



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-005 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION	
<input checked="" type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input type="checkbox"/>	PD CONCEPT PLAN
<input type="checkbox"/>	PD DEVELOPMENT PLAN

SITE PLAN APPLICATION	
<input type="checkbox"/>	SITE PLAN
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN
<input type="checkbox"/>	PHOTOMETRIC PLAN
<input type="checkbox"/>	BUILDING ELEVATIONS
<input type="checkbox"/>	MATERIAL SAMPLES
<input type="checkbox"/>	COLOR RENDERING

PLATTING APPLICATION	
<input type="checkbox"/>	MASTER PLAT
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	REPLAT
<input type="checkbox"/>	ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/>	VACATION PLAT
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN

<input checked="" type="checkbox"/>	COPY OF ORDINANCE (ORD.# <u>7-78</u> )
<input checked="" type="checkbox"/>	APPLICATIONS <u>5-186</u>
<input type="checkbox"/>	RECIEPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" type="checkbox"/>	PON MAP
<input type="checkbox"/>	FLU MAP
<input type="checkbox"/>	NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/>	500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/>	PROJECT REVIEW
<input type="checkbox"/>	STAFF REPORT
<input type="checkbox"/>	CORRESPONDENCE
<input type="checkbox"/>	COPY-ALL PLANS REQUIRED
<input type="checkbox"/>	COPY-MARK-UPS
<input type="checkbox"/>	CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/>	MINUTES-LASERFICHE
<input type="checkbox"/>	PLAT FILED DATE _____
<input type="checkbox"/>	CABINET # _____
<input type="checkbox"/>	SLIDE # _____
NOTES: _____	
_____	
_____	
_____	
_____	
ZONING MAP UPDATED _____ <u>lg</u>	



# 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 (Resolution No. 05-22) [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)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1800 Dalton Rd Rockwall TX 75087

Subdivision Wimpee Acres Lot            Block           

General Location North West of the Shores

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

Current Zoning Single Family Current Use Single Family

Proposed Zoning Same Proposed Use Same

Acreage            Lots [Current]            Lots [Proposed]           

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Joe Wimpee  Applicant Same as owner

Contact Person Joe Wimpee Contact Person           

Address 105 W Kaufman Address           

City, State & Zip Rockwall TX 75087 City, State & Zip           

Phone 972 771 8051 Phone           

E-Mail Joe@JoeWimpeeagency.com E-Mail           

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Joe Wimpee [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$           , to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of January, 20 18. 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 22 day of January, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

**External Review:** Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

**Internal Review:** Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

**From:** Planning & Zoning Department

**Date:** 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** Z2018-005  
**Project Name:** SUP for 1800 Dalton Road  
**Project Type:** ZONING  
**Applicant Name:** JOE WIMPEE  
**Owner Name:** D, R HORTON-TEXAS LTD  
**Project Description:** Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.



# RECEIPT

Project Number: Z2018-005  
Job Address: 1800 DALTON RD  
ROCKWALL, TX 75087

Receipt Number: B78020  
Printed: 2/28/2019 10:18 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 335.00


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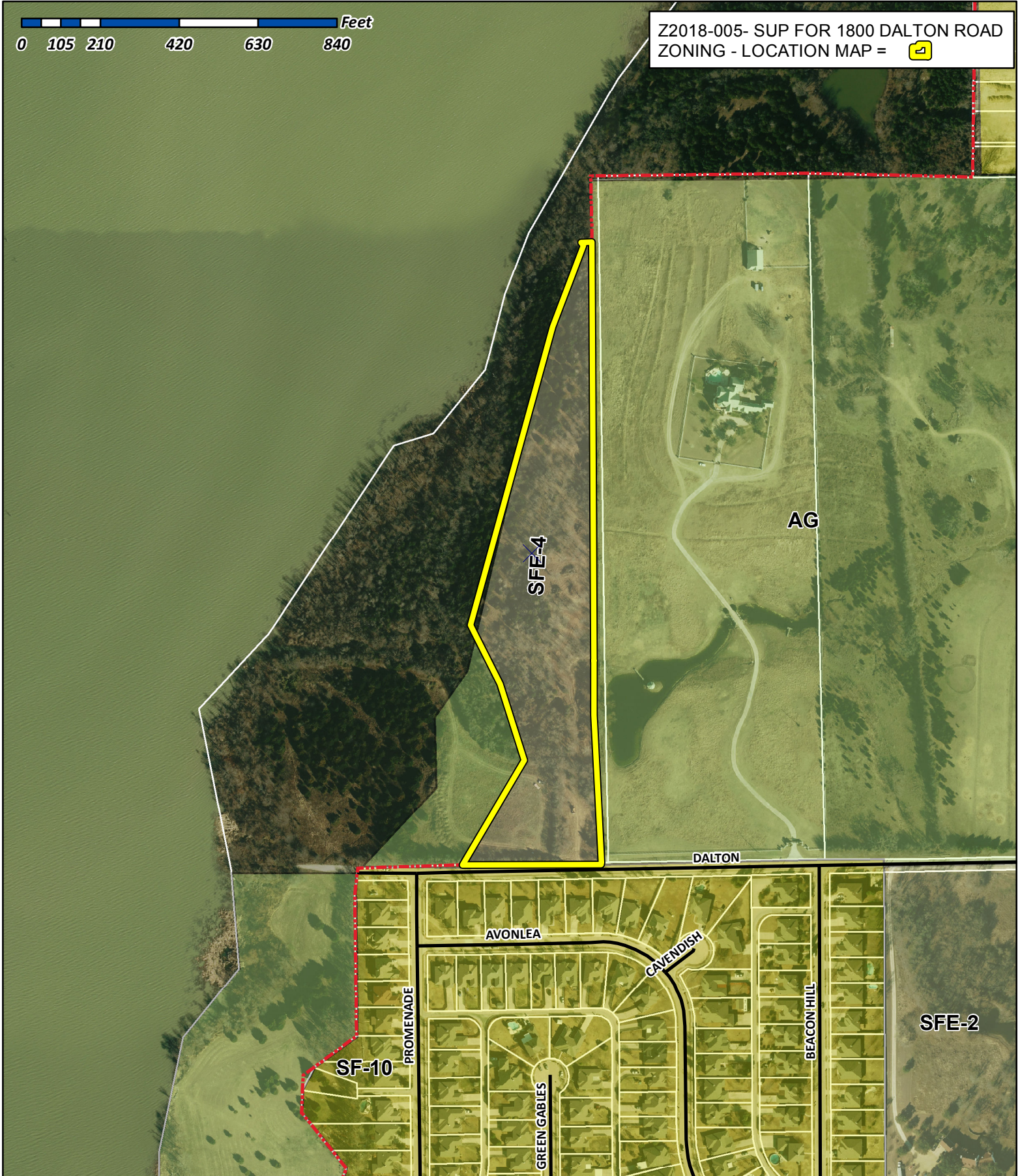
**Total Fees Paid:**  
Date Paid: 2/19/2018 12:00:00AM  
Paid By: JOE WIMPEE  
Pay Method: CHECK 1066  
Received By: LM

**\$ 335.00**



0 105 210 420 630 840 Feet

Z2018-005- SUP FOR 1800 DALTON ROAD  
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.







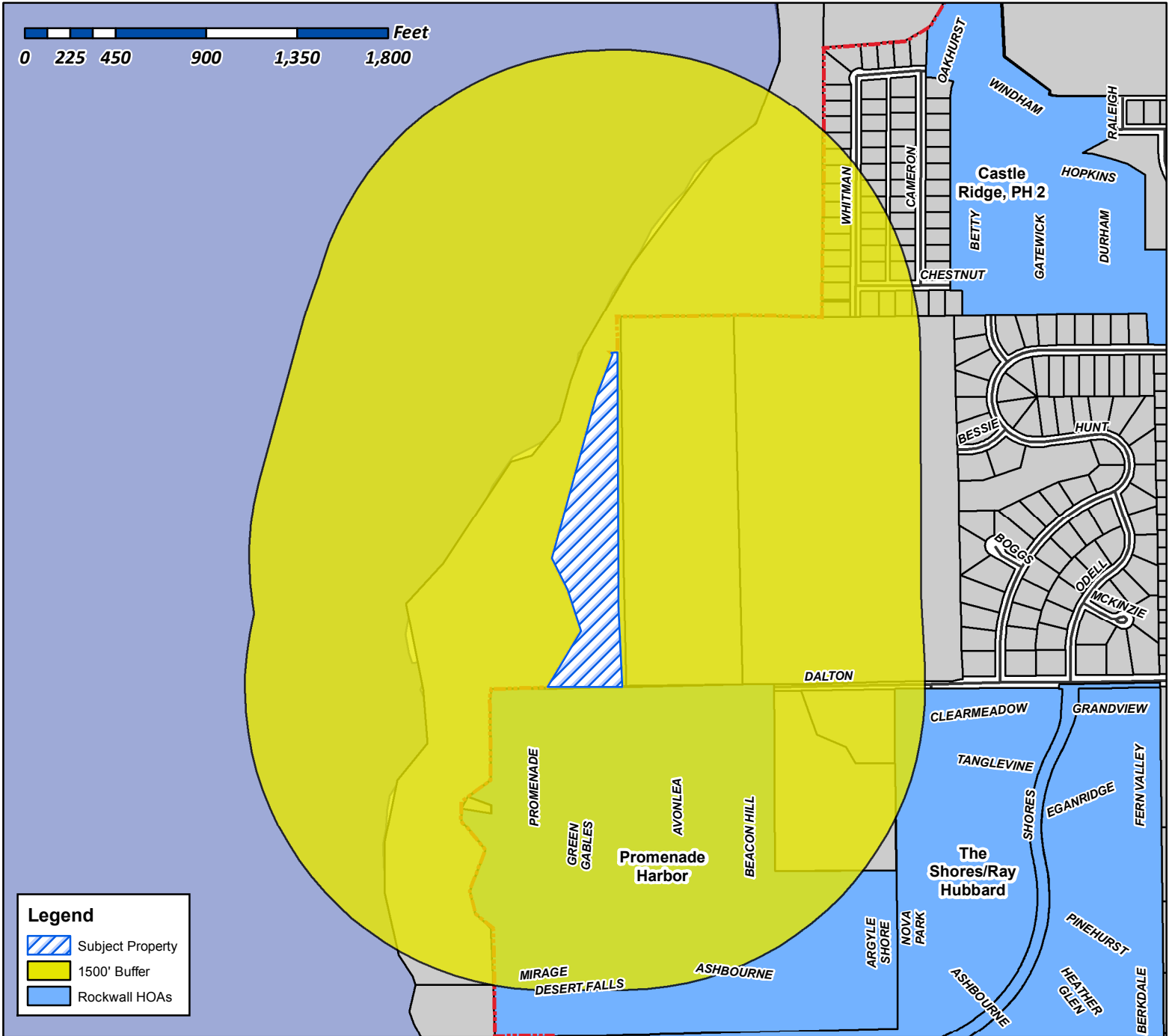
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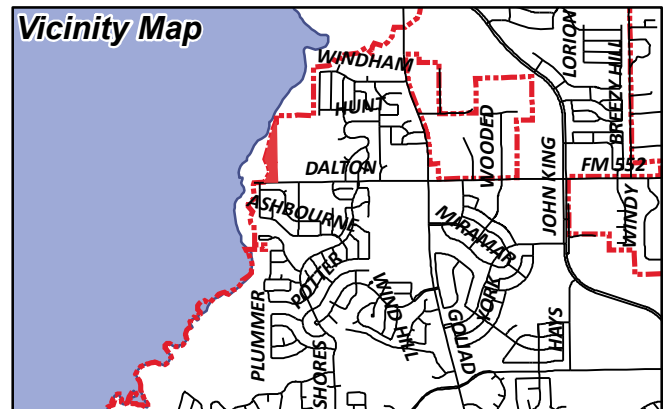
0 225 450 900 1,350 1,800 Feet



**Legend**

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

**Case Number:** Z2018-005  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** SFE-4.0  
**Case Address:** 1800 Dalton Road



