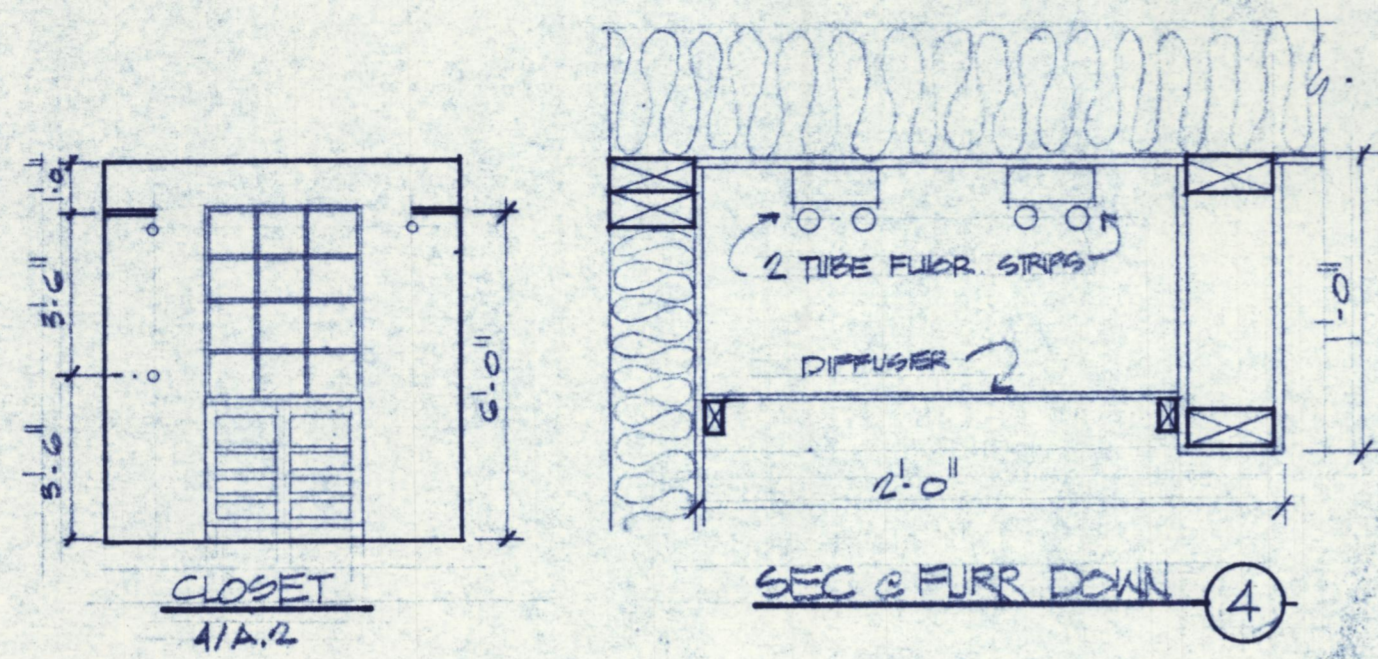


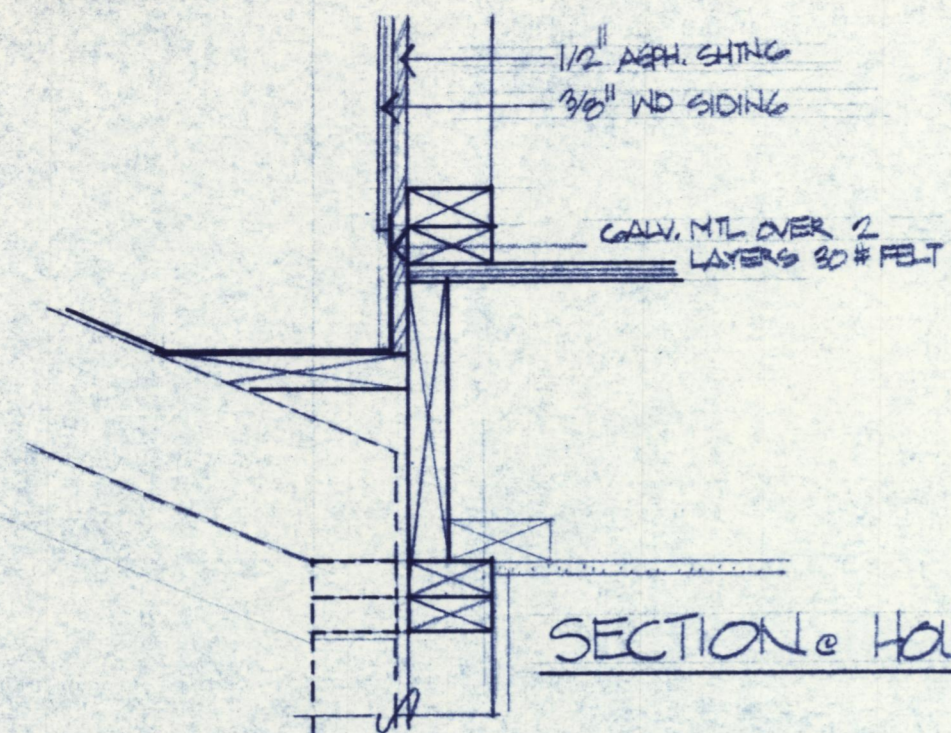
LEFT ELEV.
1/4" = 1'-0"



FRONT ELEV.
1/4" = 1'-0"