**Date Created:** 02/19/2018  
 For Questions on this Case Call (972) 771-7745



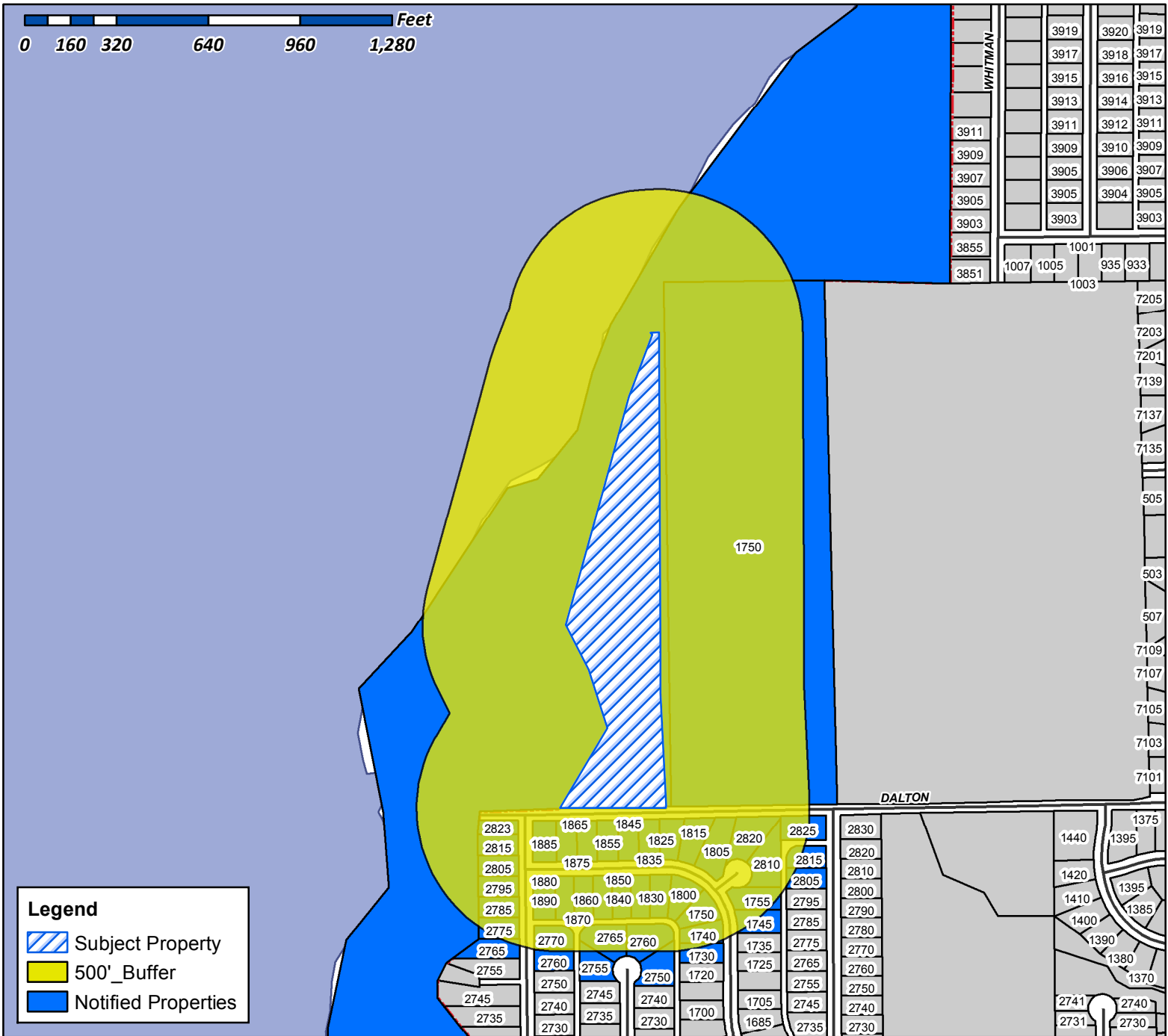
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385 S. Goliad Street  
Rockwall, Texas 75087  
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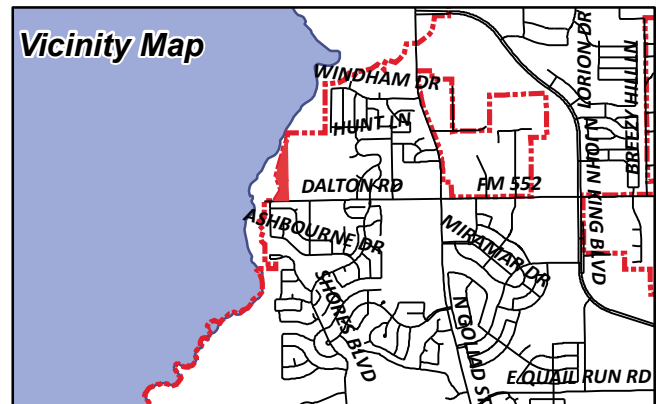
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0 160 320 640 960 1,280 Feet



**Case Number:** Z2018-005  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** SFE-4.0  
**Case Address:** 1800 Dalton Road



**Date Created:** 02/19/2018  
For Questions on this Case Call (972) 771-7745



WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE  
1730 AVONLEA DRIVE  
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE  
MARY JEAN TROUT REVOCABLE TRUST-LIFE  
ESTATE  
1740 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1745 AVONLEA DR  
ROCKWALL, TX 75087

THREADGILL JANET  
1750 AVONLEA DR  
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A  
1755 AVONLEA DR  
ROCKWALL, TX 75087

MAHONEY MERI-LOU  
1800 AVONLEA DR  
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN  
1805 AVONLEA DR  
ROCKWALL, TX 75032

PARRISH JOHN L  
1815 AVONLEA DR  
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE  
1825 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1830 AVONLEA DR  
ROCKWALL, TX 75087

DIXON JACKIE A  
1835 AVONLEA DR  
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J  
1840 AVONLEA DR  
ROCKWALL, TX 75087

MOTL JANELL  
1845 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1850 AVONLEA DR  
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN  
1855 AVONLEA DR  
ROCKWALL, TX 75087

BJORKLUND ROBERT P  
1860 AVONLEA DR  
ROCKWALL, TX 75087

REVELS KATINA  
1865 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1870 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1880 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1885 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1890 AVONLEA DR  
ROCKWALL, TX 75087

LONG SUSAN  
1890 AVONLEA DR  
ROCKWALL, TX 75087

FARAG SAMUEL AND  
MERCY FARAG  
20 LANCASHIRE DR  
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST  
ALBA PATRICIA ANTROBUS TRUSTEE  
2750 GREEN GABLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2755 GREEN GABLES CT  
ROCKWALL, TX 75087

CERRATO RICHARD A  
2760 GREEN GABLES CT  
ROCKWALL, TX 75087

WILLIAMS BRITTANY M  
2760 PROMENADE PLACE  
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L  
2765 GREEN GABLES COURT  
ROCKWALL, TX 75087

TRAN CHANH  
2765 PROMENADE PLACE  
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R  
2770 PROMENADE PL  
ROCKWALL, TX 75087

FUNK SCOTTIE  
2775 PROMENADE PL  
ROCKWALL, TX 75087

HALPIN ALLISON  
2785 PROMENADE PL  
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY  
2795 PROMENADE PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 PROMENADE PL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M  
2815 PROMENADE PL  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2823 PROMENADE PL  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT  
AGOURA HILLS, CA 91301

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235

BOTA KRISTIN MARIE  
PO BOX 1929  
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE  
PO BOX 1944  
ROCKWALL, TX 75087

MASULA II LIVING TRUST  
DURELL D AGHA TRUSTEE  
PO BOX 221337  
CARMEL, CA 93922

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235





1-22-2018

Property. 180 Dalton Rd Rockwall

Owner. Joe Wimpee

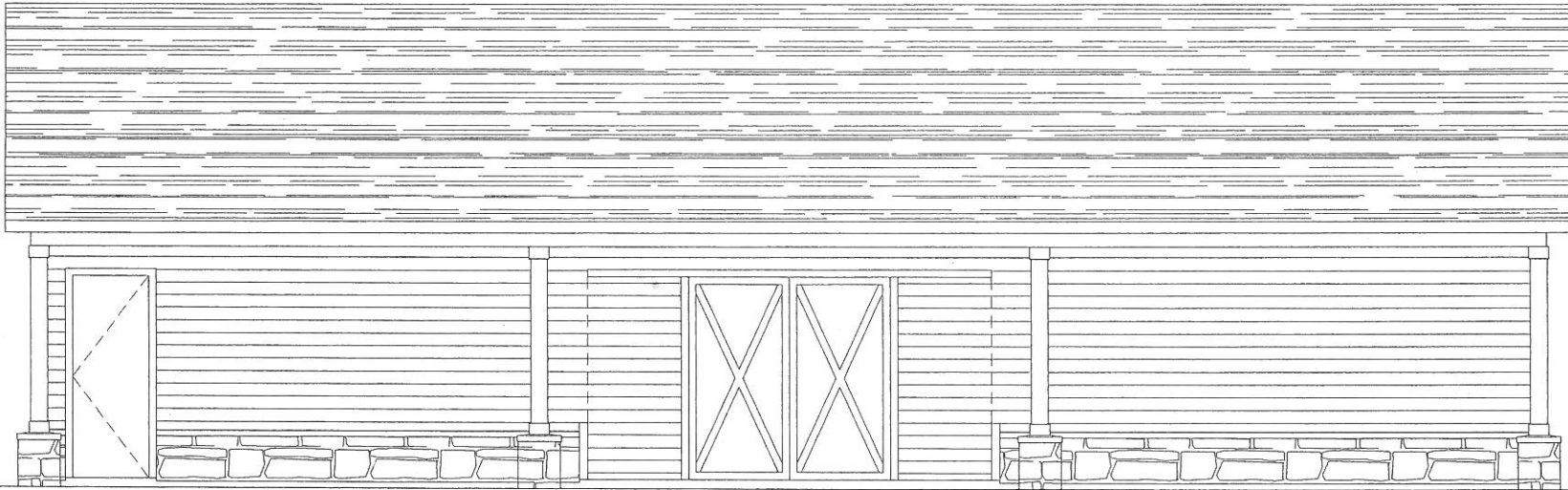
972-771-8051

I am requesting to build a Barn / Detached Garage behind my House at 1800 Dalton Road in Rockwall. we are requesting to build a all metal Structure with concrete slab and Stone exterior on approximately 30% of the building. It will have Rough Cedar post and trim and will have a two-tone metal siding with a brown colored roof to match the colors of the house.

Thanks

Joe Wimpee

WIMPEE  
RESIDENCE  
ROCKWALL, TX



FRONT ELEVATION  
**WIMPEE BARN**

INDEX OF SHEETS

Cover	SHEET INDEX
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-3.1	FLOOR PLAN
A-5.1	ELEVATIONS

ISSUE LOG

DATE DESCRIPTION  
ISSUE

ISSUE FOR PERMIT

REVISION LOG

DATE DESCRIPTION

ISSUE

ISSUE FOR PERMIT

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

Fanning & Phillips  
designs

ARCH. PROJ. # SCALE:  
11 200 1/8" = 1'-0"

SHEET NO.

**A1.0**

COVER SHEET





ISSUE LOG

DATE	DESCRIPTION	NO.

REVISION LOG

DATE	DESCRIPTION	NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
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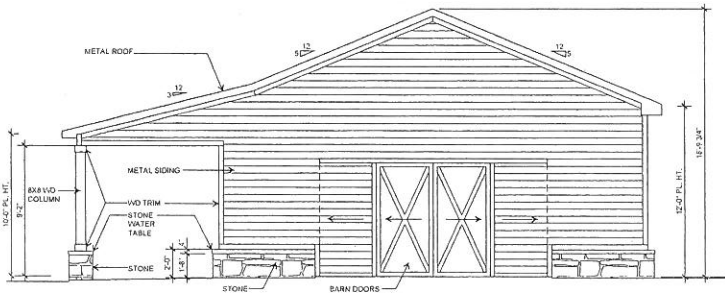
Farm of Philos  
designs

ARCH. PROJ. #	SCALE
TITLE	REF. OR DRAWING

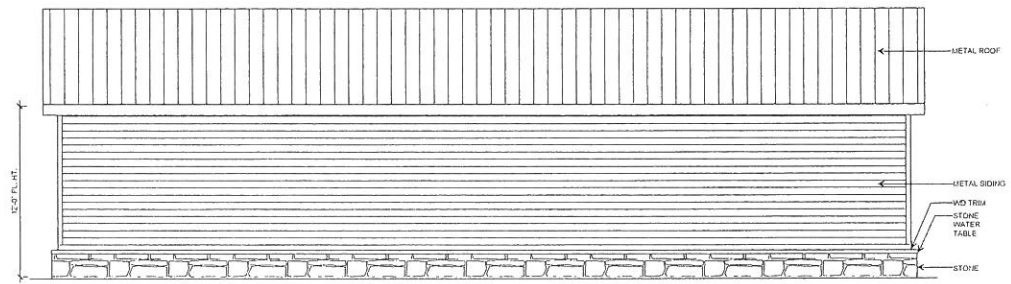
SHEET NO.

A5.1

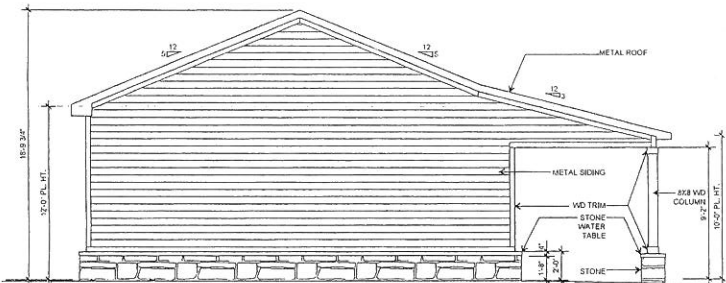
ELEVATIONS



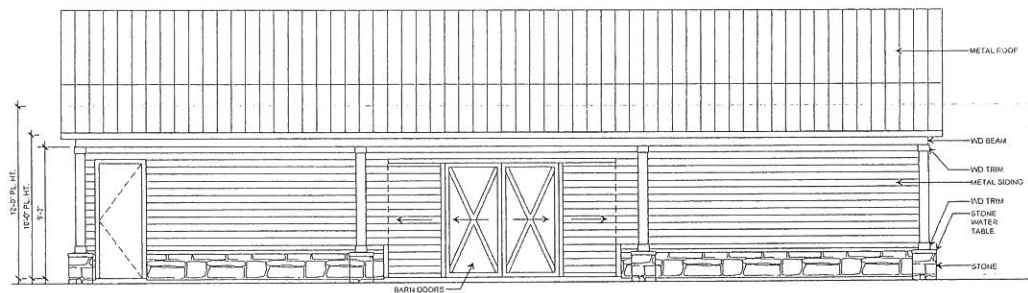
04 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



03 EAST ELEVATION  
SCALE: 1/4"=1'-0"



02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



01 WEST ELEVATION  
SCALE: 1/4"=1'-0"

**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 03/13/2018

**APPLICANT:** Joe Wimpee

**AGENDA ITEM:** **Z2018-005**; *SUP for an Accessory Building at 1800 Dalton Road*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.

**PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant Joe Wimpee is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is proposing to construct an accessory building that will be clad in aluminum siding with a two (2) foot stone wainscot, and metal roof. The building will be 60-feet by 40-feet (*or approximately 2,400 SF*), and will incorporate 1,800 SF of enclosed building area and a 600 SF covered porch. The structure will stand approximately 19-feet (*i.e. 18'0-9¾"*) in height, and will be situated behind the primary structure. According to the UDC, in a Single Family Estate 4.0 (SFE-4.0) District, property owners are permitted to construct a single accessory building no larger than 2,000 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicants requesting deviations from the material requirements (*i.e. the primary structure adheres to the required 80% masonry materials required for residential structures*), the maximum permissible height requirements to exceed the permissible 15-feet by approximately four (4) feet, and to the maximum square footage requirements to exceed the 2,000 SF by 400 SF. The UDC permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a SUP. Staff should note that the accessory building will be situated so that it is not visible from any adjacent public right-of-way or open space, and will be located an estimated 50-feet behind the primary structure.

**ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

*South:* Directly south of the subject property is Dalton Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is the Promenade Harbor Subdivision, which is zoned Single Family 10 (SF-10) District and has 166 single-family residential lots.

*East:* Directly east of the subject property is a 23.817-acre parcel of land, identified as *Lot 1, Block 1, Willis Addition*, and which is occupied with a single-family home. Beyond this is a 44.92-acre vacant tract of land identified as *Tract 1 of the C. W. Jones Survey, Abstract No. 127*. Both of these properties are zoned Agricultural (AG) District.

*West:* Directly west of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

### **NOTIFICATION:**

On February 27, 2018, staff mailed 52 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.


### **RECOMMENDATIONS:**

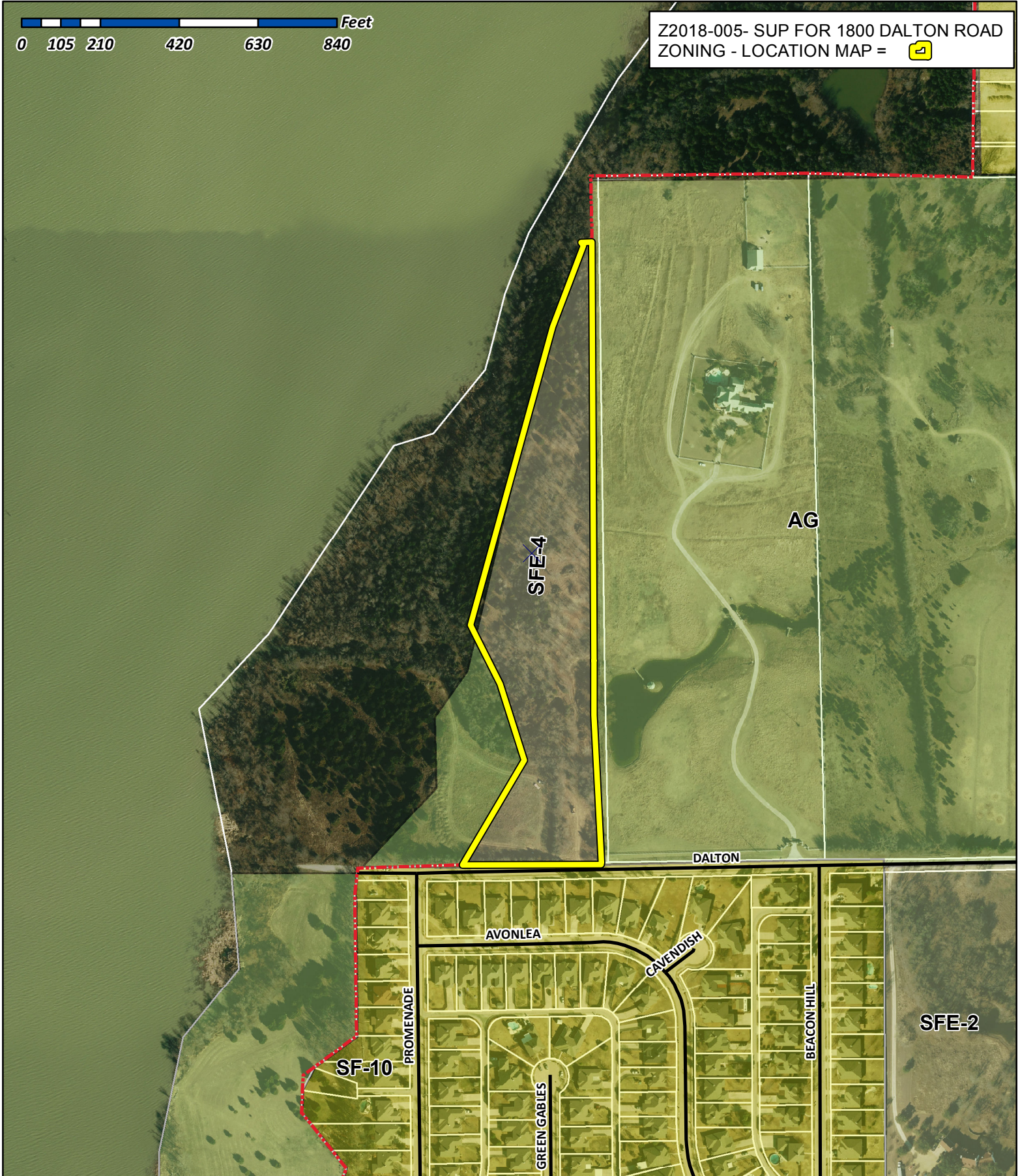
Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
  - (a) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of the SUP ordinance.
  - (b) The accessory building shall not exceed a maximum size of 2,400 SF.
  - (c) The accessory building shall not exceed a maximum overall height of 19-feet.
  - (d) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



0 105 210 420 630 840 Feet

Z2018-005- SUP FOR 1800 DALTON ROAD  
ZONING - LOCATION MAP = 



## City of Rockwall

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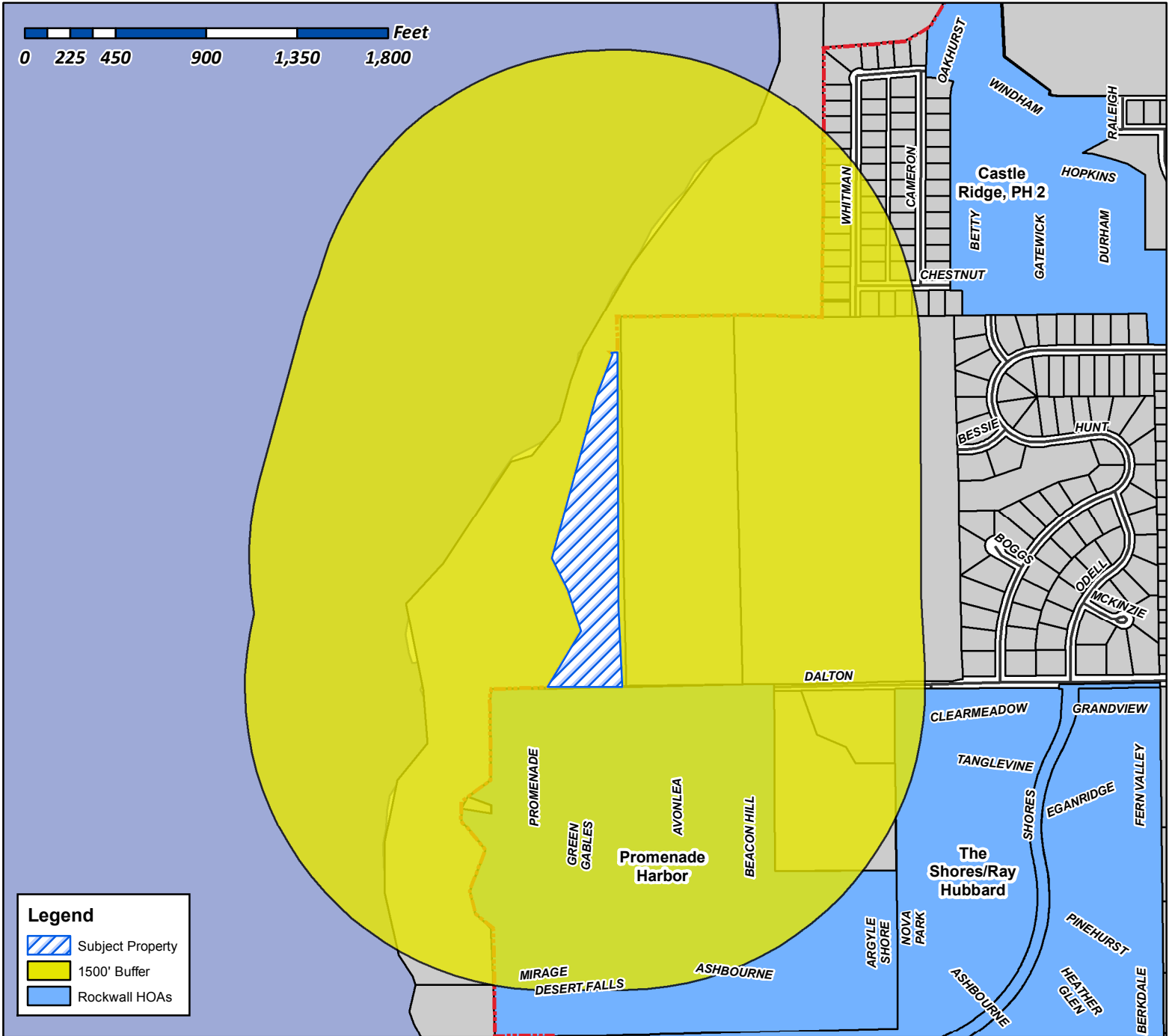
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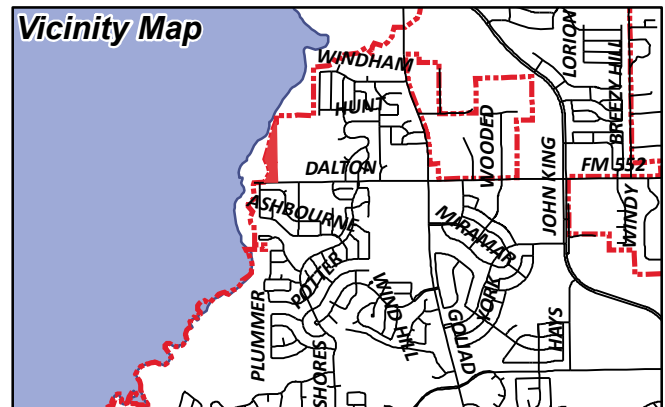
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0 225 450 900 1,350 1,800 Feet