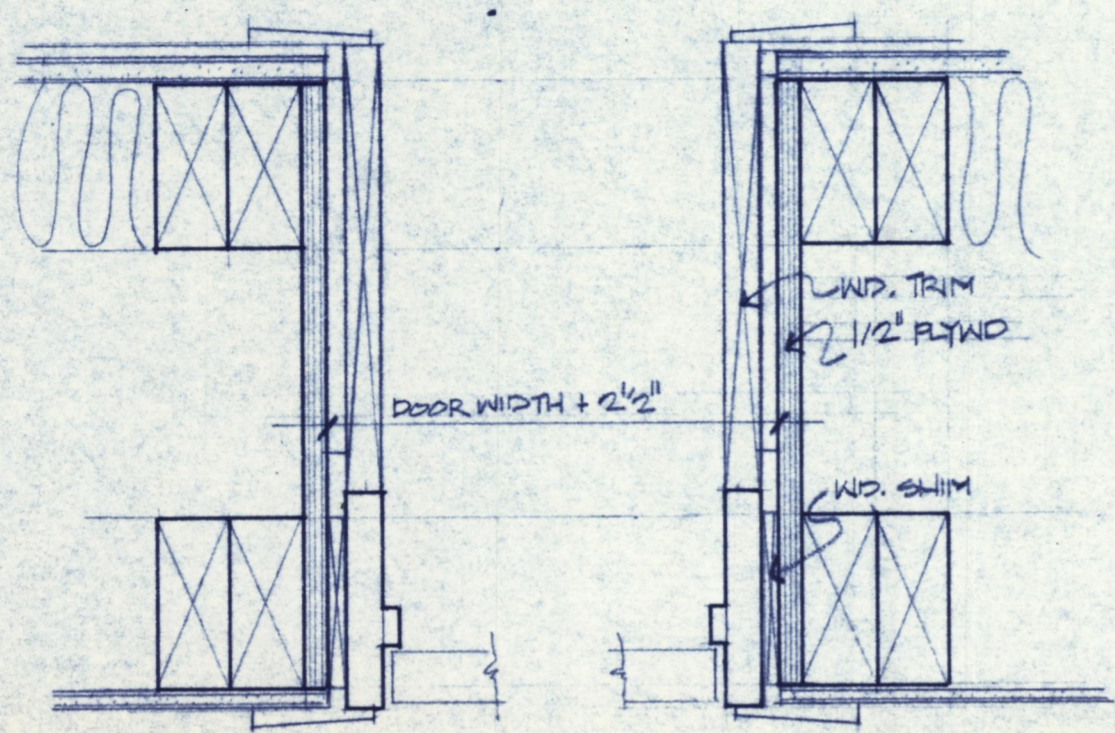




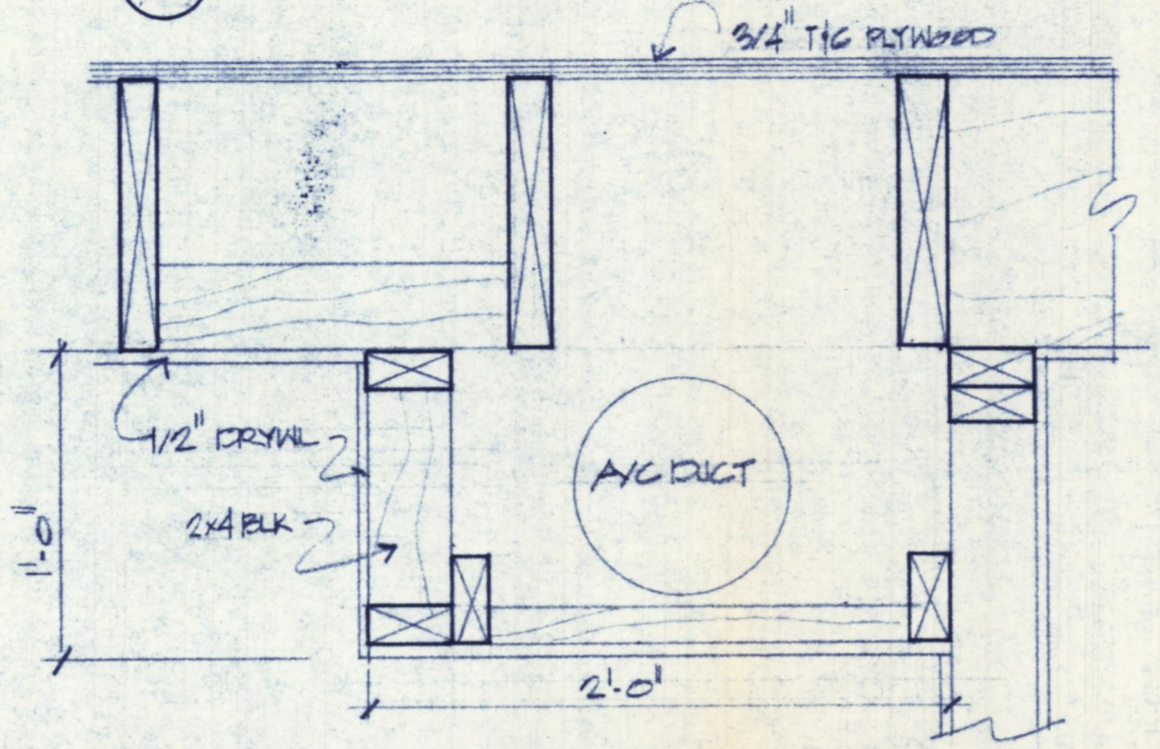


DOOR SCHEDULE				
NR	SIZE	W	RHT	REMARKS
1	2868	1 3/8	1	HCHB, 4 3/4" COL CASE, BOTH SIDES, 2 3/8" BACKSET
2	2868	1 3/4	2	MTL ISLITE/DG, ADJ THRESHLD, DBL BORE, COL CASE 1 SIDE, 4 3/4"
3	2068	1 3/8	3	HCHB, 4 3/4" COL CASE BOTH SIDES, 2 3/8" BACKSET
4	4080	1		BYPASS MIRROR
5	1660			SHOWER, CLEAR TEM
6	2668	1 3/8	1	DELETE
7	2868	1 3/4	1	MTL ISLITE S.G, NO THRESHLD, S. BORE, COL CASE 1 SIDE, 4 3/4"
8	2668	1 3/8	1	HCHB, 4 3/4" COL CASE BOTH SIDES, 2 3/8" BACKSET