**Case Number:** Z2018-005  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** SFE-4.0  
**Case Address:** 1800 Dalton Road



**Date Created:** 02/19/2018  
For Questions on this Case Call (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Wednesday, February 28, 2018 3:57:12 PM

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner **March 2, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2018-005- Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com>



WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE  
1730 AVONLEA DRIVE  
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE  
MARY JEAN TROUT REVOCABLE TRUST-LIFE  
ESTATE  
1740 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1745 AVONLEA DR  
ROCKWALL, TX 75087

THREADGILL JANET  
1750 AVONLEA DR  
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A  
1755 AVONLEA DR  
ROCKWALL, TX 75087

MAHONEY MERI-LOU  
1800 AVONLEA DR  
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN  
1805 AVONLEA DR  
ROCKWALL, TX 75032

PARRISH JOHN L  
1815 AVONLEA DR  
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE  
1825 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1830 AVONLEA DR  
ROCKWALL, TX 75087

DIXON JACKIE A  
1835 AVONLEA DR  
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J  
1840 AVONLEA DR  
ROCKWALL, TX 75087

MOTL JANELL  
1845 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1850 AVONLEA DR  
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN  
1855 AVONLEA DR  
ROCKWALL, TX 75087

BJORKLUND ROBERT P  
1860 AVONLEA DR  
ROCKWALL, TX 75087

REVELS KATINA  
1865 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1870 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1880 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1885 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1890 AVONLEA DR  
ROCKWALL, TX 75087

LONG SUSAN  
1890 AVONLEA DR  
ROCKWALL, TX 75087

FARAG SAMUEL AND  
MERCY FARAG  
20 LANCASHIRE DR  
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST  
ALBA PATRICIA ANTROBUS TRUSTEE  
2750 GREEN GABLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2755 GREEN GABLES CT  
ROCKWALL, TX 75087

CERRATO RICHARD A  
2760 GREEN GABLES CT  
ROCKWALL, TX 75087

WILLIAMS BRITTANY M  
2760 PROMENADE PLACE  
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L  
2765 GREEN GABLES COURT  
ROCKWALL, TX 75087

TRAN CHANH  
2765 PROMENADE PLACE  
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R  
2770 PROMENADE PL  
ROCKWALL, TX 75087

FUNK SCOTTIE  
2775 PROMENADE PL  
ROCKWALL, TX 75087

HALPIN ALLISON  
2785 PROMENADE PL  
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY  
2795 PROMENADE PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 PROMENADE PL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M  
2815 PROMENADE PL  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2823 PROMENADE PL  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT  
AGOURA HILLS, CA 91301

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235

BOTA KRISTIN MARIE  
PO BOX 1929  
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE  
PO BOX 1944  
ROCKWALL, TX 75087

MASULA II LIVING TRUST  
DURELL D AGHA TRUSTEE  
PO BOX 221337  
CARMEL, CA 93922

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235





1-22-2018

Property. 180 Dalton Rd Rockwall

Owner. Joe Wimpee

972-771-8051

I am requesting to build a Barn / Detached Garage behind my House at 1800 Dalton Road in Rockwall. we are requesting to build a all metal Structure with concrete slab and Stone exterior on approximately 30% of the building. It will have Rough Cedar post and trim and will have a two-tone metal siding with a brown colored roof to match the colors of the house.

Thanks

Joe Wimpee





ISSUE LOG

DATE	DESCRIPTION	NO.

REVISION LOG

DATE	DESCRIPTION	NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

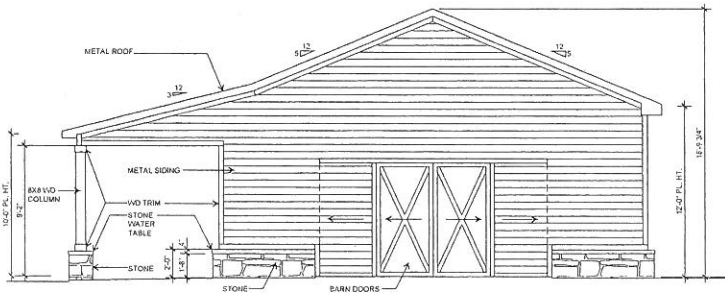
Farm of Philes  
designs

ARCH. PROJ. #	SCALE
TITLE	REF. OR DRAWING

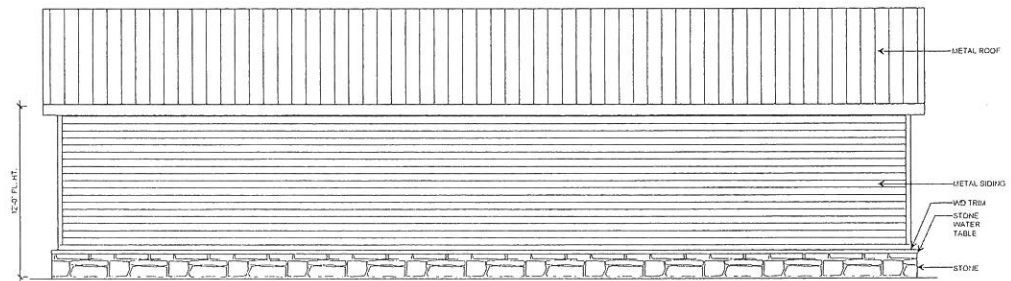
SHEET NO.

A5.1

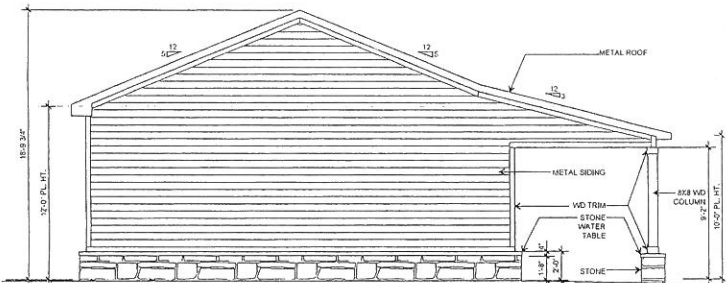
ELEVATIONS



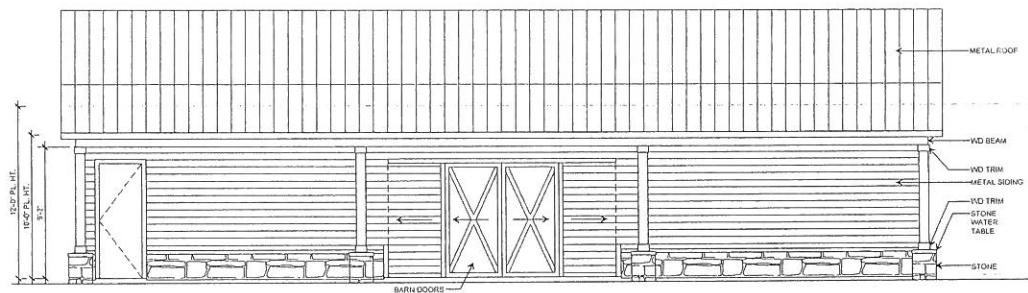
04 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



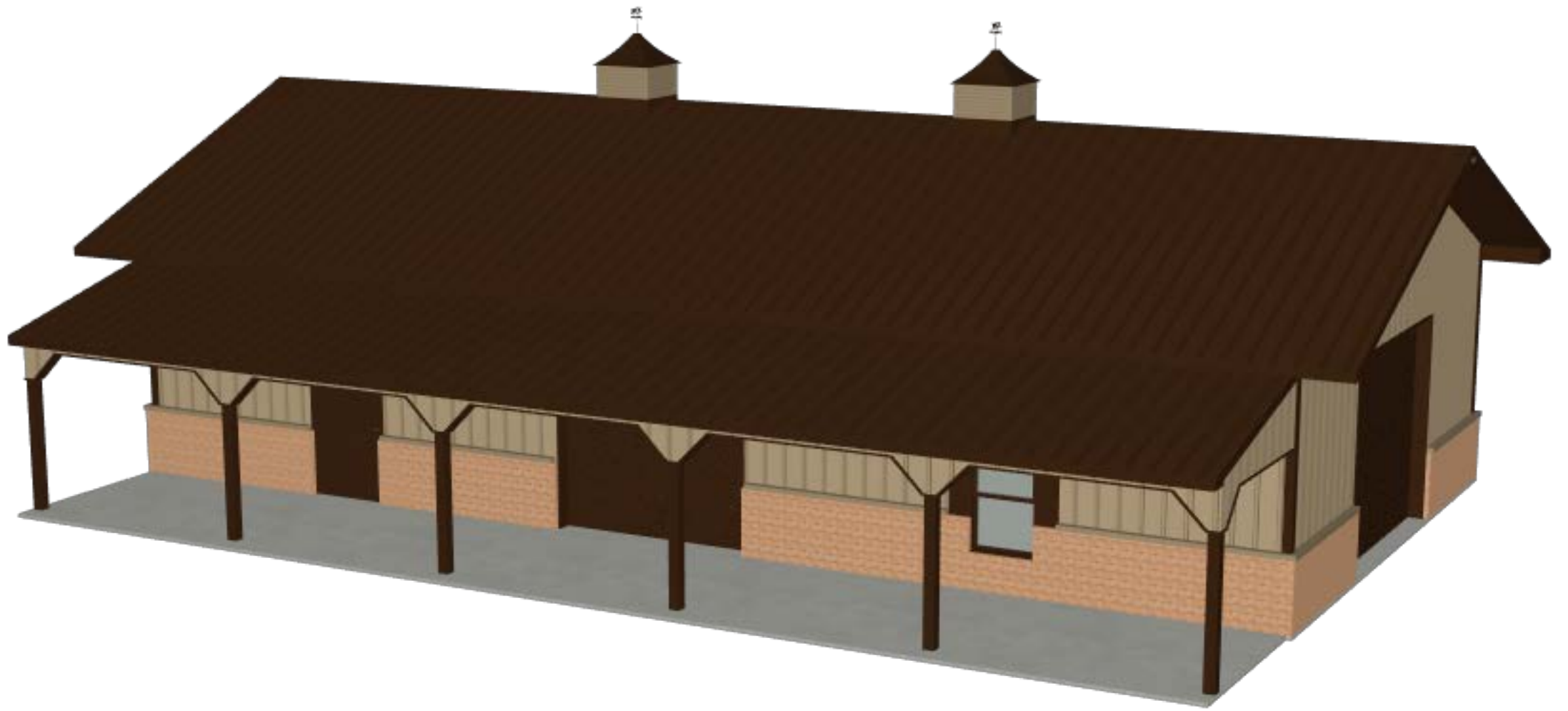
03 EAST ELEVATION  
SCALE: 1/4"=1'-0"



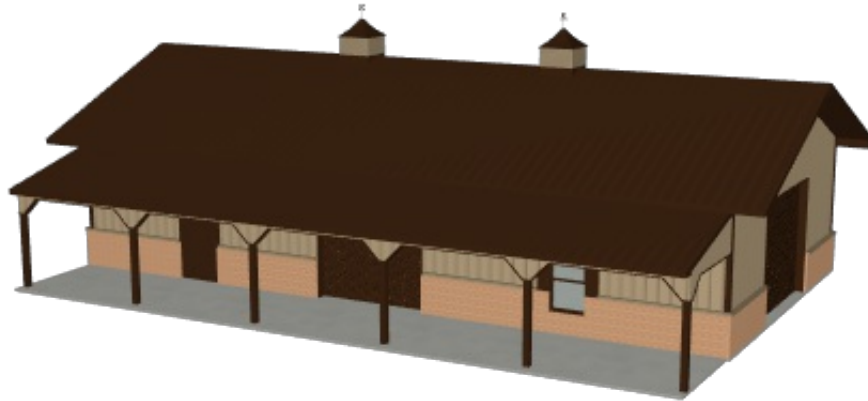
02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



01 WEST ELEVATION  
SCALE: 1/4"=1'-0"







<b>BUILDING TYPE</b>	Suburban
<b>SIZE</b>	30' w x 60' l x 12' h

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### WALL LAYOUT

<b>Front</b>	WalkThru Door (4' x 7' with window (no glass)) Overhead Door (10' x 8') Window (Single Hung, 3' x 5')
<b>Left</b>	Window (Slider, 4' x 3') Window (Slider, 4' x 3') Window (Slider, 4' x 3')
<b>Back</b>	WalkThru Door (3' x 6' 8" solid)
<b>Right</b>	Overhead Door (12' x 10')

---

### COLORS

**Roof**



Brown

**Siding**



Tan

**Trim**



Brown

**Doors & Windows**



Brown

---

## ROOF

**Pitch** 5/12

**Sidewall Overhang** 24"

**Gable Endwall Overhang** 36"

---

## PORCH

**Front**

Style  
Attached Below Roof (3/12  
pitch)

Size  
10' d x 8' h x 60' l

Column Spacing

---

## ACCESSORIES

### Cupolas

36" With Louvers (Qty: 2)

Roof



Brown

Side & Base



Tan

Shutters

Color

Brown

**Wainscot**



Sandstone

**Double Gable**

Siding



Brown

Wainscot



Burgundy

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 request has been made by Joe Wimpee for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum requirements, situated on a 8.1232-acre parcel of land, zoned Single Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, addressed as 1800 Dalton Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [*Ordinance No. 04-38*] 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum size, height and masonry requirements for accessory buildings in a Single Family Estate 4.0 (SFE-4.0) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate (SFE 4.0) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore

amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 2,400 SF.
- 3) The accessory building shall not exceed a maximum overall height of 19-feet.
- 4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 shall remain in full force and effect.

**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.



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF APRIL, 2018.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

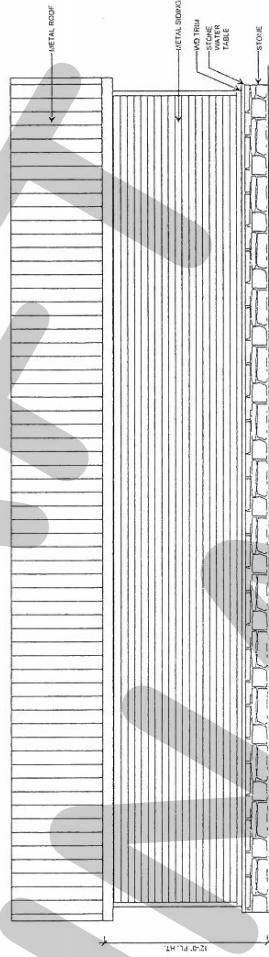
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 19, 2018

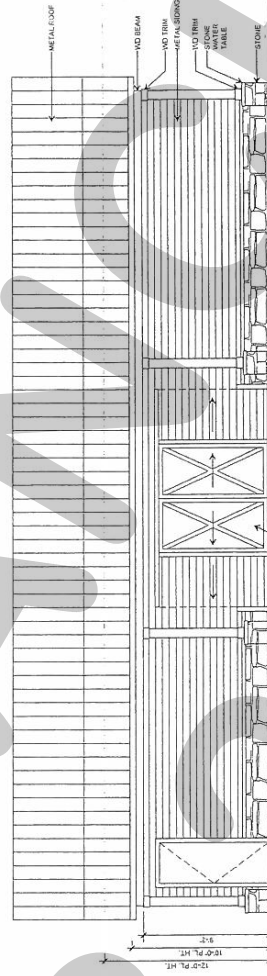
2<sup>nd</sup> Reading: April 2, 2018



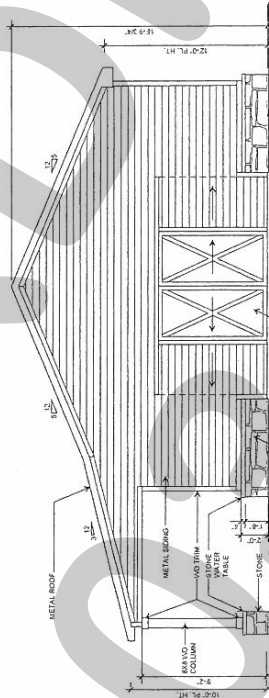
**Exhibit 'B':  
Building Elevations**



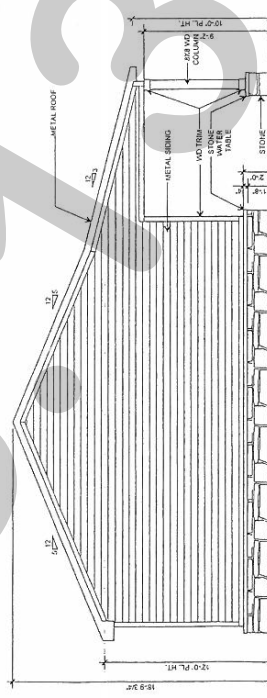
03 EAST ELEVATION  
SCALE 1/4"=1'-0"



01 WEST ELEVATION  
SCALE 1/4"=1'-0"

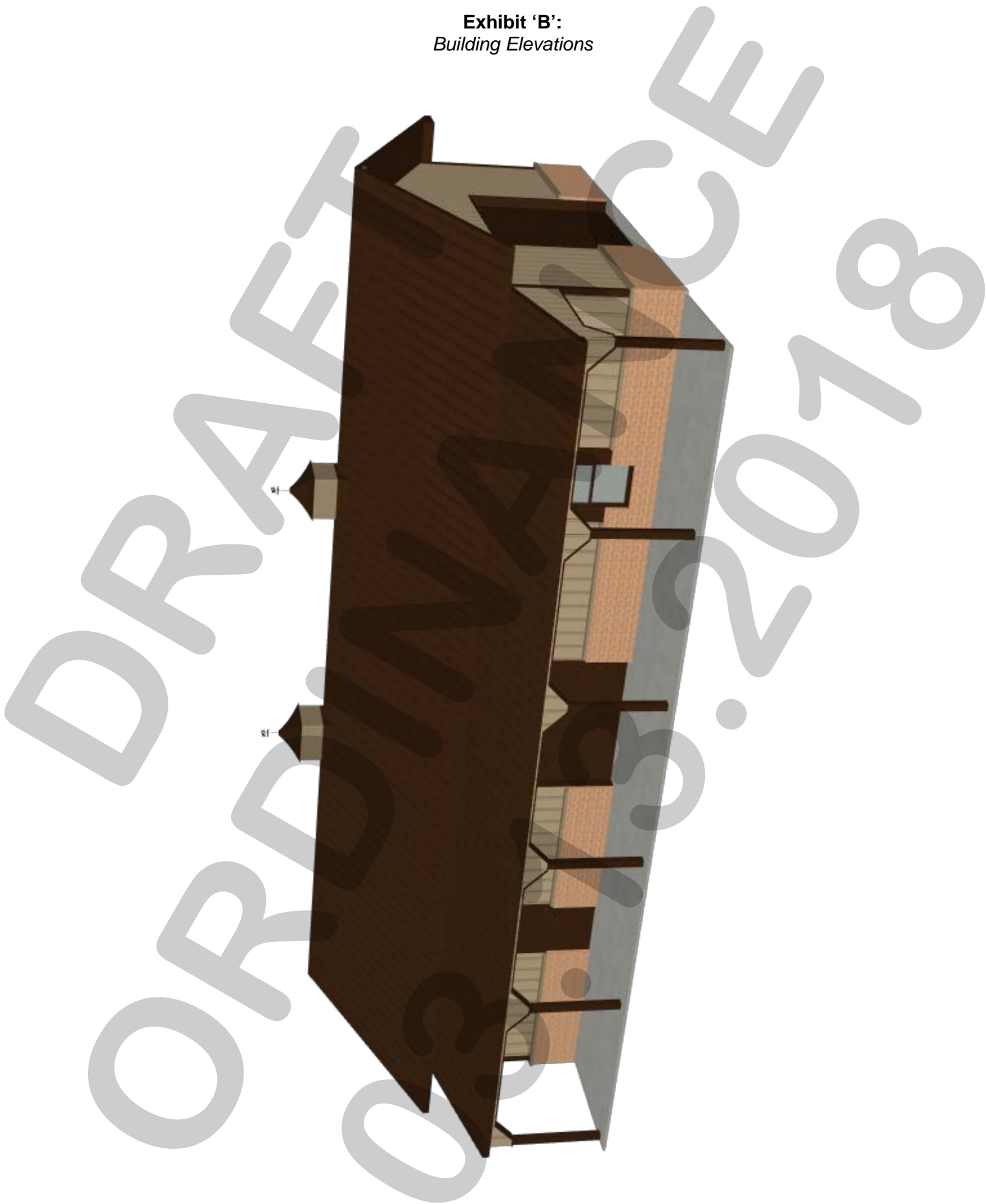


04 SOUTH ELEVATION  
SCALE 1/4"=1'-0"



02 NORTH ELEVATION  
SCALE 1/4"=1'-0"

**Exhibit 'B':**  
*Building Elevations*



# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 03/19/2018

**APPLICANT:** Joe Wimpee

**AGENDA ITEM:** Z2018-005; SUP for an Accessory Building at 1800 Dalton Road

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## **SUMMARY:**

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.

## **PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant Joe Wimpee is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated by Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The applicant is proposing to construct an accessory building that will be clad in aluminum siding with a two (2) foot stone wainscot, and metal roof. The building will be 60-feet by 40-feet (*or approximately 2,400 SF*), and will incorporate 1,800 SF of enclosed building area and a 600 SF covered porch. The structure will stand approximately 19-feet (*i.e. 18'0-9¾"*) in height, and will be situated behind the primary structure. According to the UDC, in a Single Family Estate 4.0 (SFE-4.0) District, property owners are permitted to construct a single accessory building no larger than 2,000 SF and 15-feet in height or less, provided the exterior materials of the accessory building are the same materials as found on the primary structure in roughly the same proportions. In this case, the applicants requesting deviations from the material requirements (*i.e. the primary structure adheres to the required 80% masonry materials required for residential structures*), the maximum permissible height requirements to exceed the permissible 15-feet by approximately four (4) feet, and to the maximum square footage requirements to exceed the 2,000 SF by 400 SF. The UDC permits the City Council to review deviations from the accessory building requirements on a discretionary basis through a SUP. Staff should note that the accessory building will be situated so that it is not visible from any adjacent public right-of-way or open space, and will be located an estimated 50-feet behind the primary structure.

## **ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

*South:* Directly south of the subject property is Dalton Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is the Promenade Harbor Subdivision, which is zoned Single Family 10 (SF-10) District and has 166 single-family residential lots.



*East:* Directly east of the subject property is a 23.817-acre parcel of land, identified as *Lot 1, Block 1, Willis Addition*, and which is occupied with a single-family home. Beyond this is a 44.92-acre vacant tract of land identified as *Tract 1 of the C. W. Jones Survey, Abstract No. 127*. Both of these properties are zoned Agricultural (AG) District.

*West:* Directly west of the subject property is the corporate boundaries of the City of Rockwall followed by the *Lake Ray Hubbard Takeline* and Lake Ray Hubbard. These areas are located within the City of Dallas.