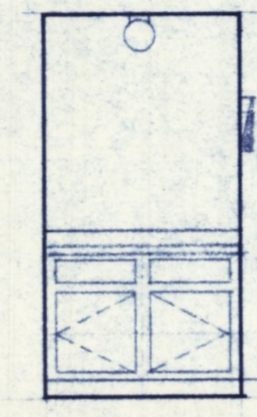
SECTION @ HOUSE/NEW CONST. 3



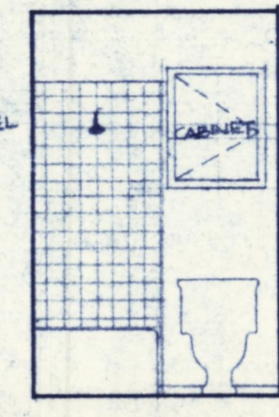
SECTION THRU DOOR 2



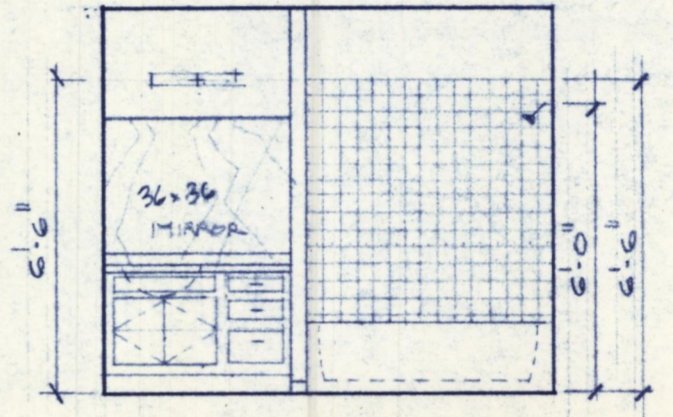
SECTION @ A/C FURR DOWN 1 NO SCALE



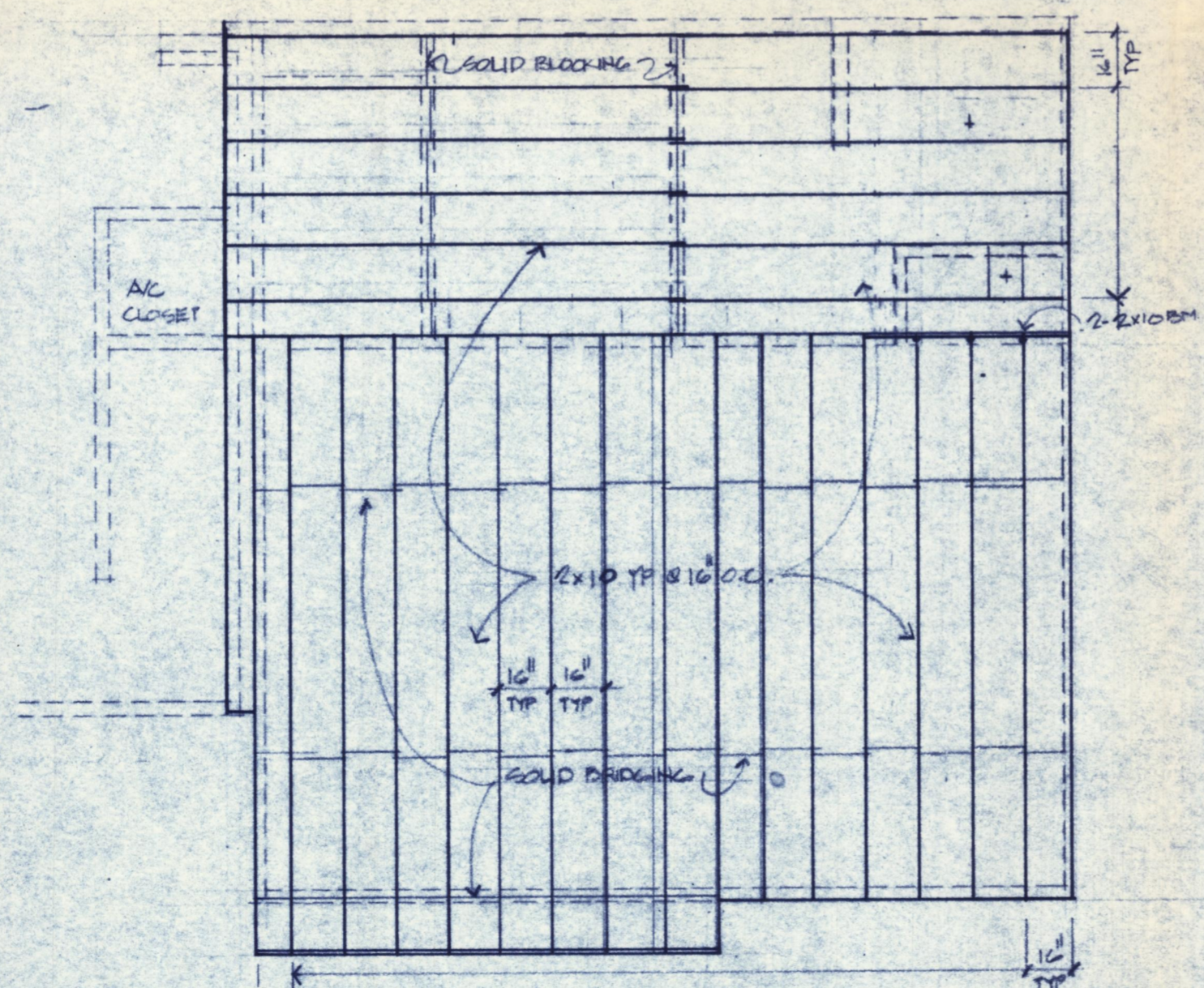
3/A.3