### **NOTIFICATION:**

On February 27, 2018, staff mailed 52 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

### **RECOMMENDATIONS:**

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:


- 1) The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:
  - (a) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of the SUP ordinance.
  - (b) The accessory building shall not exceed a maximum size of 2,400 SF.
  - (c) The accessory building shall not exceed a maximum overall height of 19-feet.
  - (d) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

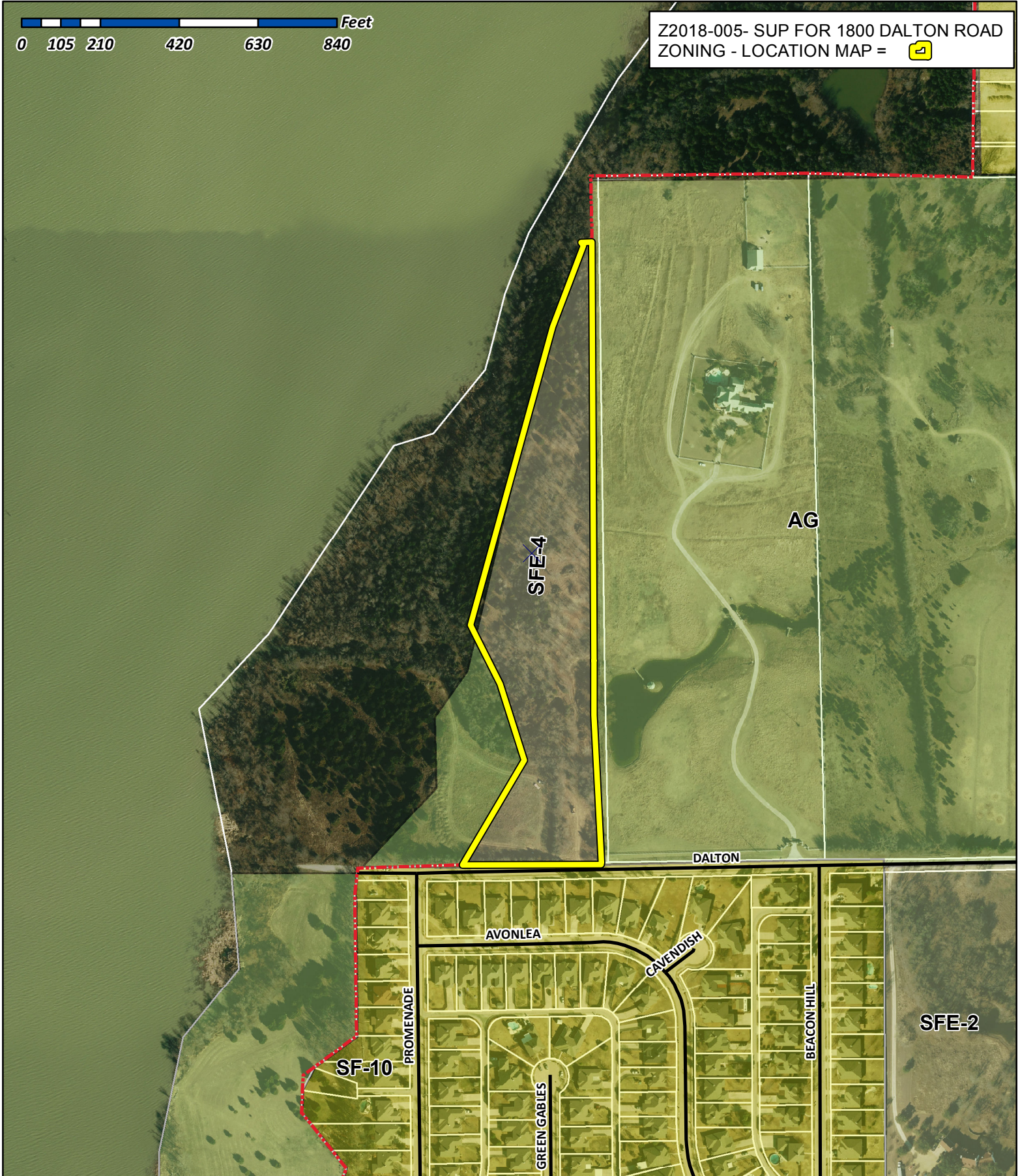
### **PLANNING AND ZONING COMMISSION:**

On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Chairman Lyons and Commissioner Trowbridge absent.



0 105 210 420 630 840 Feet

Z2018-005- SUP FOR 1800 DALTON ROAD  
ZONING - LOCATION MAP = 



## 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.







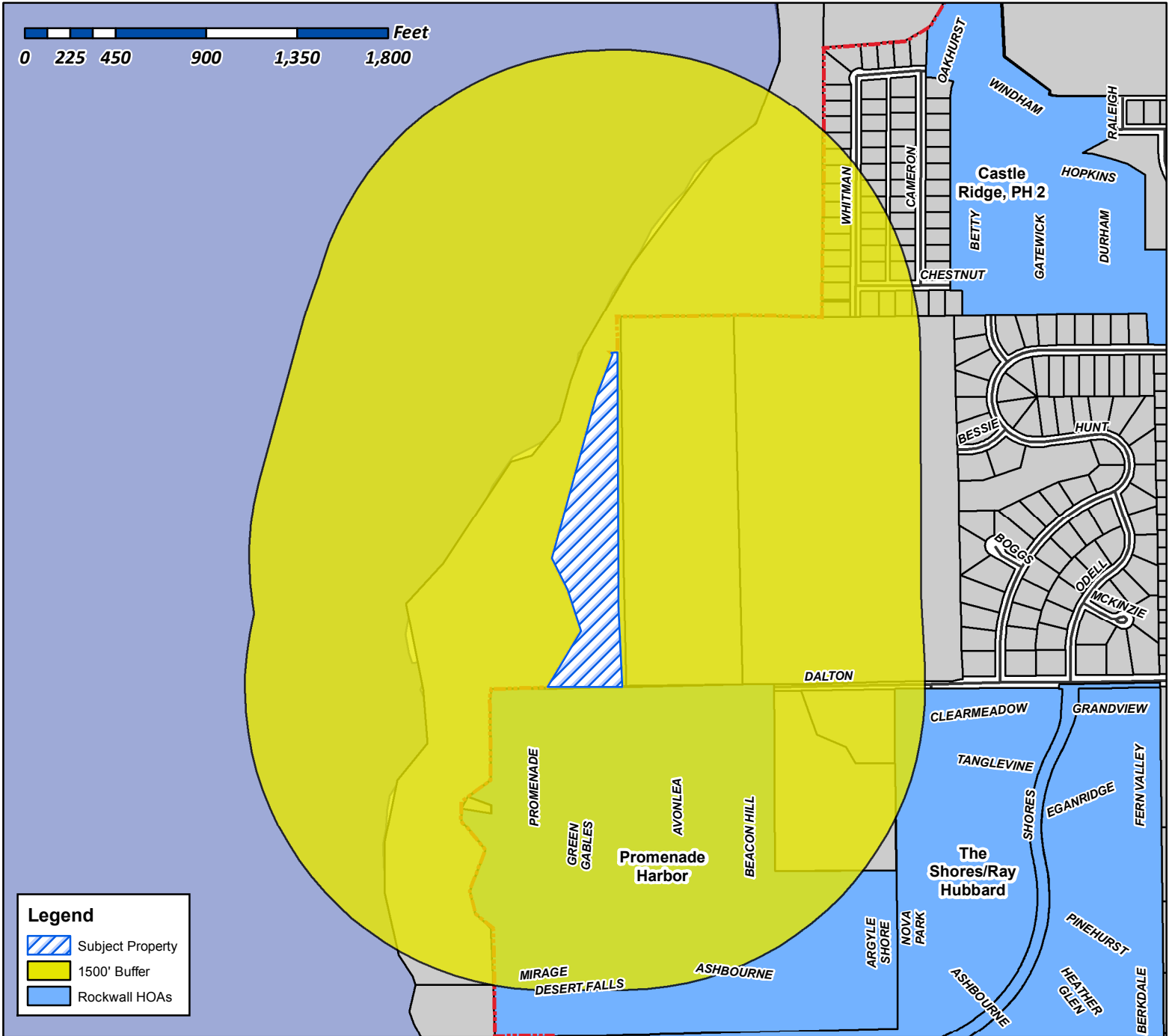
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

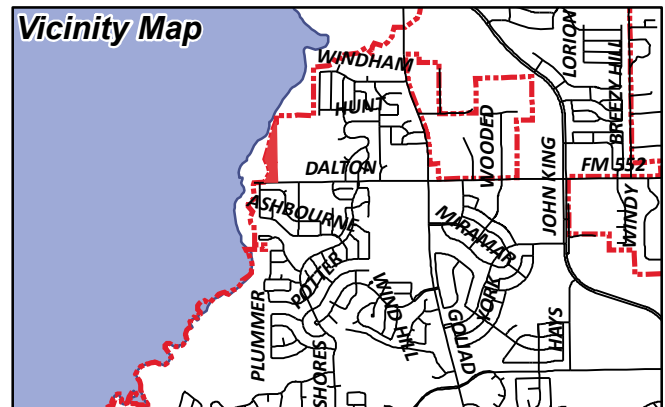
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0 225 450 900 1,350 1,800 Feet



**Case Number:** Z2018-005  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** SFE-4.0  
**Case Address:** 1800 Dalton Road



**Date Created:** 02/19/2018  
For Questions on this Case Call (972) 771-7745

**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Wednesday, February 28, 2018 3:57:12 PM

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request will be published in the Rockwall Herald Banner **March 2, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2018-005- Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a Specific Use Permit (SUP) for an accessory building on an 8.1232-acre tract of land identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 1800 Dalton Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com>



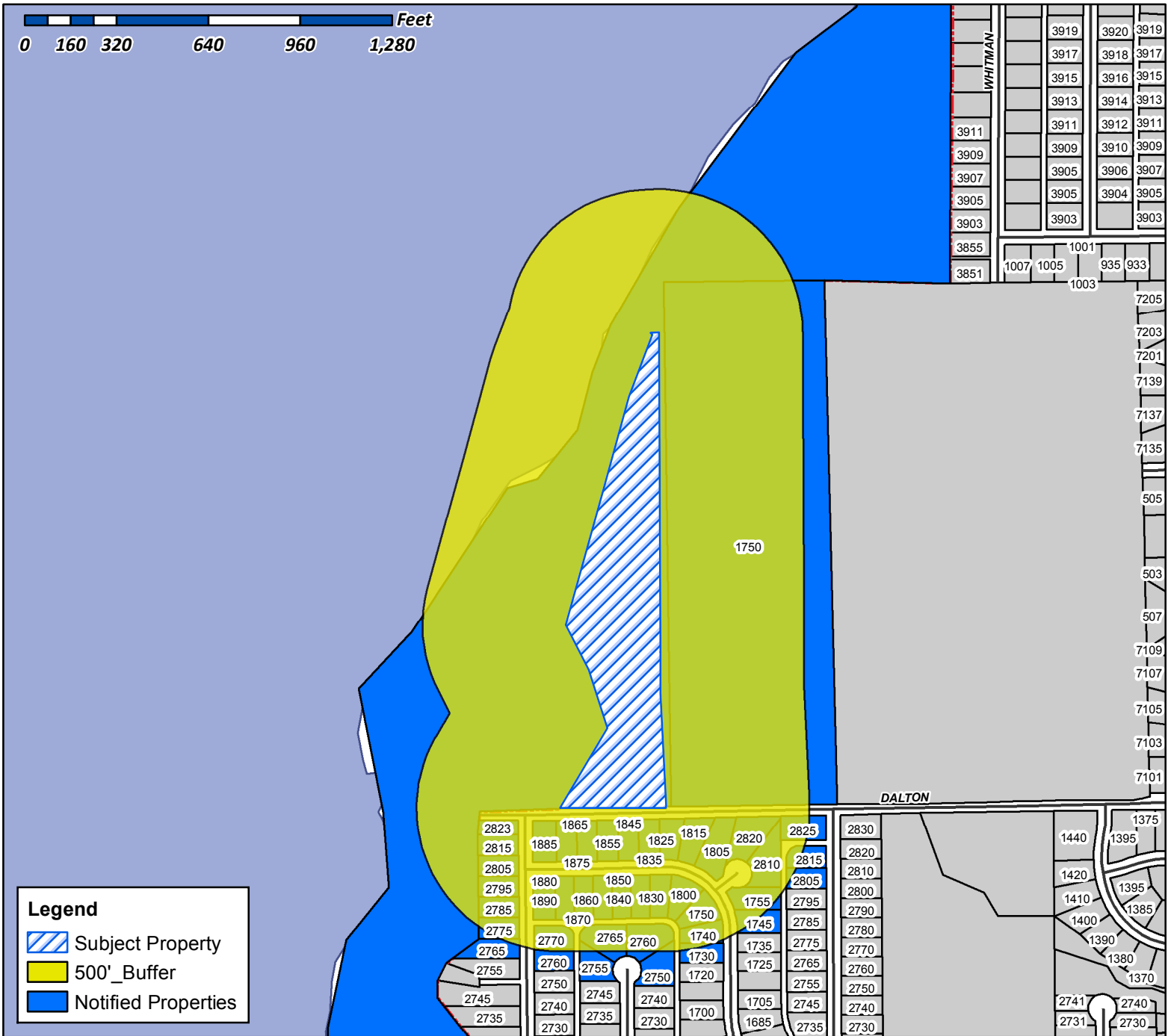
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