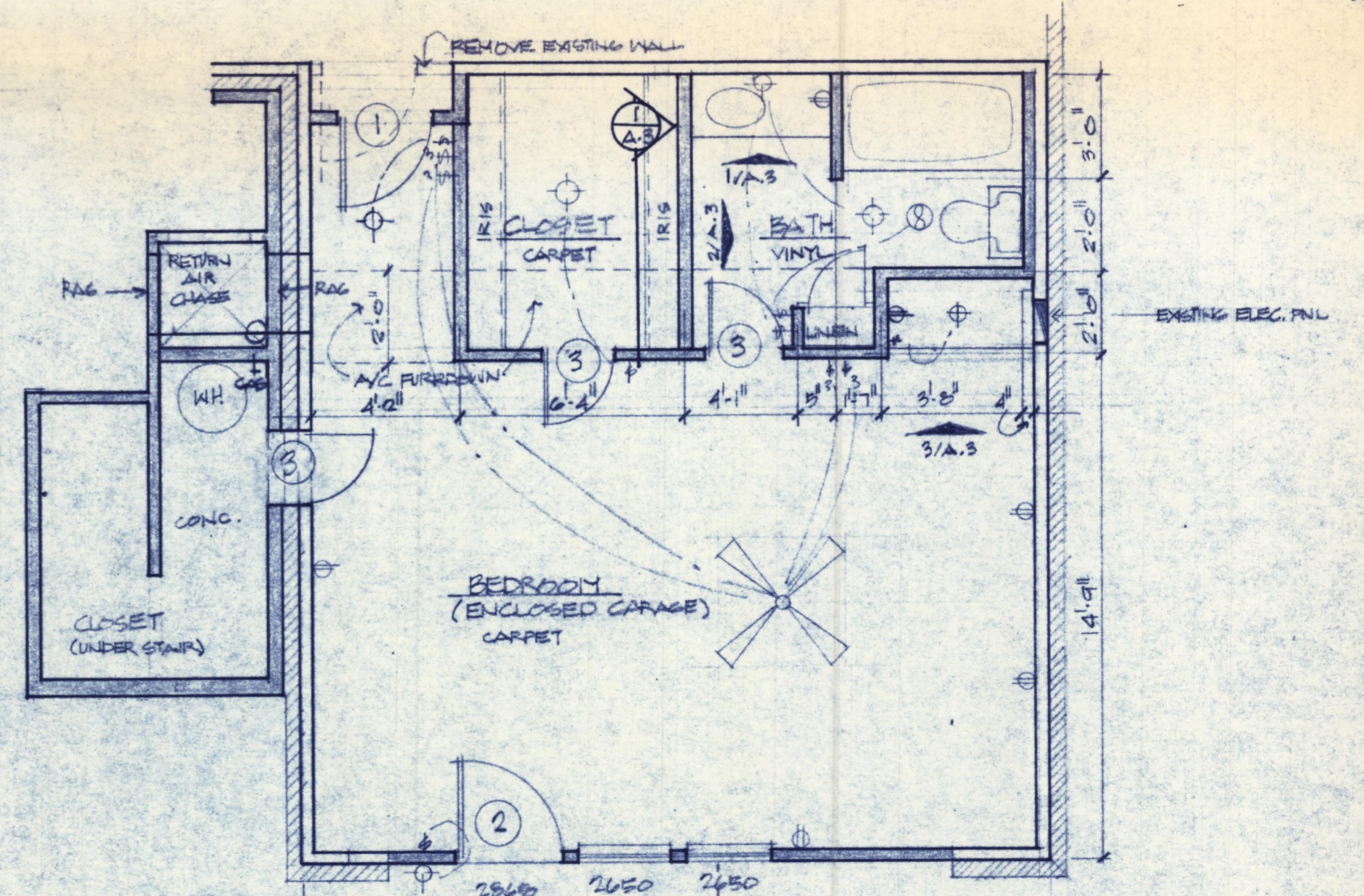
2/A.3



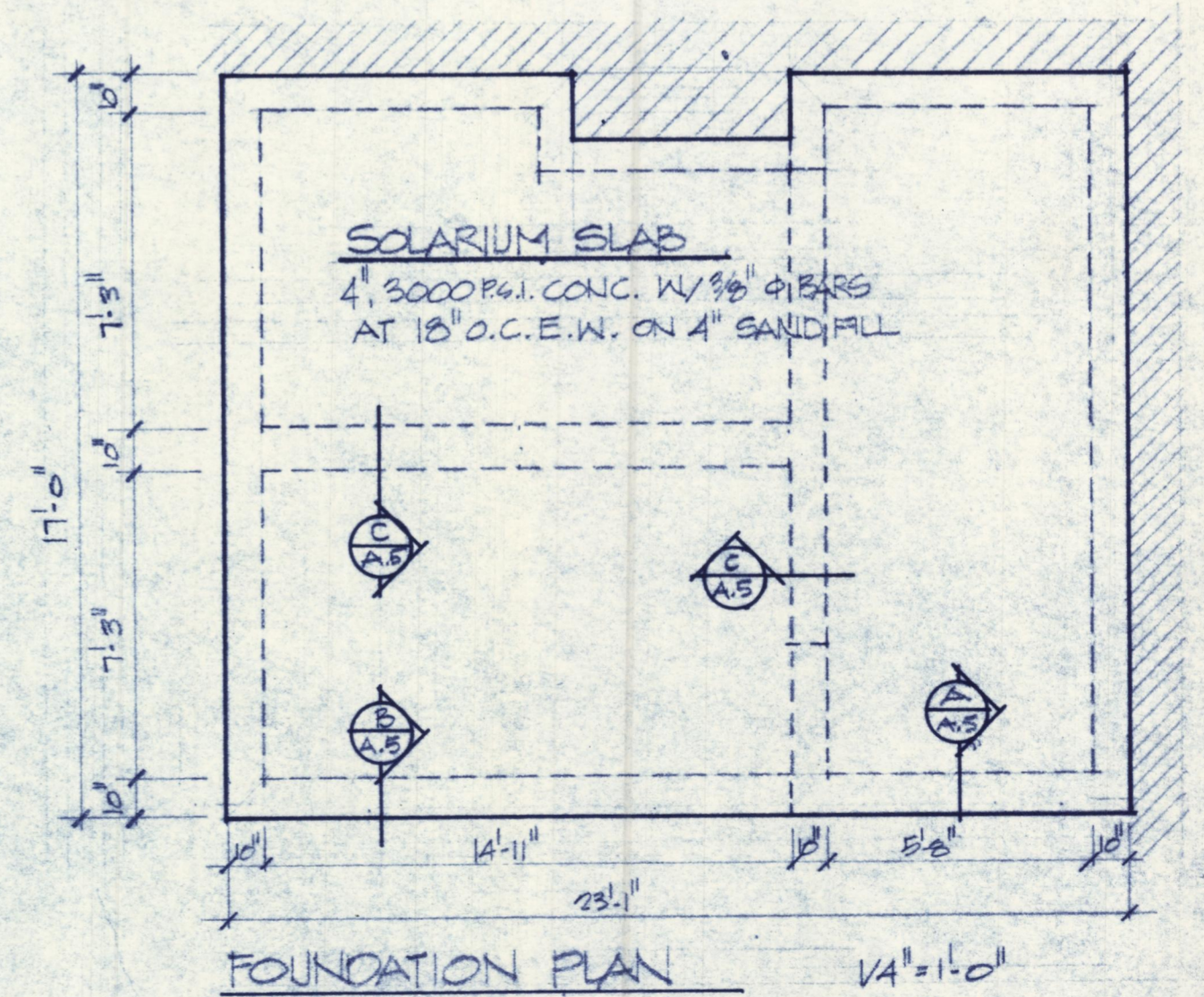
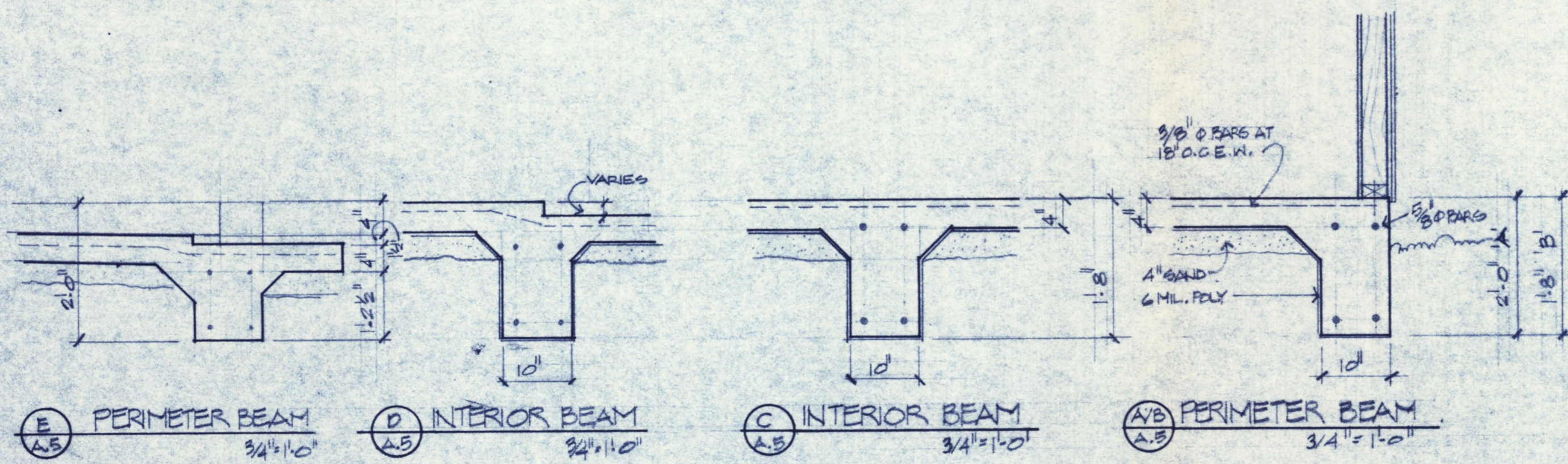
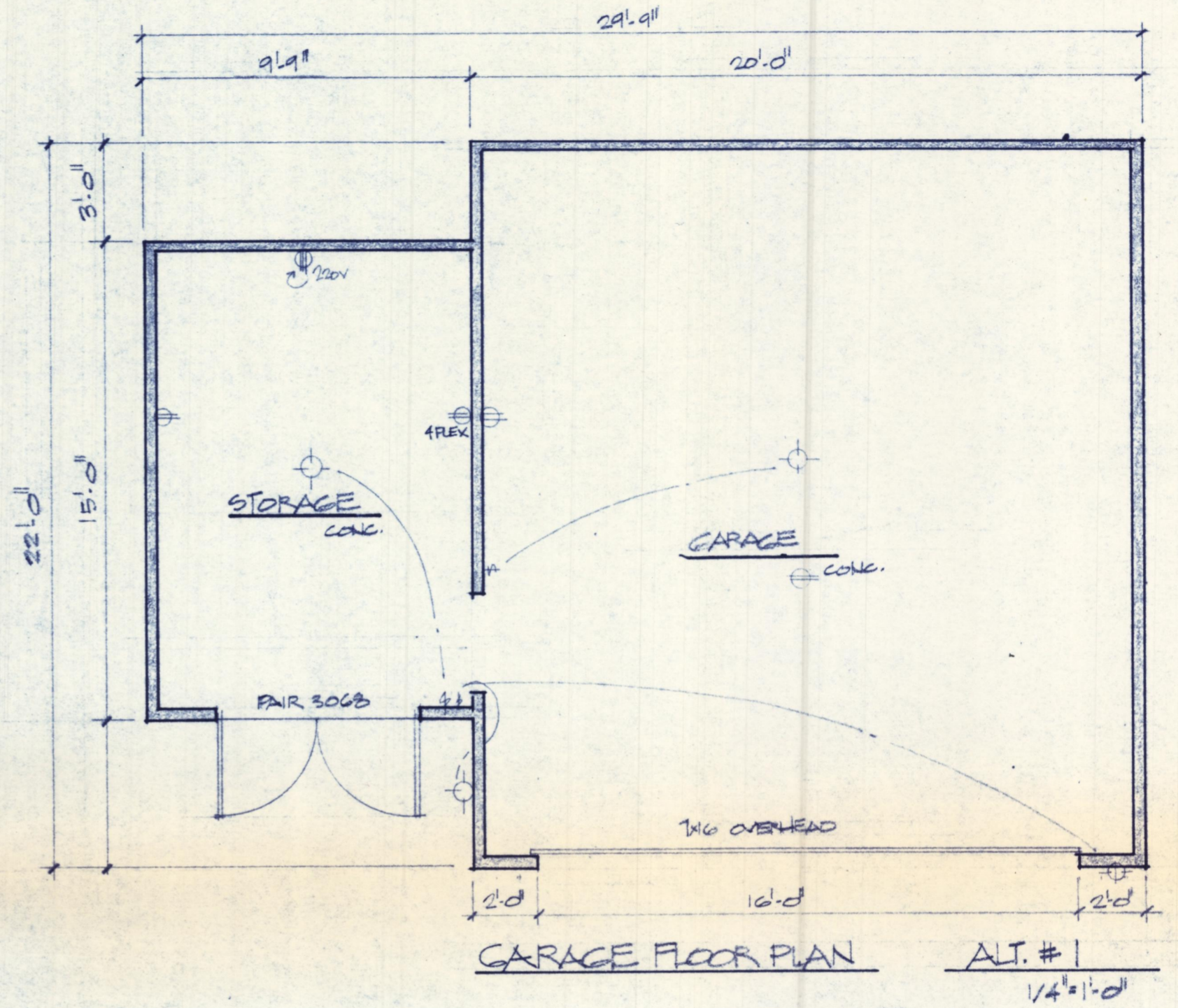
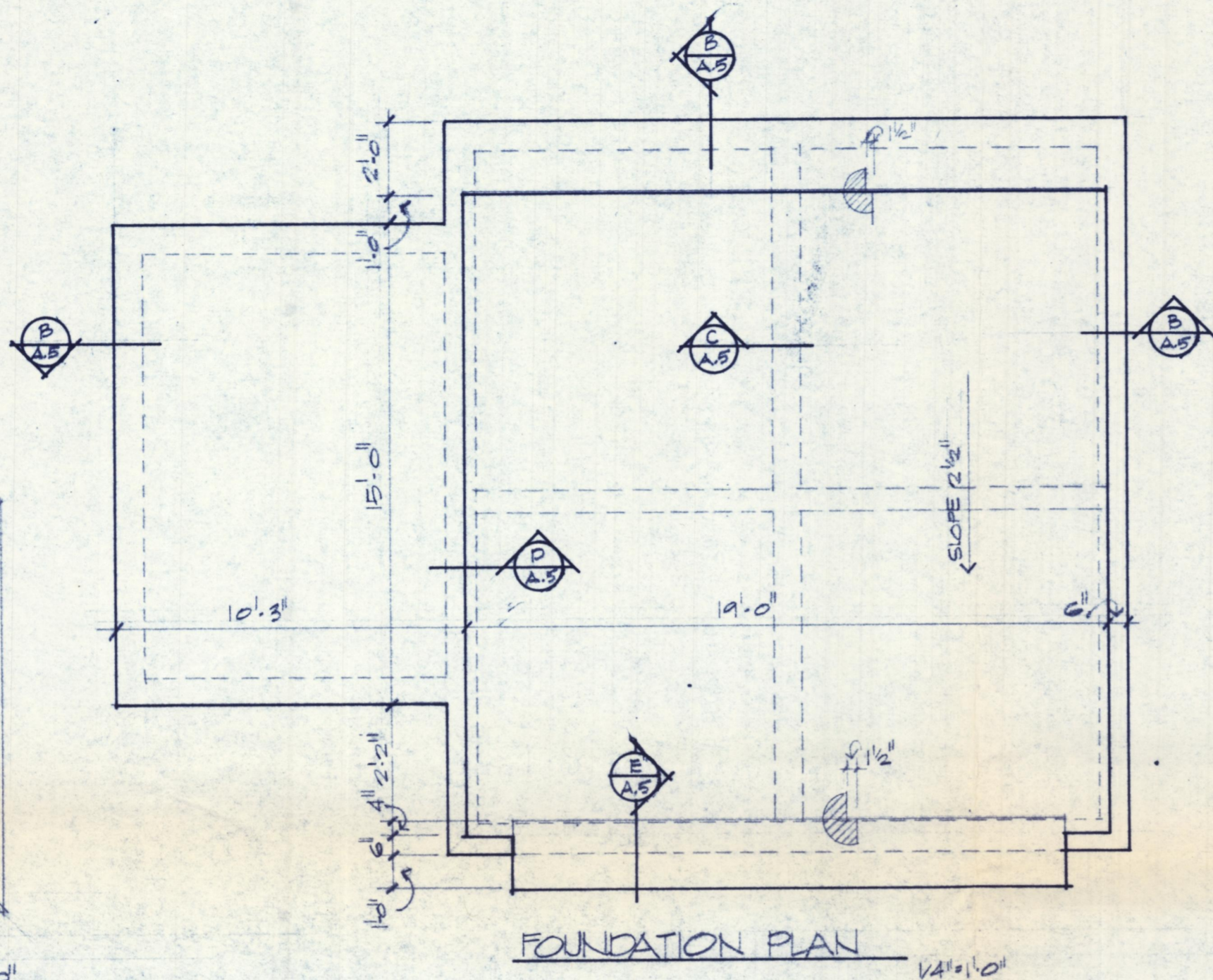
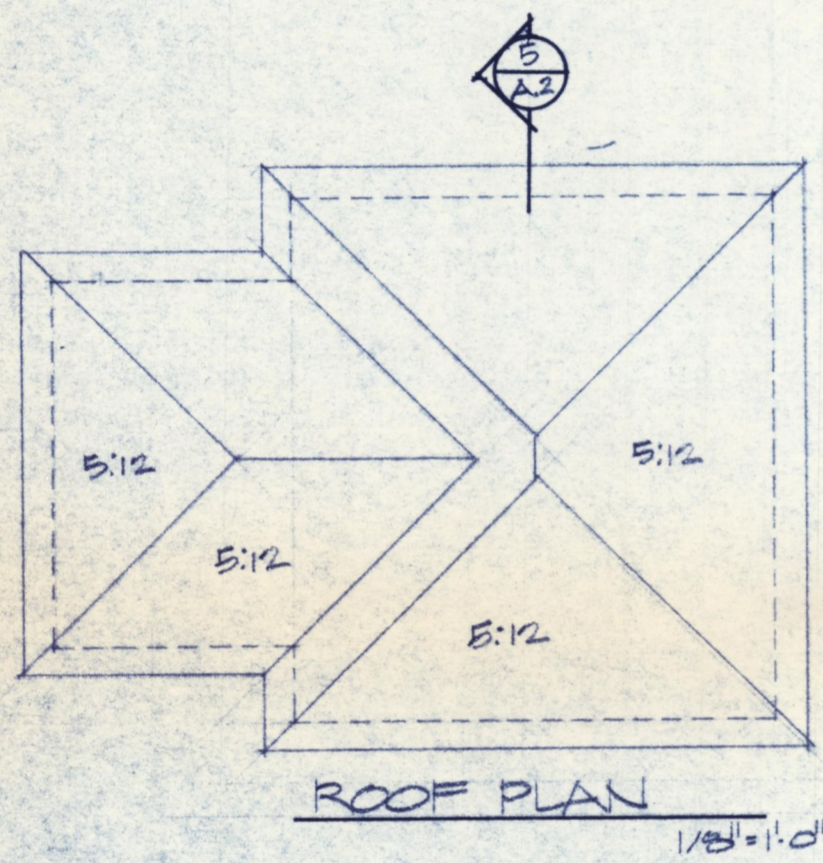
1/A.3