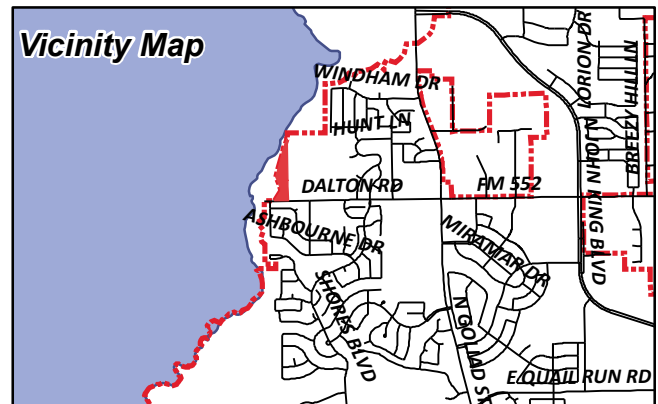
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



0 160 320 640 960 1,280 Feet



**Case Number:** Z2018-005  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** SFE-4.0  
**Case Address:** 1800 Dalton Road



**Date Created:** 02/19/2018  
For Questions on this Case Call (972) 771-7745



WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE  
1730 AVONLEA DRIVE  
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE  
MARY JEAN TROUT REVOCABLE TRUST-LIFE  
ESTATE  
1740 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1745 AVONLEA DR  
ROCKWALL, TX 75087

THREADGILL JANET  
1750 AVONLEA DR  
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A  
1755 AVONLEA DR  
ROCKWALL, TX 75087

MAHONEY MERI-LOU  
1800 AVONLEA DR  
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN  
1805 AVONLEA DR  
ROCKWALL, TX 75032

PARRISH JOHN L  
1815 AVONLEA DR  
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE  
1825 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1830 AVONLEA DR  
ROCKWALL, TX 75087

DIXON JACKIE A  
1835 AVONLEA DR  
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J  
1840 AVONLEA DR  
ROCKWALL, TX 75087

MOTL JANELL  
1845 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1850 AVONLEA DR  
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN  
1855 AVONLEA DR  
ROCKWALL, TX 75087

BJORKLUND ROBERT P  
1860 AVONLEA DR  
ROCKWALL, TX 75087

REVELS KATINA  
1865 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1870 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1880 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1885 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1890 AVONLEA DR  
ROCKWALL, TX 75087

LONG SUSAN  
1890 AVONLEA DR  
ROCKWALL, TX 75087

FARAG SAMUEL AND  
MERCY FARAG  
20 LANCASHIRE DR  
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST  
ALBA PATRICIA ANTROBUS TRUSTEE  
2750 GREEN GABLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2755 GREEN GABLES CT  
ROCKWALL, TX 75087

CERRATO RICHARD A  
2760 GREEN GABLES CT  
ROCKWALL, TX 75087

WILLIAMS BRITTANY M  
2760 PROMENADE PLACE  
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L  
2765 GREEN GABLES COURT  
ROCKWALL, TX 75087

TRAN CHANH  
2765 PROMENADE PLACE  
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R  
2770 PROMENADE PL  
ROCKWALL, TX 75087

FUNK SCOTTIE  
2775 PROMENADE PL  
ROCKWALL, TX 75087

HALPIN ALLISON  
2785 PROMENADE PL  
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY  
2795 PROMENADE PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 PROMENADE PL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M  
2815 PROMENADE PL  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2823 PROMENADE PL  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT  
AGOURA HILLS, CA 91301

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235

BOTA KRISTIN MARIE  
PO BOX 1929  
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE  
PO BOX 1944  
ROCKWALL, TX 75087

MASULA II LIVING TRUST  
DURELL D AGHA TRUSTEE  
PO BOX 221337  
CARMEL, CA 93922

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235

WIMPEE BARN  
ROCKWALL, TX

STATE OF TEXAS  
COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 0.1232 acre tract of land situated in the Charles F. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 02, Page 613 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones tract, said point also being located North 89°37'57" West a distance of 743.33' from a 1/2" iron rod found at the most Northerly Northeast corner of a 0.7220 acre tract conveyed to Copper Hill Corp. as recorded in Volume 970, Page 248 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Cabinet C, Side 262 of the Plat Records of Rockwall County, Texas said 0.1232 acre tract being more particularly described as follows:

THENCE South 08°22'34" East along said roadway and the North line of said Copper Hill Corp. 07.296 acres, a distance of 369.69' to a 1/2" iron rod found for corner;

THENCE North 30°37'56" East, leaving said roadway and said North Line and along the Easterly Take Line of Lake Ray Hubbard, a distance of 323.60' to a concrete monument found marked EE12-2;

THENCE continuing along said East Take Line the following courses:

North 17°38'00" East a distance of 212.50' to a concrete monument found marked EE13-3;

North 20°11'00" East a distance of 176.11' to a concrete monument found in the centerline of a creek marked EE18-4;

North 15°19'47" East a distance of 603.48' to a concrete monument found marked EE13-5;

North 30°45'00" East a distance of 241.77' to a 1/2" iron rod set for corner;

North 02°25'41" East a distance of 9.07' to a building & leaving concrete monument found marked EE13-7 & E20-1;

THENCE leaving said Take Line, North 07°40'28" East a distance of 29.53' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;

THENCE South 00°12'21" East along the East line of said Jones Tract, a distance of 1260.33' to a concrete monument found marked E10-10;

THENCE South 02°48'50" East along the East line of said Jones Tract, a distance of 398.19' to the Town of Highmount containing 333,842 square feet of 0.1232 gross acres of land with approximately 3.25 acres lying within the 100 year flood zone and approximately 0.16 acres lying within Dalton Road leaving approximately 1.7132 net acres of land.

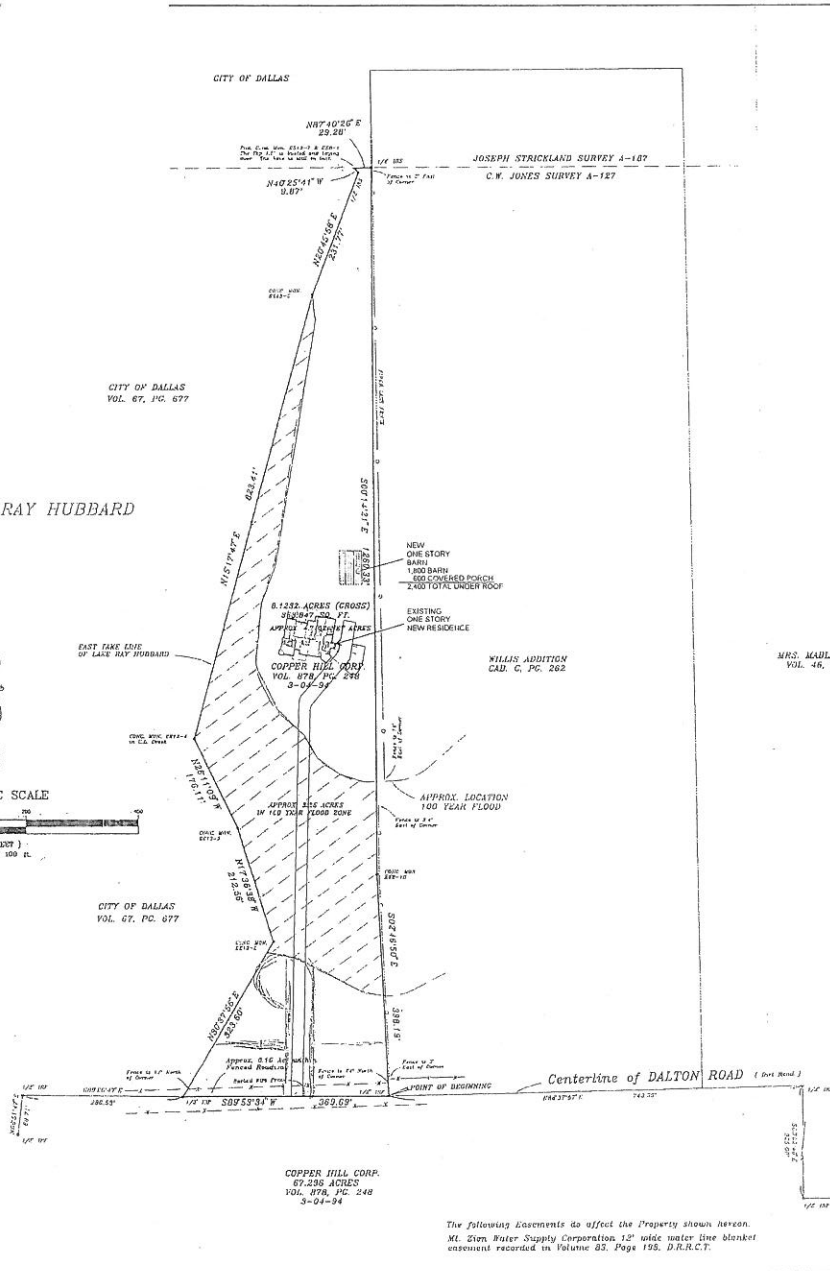
FLOOD ZONE CERTIFICATION:  
A portion of the herein platted property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 48087 0005 C with an effective date of June 16, 1992.

Date:  
The property shown herein was surveyed under my supervision and direction on September 22, 1999 and rechecked on December 21, 2000.

I hereby certify to:  
DRHI, Inc., a Delaware Corp. (Seller);  
Lowyers Title Insurance Corporation  
D.H. Horton - Texas, Ltd. (Buyer)

The plat herein is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, easements or projections except as shown. The survey shows herein meets the requirements for a Category II, Condition II as set by the Texas Surveyors Association Standards for Surveys.

All visible monuments and monuments that I have been provided are as shown on the survey herein.  
Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2140



The following Easements do affect the Property shown herein.  
Mt. Zion Water Supply Corporation 12' wide water line blanket easement recorded in Volume 03, Page 198, D.R.A.C.T.

ISSUE LOG

DATE	DESCRIPTION	ISSUE

REVISION LOG

DATE	DESCRIPTION	PC	NO.