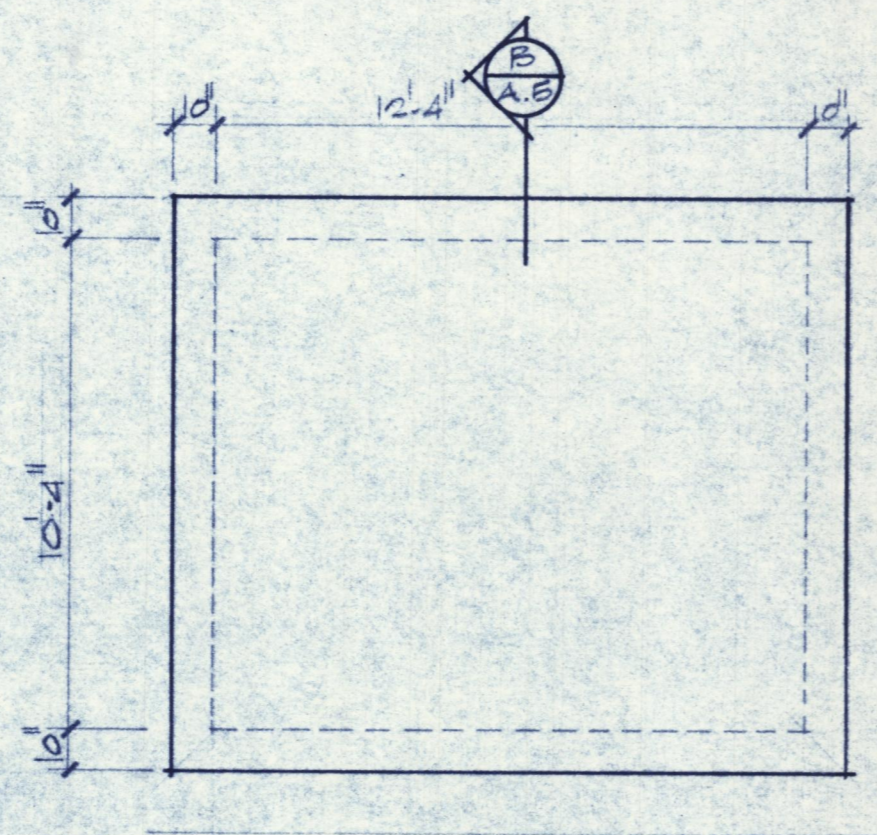


FLOOR JOIST FRAMING PLAN 1/4" = 1'-0"

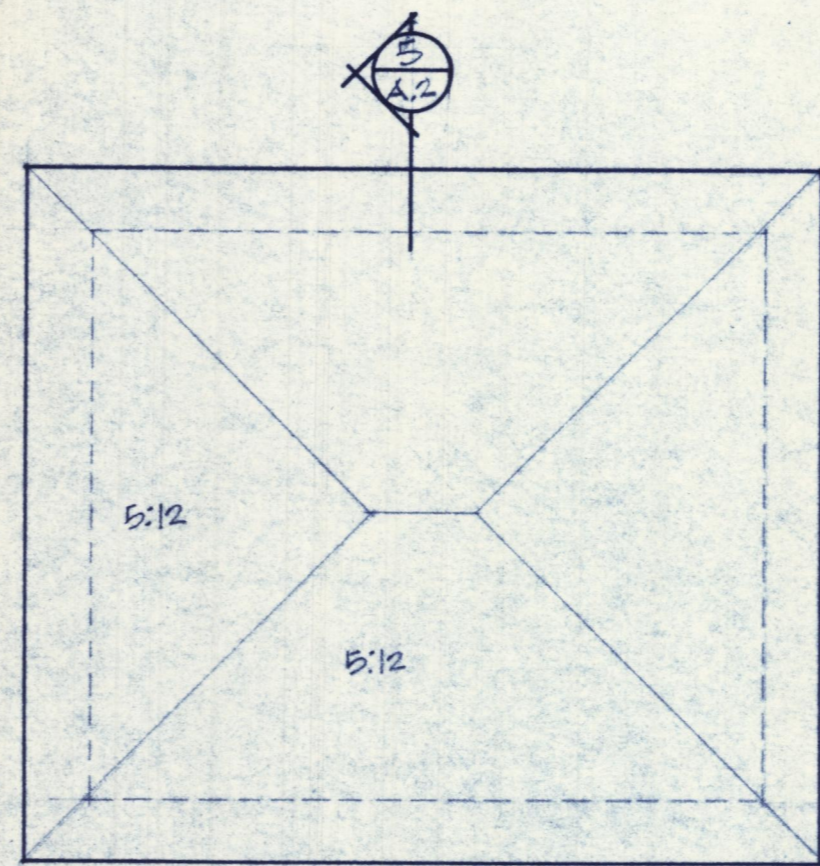


FLOOR PLAN (EXIST. GARAGE) 1/4" = 1'-0"

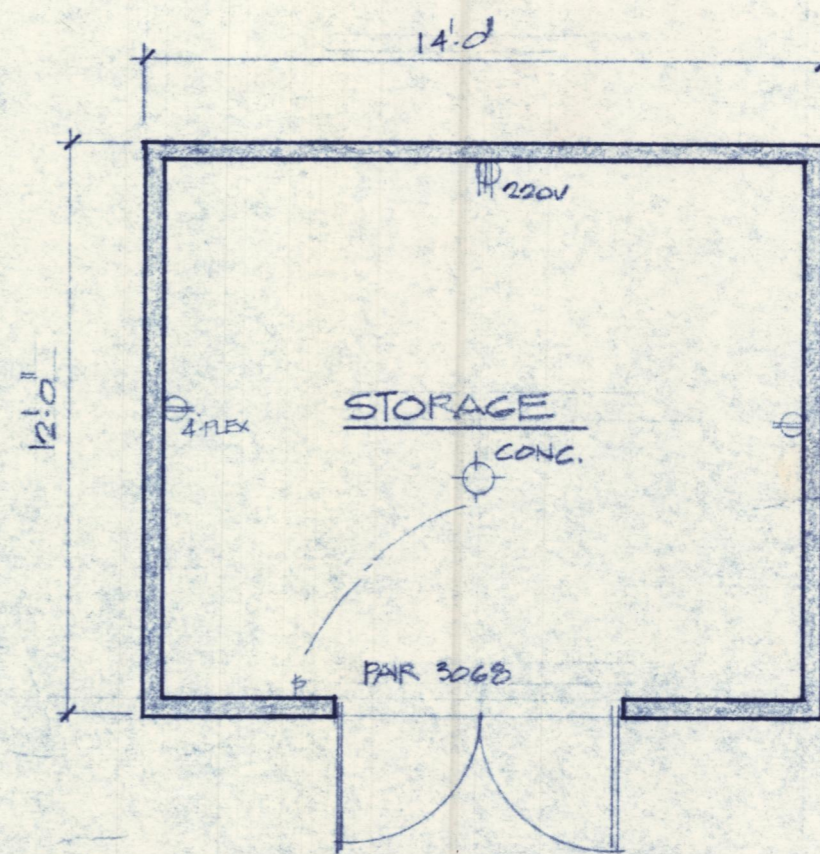




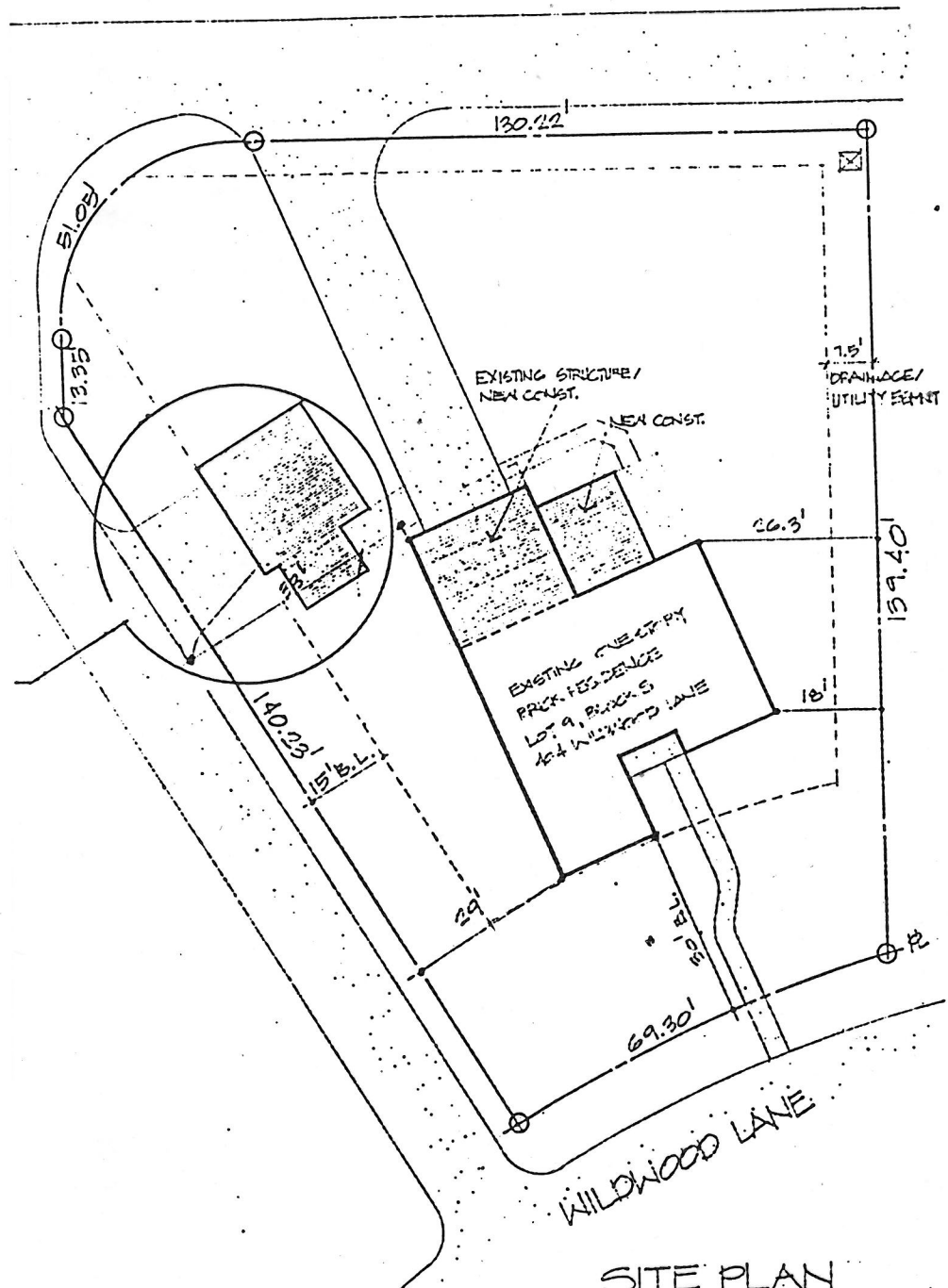
FOUNDATION PLAN
1/4" = 1'-0"



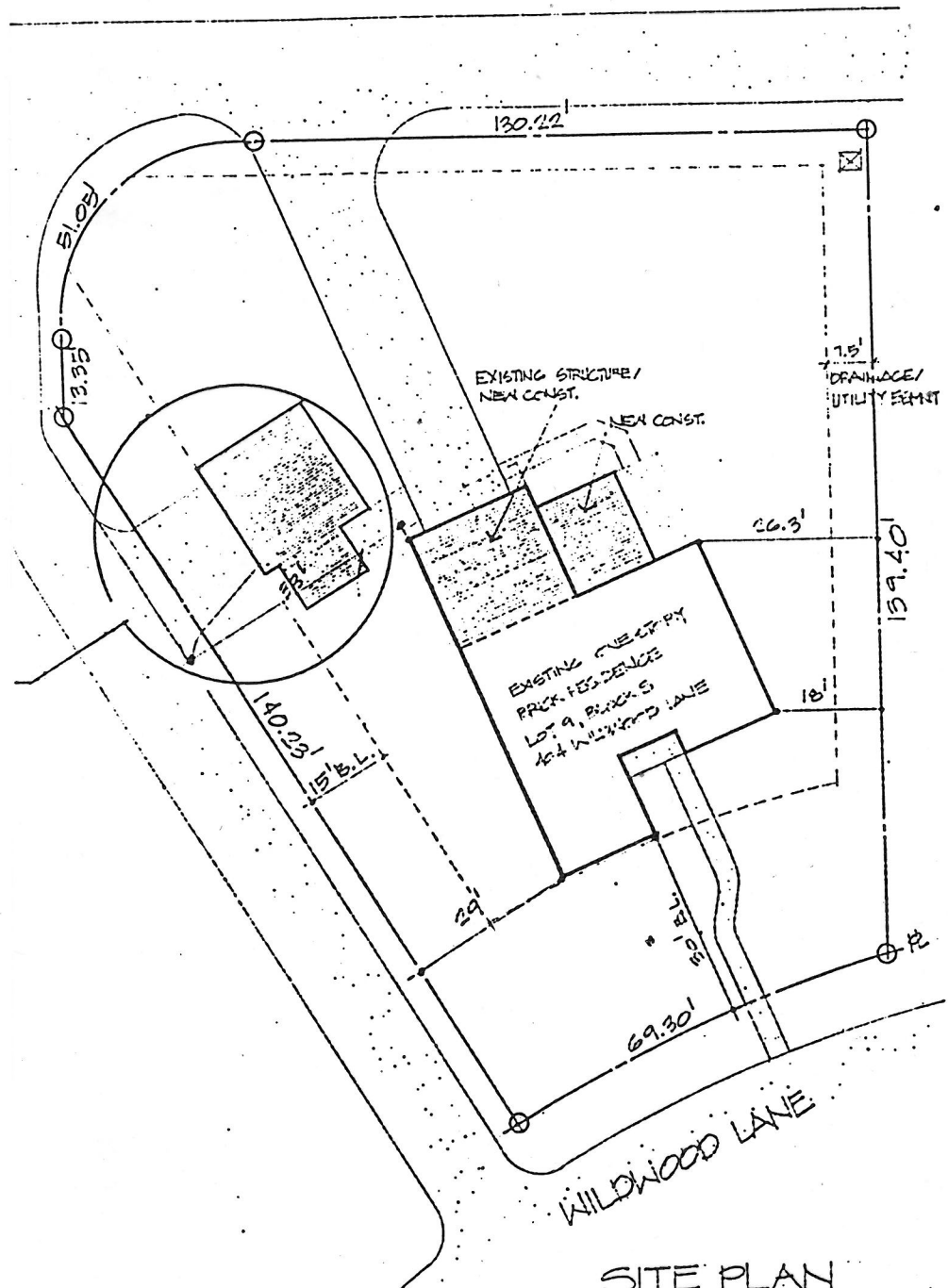
ROOF PLAN
1/4" = 1'-0"



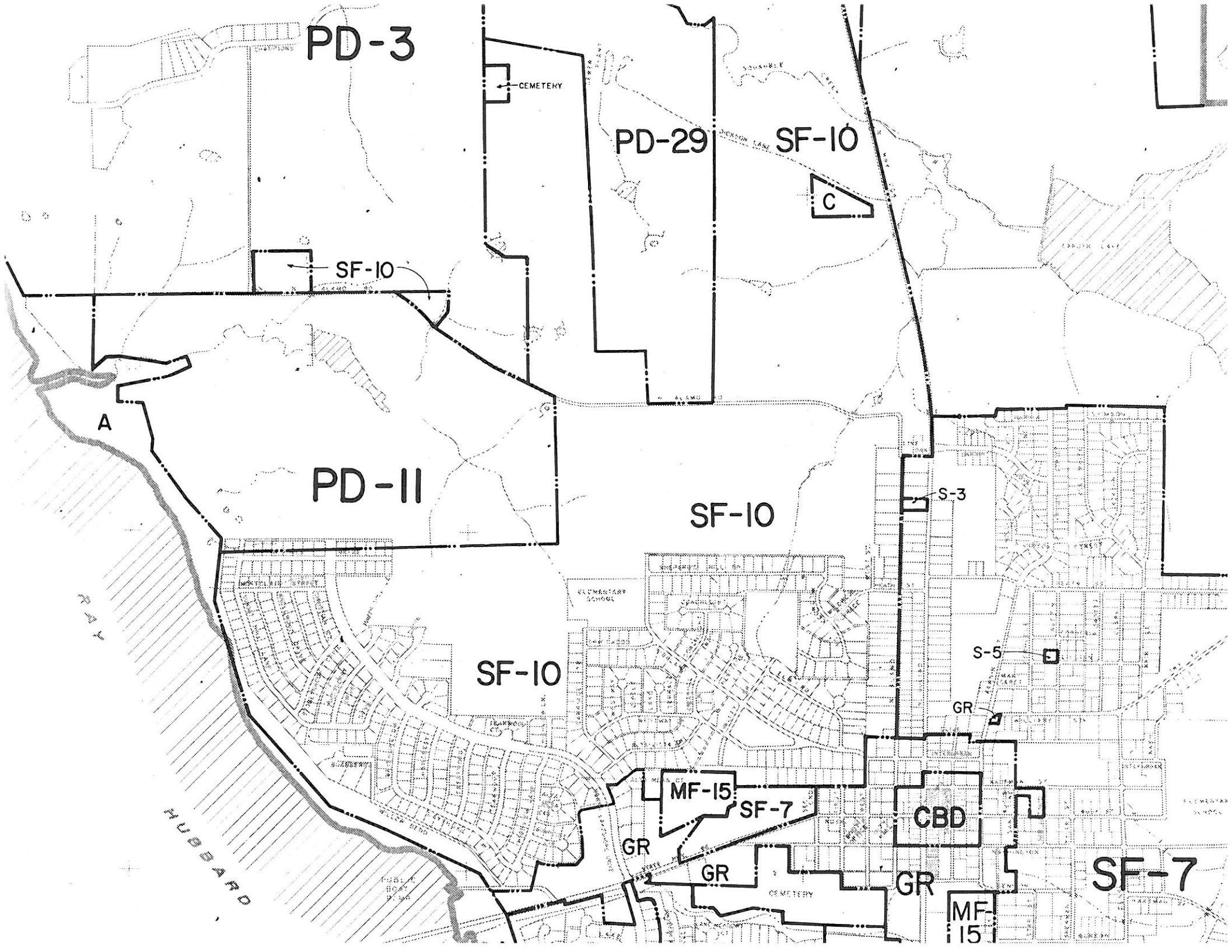
FLOOR PLAN
1/4" = 1'-0"



SITE PLAN



SITE PLAN



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 10, 1990

Agenda No: IV. D.

Agenda Item: P&Z 90-45-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from John Baker for a Detached Garage Not Meeting the Materials Requirements of the Zoning Ordinance at 404 Wildwood Lane

Item Generated By: Applicant, John Baker

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

Background Information:

Mr. and Mrs. Baker are planning to add onto their home and they also want to construct a detached garage. The garage they wish to construct would have wood siding to match the wood trim on their home with a roof material to match the main structure. It will be less than 15 feet in height, which is the maximum height for an accessory structure without a CUP. They do not wish to use brick on the garage. The zoning ordinance requires that detached garages must have the same exterior materials as found on the main structure and generally in the same proportion or a CUP must be granted. They have submitted a request for a CUP. A copy of the site plan identifying the location of the proposed garage.

Conditions that could be considered if the Commission wishes to consider approval are as follows:

1. That the garage shall be located as shown on the approved site plan
2. That the exterior materials used shall be a wood siding comparable to the siding used on the main structure and painted to match the main structure, and a composition roof to match the main structure.
3. That any significant change in the size, location or materials of the structure must be approved by the Commission.

Notices Sent 13

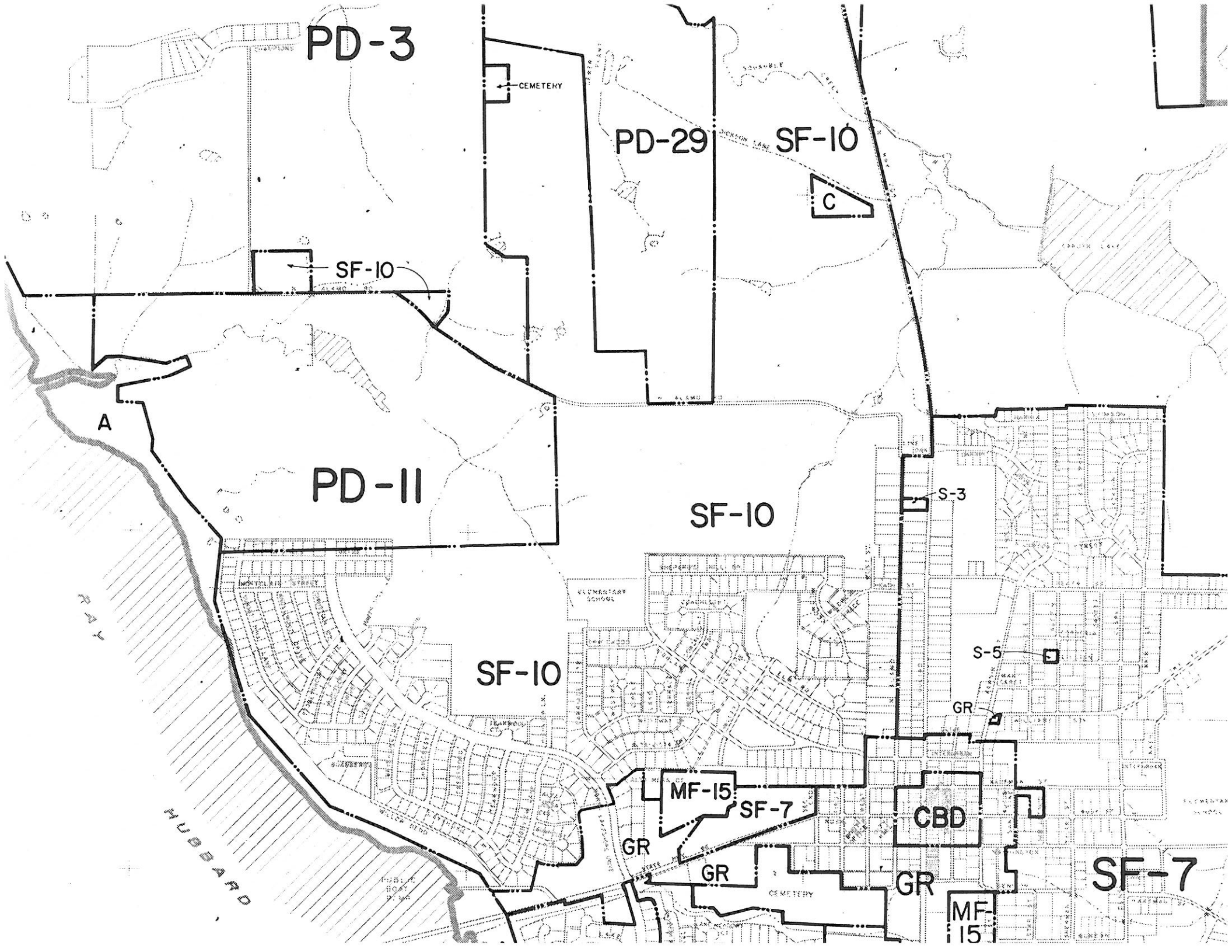
Notices Returned 0

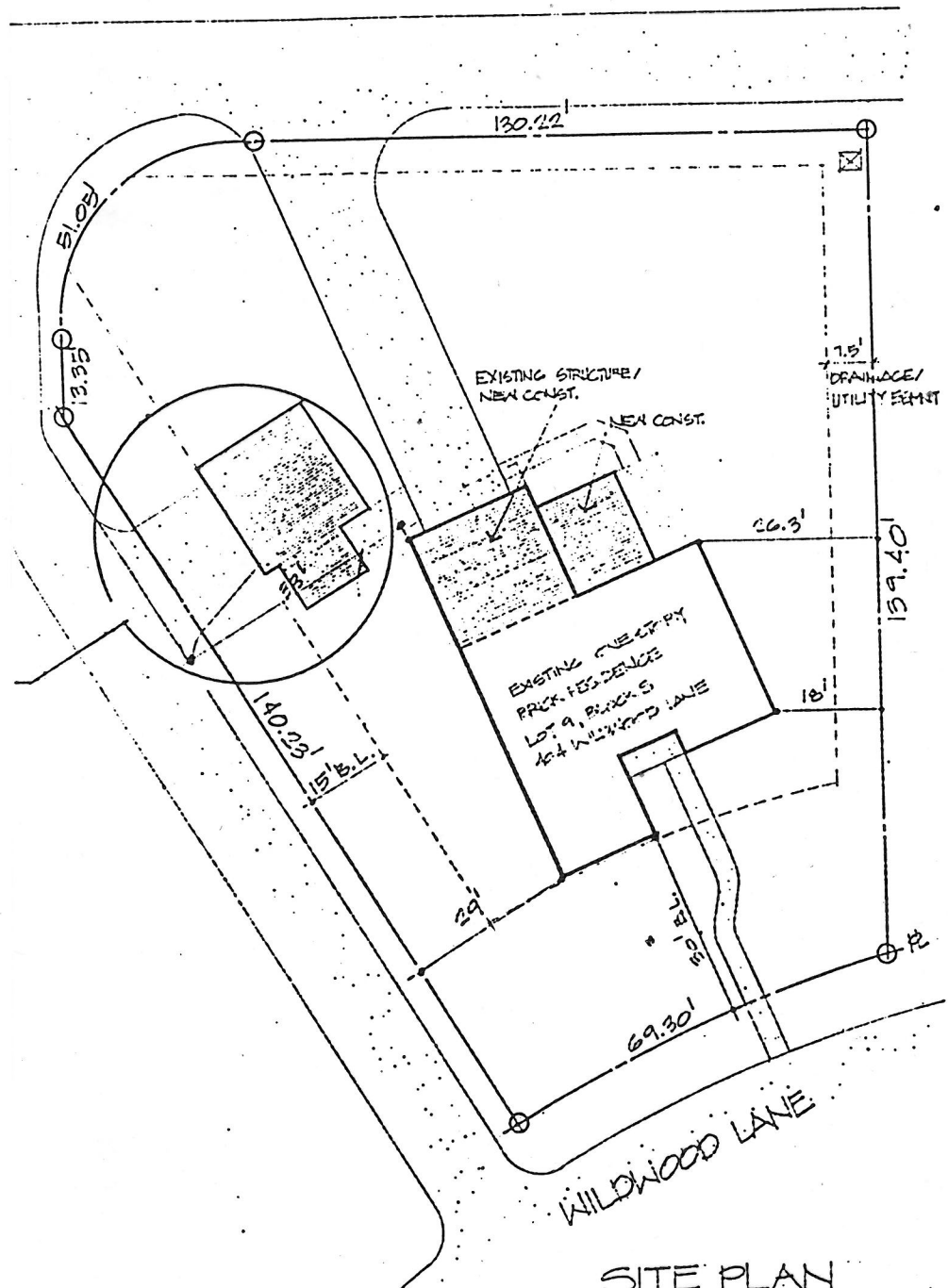
Attachments:

1. Location Map
2. Site Plan
3. Returned Notices

Agenda Item: CUP for Detached Garage - 404 Wildwood Lane

Item No: IV. D.





SITE PLAN

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: January 21, 1991

Agenda No: VI. E.

Agenda Item: P&Z 90-45-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from John Baker for a Conditional Use Permit for a Detached Garage Not Meeting the Materials Requirements in a Residential Zoning District at 404 Wildwood Lane

Item Generated By: Applicant, John Baker

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

Background Information:

Mr. and Mrs. Baker are planning to add onto their home and they also want to construct a detached garage. The garage they wish to construct would have wood siding to match the wood trim on their home with a roof material to match the main structure. It will be less than 15 feet in height, which is the maximum height for an accessory structure without a CUP. They do not wish to use brick on the garage. The zoning ordinance requires that detached garages must have the same exterior materials as found on the main structure and generally in the same proportion or a CUP must be granted. They have submitted a request for a CUP. A copy of the site plan identifying the location of the proposed garage.

The Commission has recommended approval of the request with the following conditions:

1. That the garage shall be located as shown on the approved site plan
2. That the exterior materials used shall be a wood siding comparable to the siding used on the main structure and painted to match the main structure, and a composition roof to match the main structure.
3. That any significant change in the size, location or materials of the structure must be approved by the Commission.
4. That a wood fence shall be constructed in the rear yard as shown on the approved site plan.

Notices Sent 13

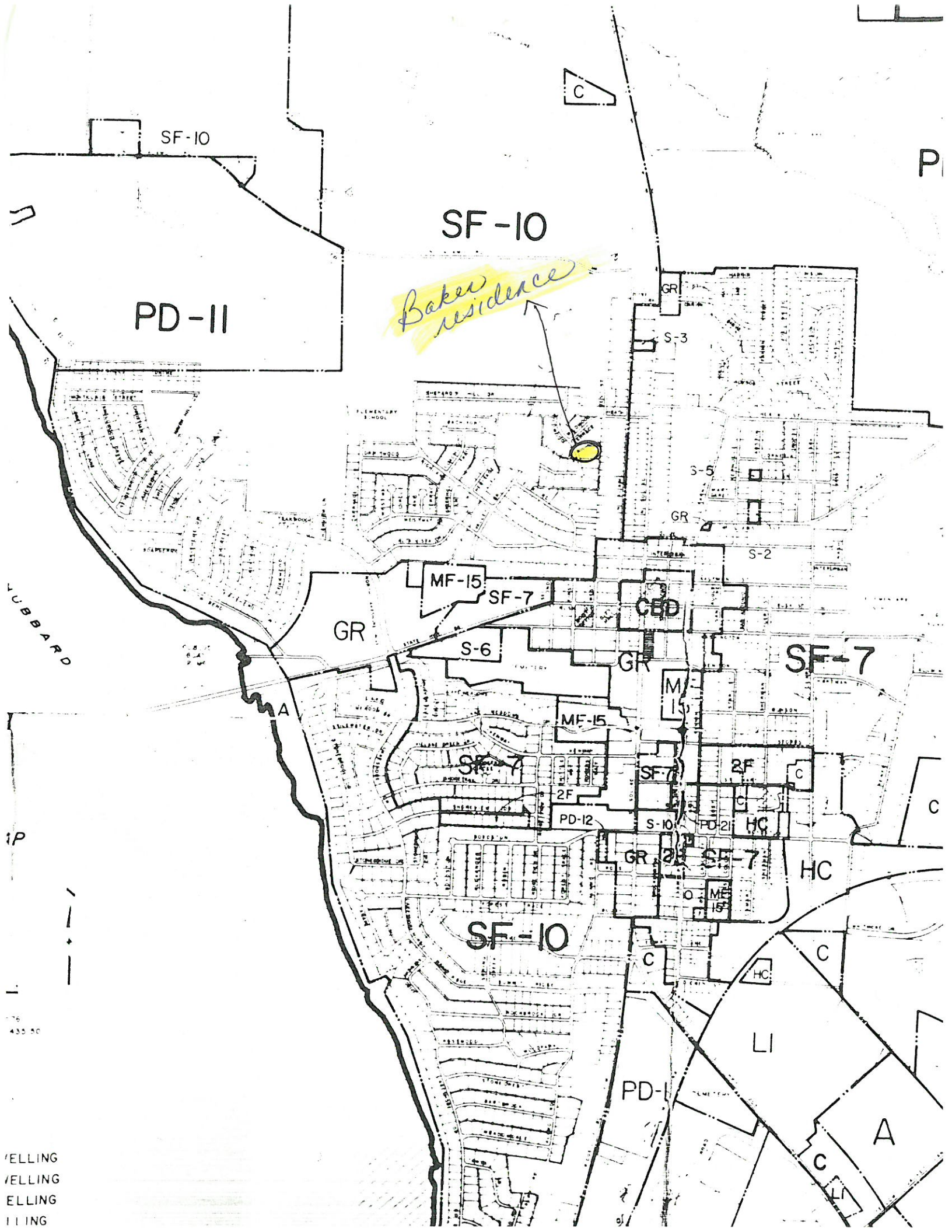
Notices Returned 0

Attachments:

1. Location Map
2. Site Plan
3. Ordinance

Agenda Item: CUP for Detached Garage - 404 Wildwood Lane

Item No: VI. E.



SF-10

SF-10

PD-II

Baker residence

MF-15

SF-7

GR

S-6

GR

SF-7

A

SF-7

MF-15

SF-7

2F

PD-12

S-10

PD-21

HC

GR

SF-7

HC

SF-10

C

HC

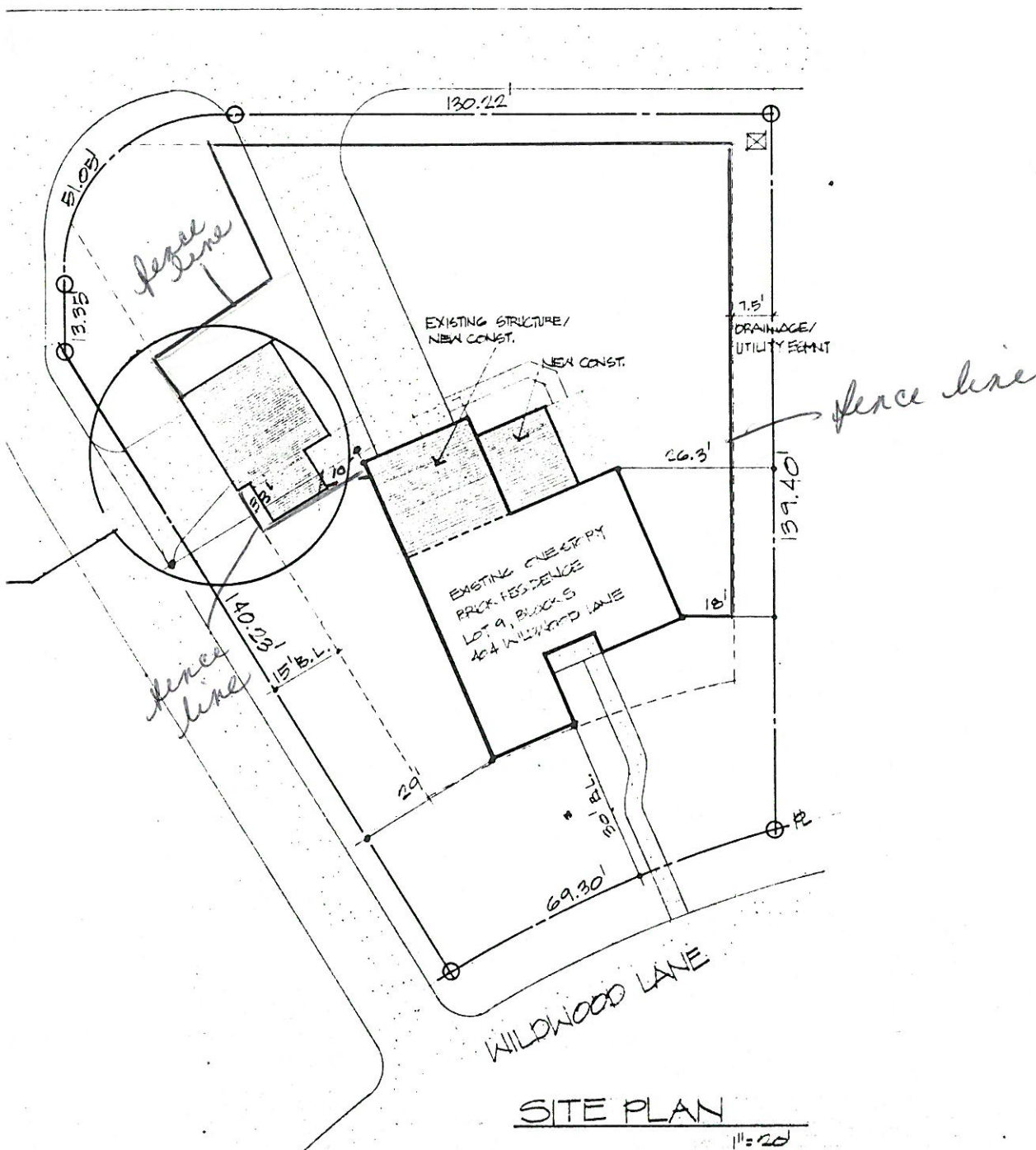
LI

PD-1

A

C

SELLING
SELLING
SELLING
SELLING



Baker

ADDITION TO RESIDENCE
404 WILDWOOD LANE, ROCKWALL, TX

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING NOT MEETING MATERIALS REQUIREMENTS ON LOT 9, BLOCK S, NORTHSORE, PHASE 1; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A Conditional Use Permit for an accessory building not meeting materials requirements has been requested by John Baker for the property described as Lot 9, Block S, Northshore, Phase 1 commonly known as 404 Wildwood Lane; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for an accessory building not meeting materials requirements in an "SF-10" residential zoning category on the property described as Lot 9, Block S, Northshore, Phase 1.

Section 2. That the Conditional Use Permit shall be subject to the following conditions:

1. The permit is limited to one accessory building as shown on the approved site plan
2. The accessory building shall comply with the general location,

materials, and dimensions as submitted and approved

3. Any significant change in the location, size, materials, or colors of the approved structure must be approved by the Planning and Zoning Commission.
4. That the exterior materials used shall be a wood siding comparable to the siding used on the main structure and painted to match the main structure, and a composition roof to match the main structure.
5. That a wood fence shall be constructed in the rear yard generally as shown on the approved site plan

Section 3. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this ___ day of _____.

ATTEST

APPROVED

1st Reading _____

2nd Reading _____



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 John Baker for a Conditional Use Permit for a detached garage not meeting the materials requirements in a residential classification located at 404 Wildwood Lane, further described as Lot 9, Block S, Northshore, Phase I.

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

Case No. P&Z 90-45-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

Address