- ISSUED FOR:
- PRELIMINARY - NOT FOR CONSTRUCTION
  - BIDDING / PERMIT
  - REVISION / ADDENDUM
  - FOR CONSTRUCTION

Fanning & Phillips  
designs

01 ARCHITECTURAL SITE PLAN  
SCALE: 3/16" = 1'-0"

A2.1  
SITE PLAN

1-22-2018

Property. 180 Dalton Rd Rockwall

Owner. Joe Wimpee

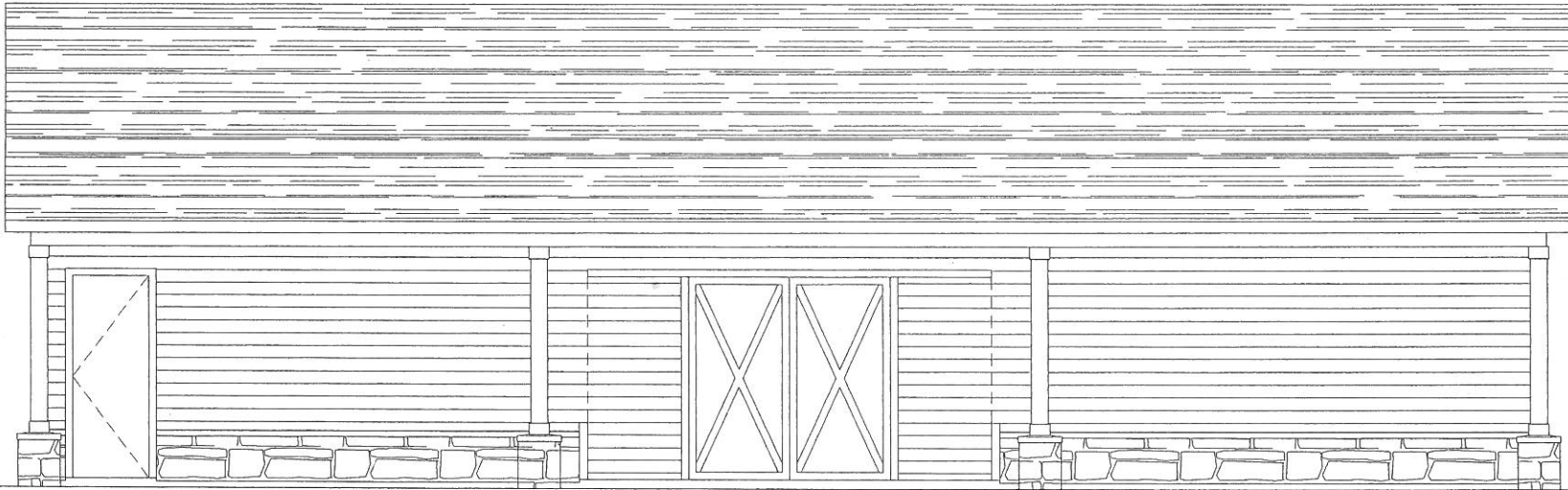
972-771-8051

I am requesting to build a Barn / Detached Garage behind my House at 1800 Dalton Road in Rockwall. we are requesting to build a all metal Structure with concrete slab and Stone exterior on approximately 30% of the building. It will have Rough Cedar post and trim and will have a two-tone metal siding with a brown colored roof to match the colors of the house.

Thanks

Joe Wimpee

WIMPEE  
RESIDENCE  
ROCKWALL, TX



FRONT ELEVATION  
**WIMPEE BARN**

INDEX OF SHEETS

Cover	SHEET INDEX
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-3.1	FLOOR PLAN
A-5.1	ELEVATIONS

ISSUE LOG

DATE DESCRIPTION  
ISSUE

ISSUE FOR PERMIT

REVISION LOG

DATE DESCRIPTION

ISSUE

ISSUE FOR PERMIT

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

Fanning & Phillips  
*designs*

ARCH. PROJ. # SCALE:  
11 200 1/8" = 1'-0"

SHEET NO.

**A1.0**

COVER SHEET





ISSUE LOG

DATE	DESCRIPTION	NO.

REVISION LOG

DATE	DESCRIPTION	NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

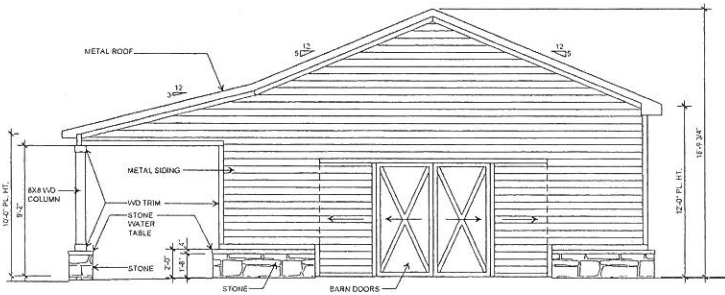
Farm of Philes  
designs

ARCH. PROJ. #	SCALE
TITLE	REF. OR DRAWING

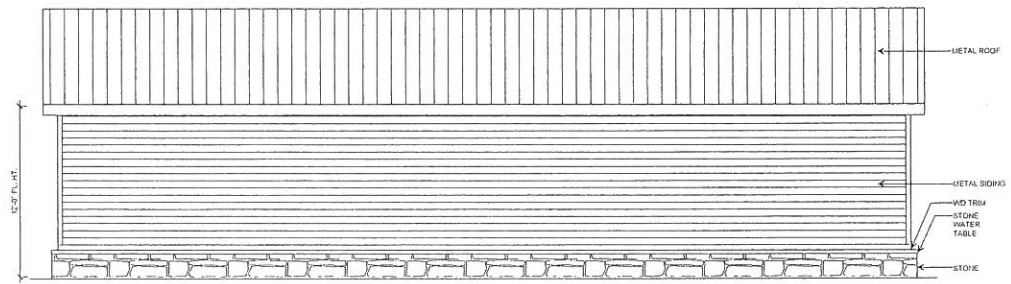
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A5.1

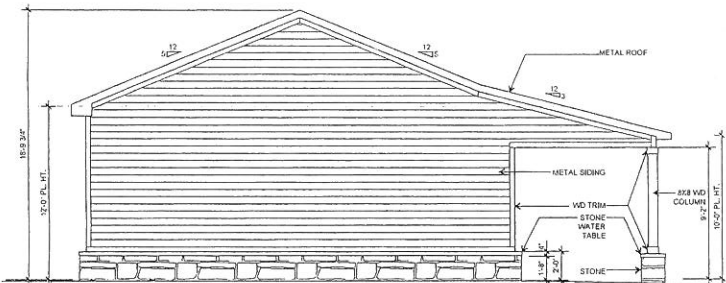
ELEVATIONS



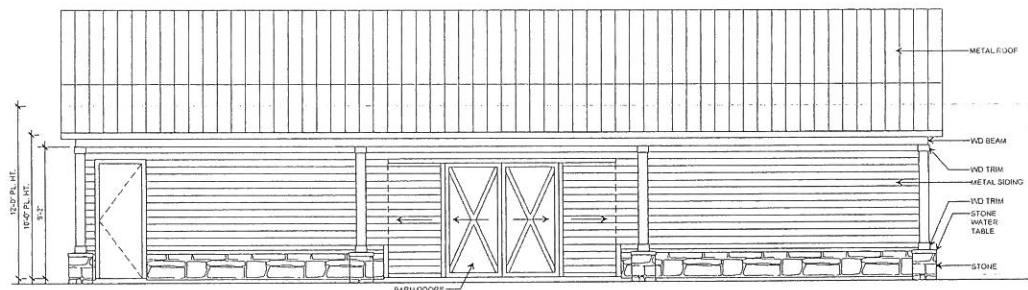
04 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



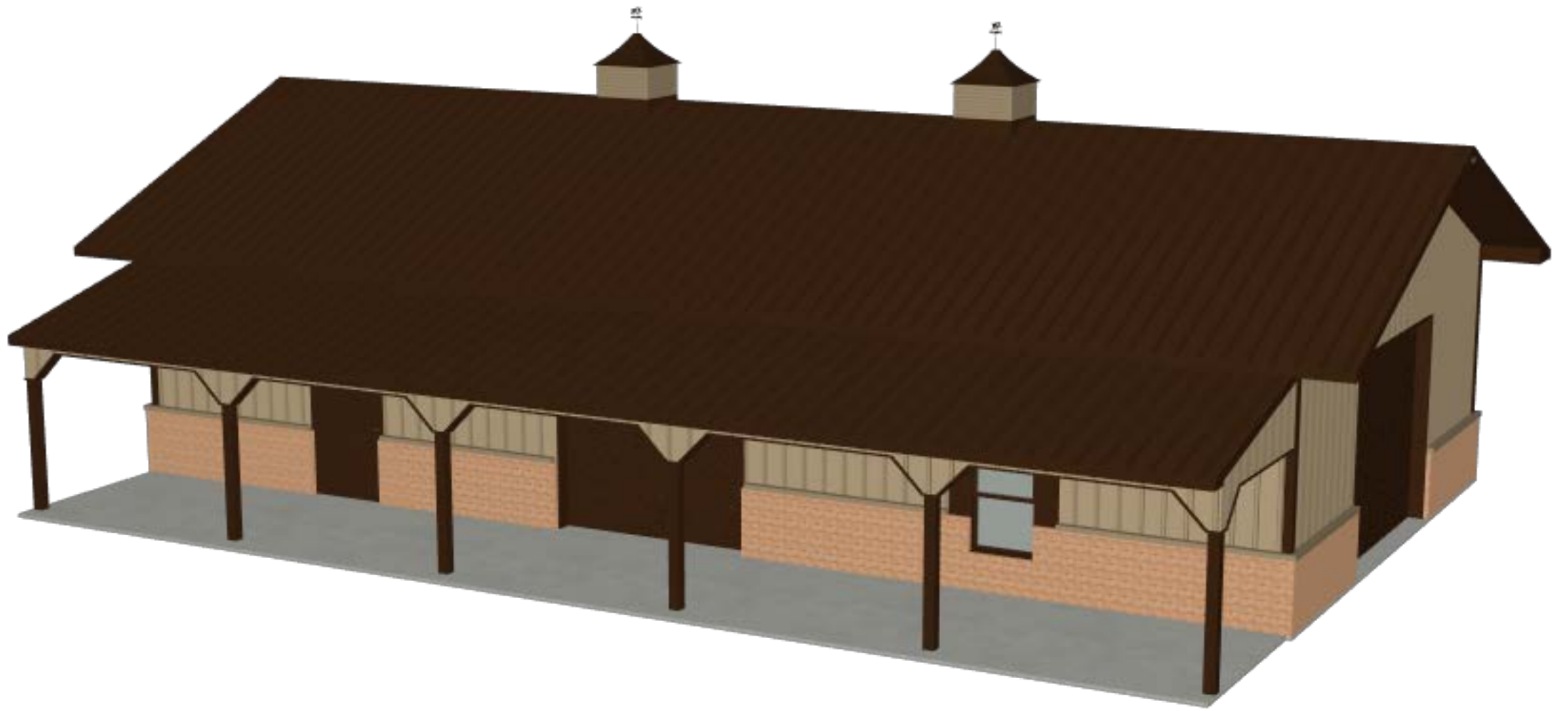
03 EAST ELEVATION  
SCALE: 1/4"=1'-0"

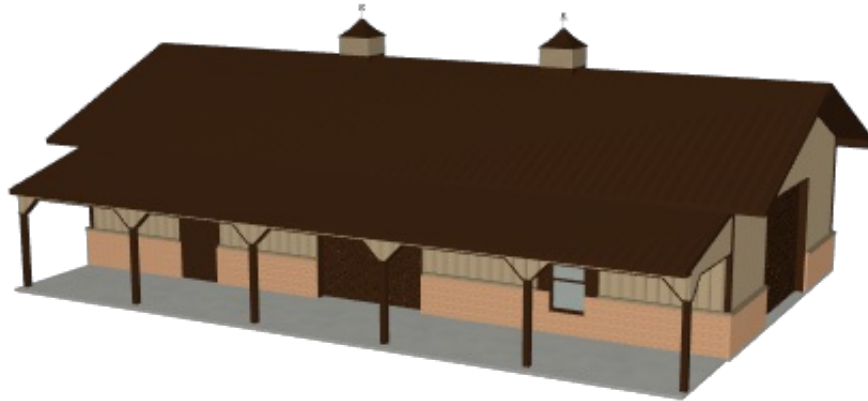


02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



01 WEST ELEVATION  
SCALE: 1/4"=1'-0"





<b>BUILDING TYPE</b>	Suburban
<b>SIZE</b>	30' w x 60' l x 12' h

---

### WALL LAYOUT

<b>Front</b>	WalkThru Door (4' x 7' with window (no glass)) Overhead Door (10' x 8') Window (Single Hung, 3' x 5')
<b>Left</b>	Window (Slider, 4' x 3') Window (Slider, 4' x 3') Window (Slider, 4' x 3')
<b>Back</b>	WalkThru Door (3' x 6' 8" solid)
<b>Right</b>	Overhead Door (12' x 10')

---

### COLORS

<b>Roof</b>		Brown
<b>Siding</b>		Tan

**Trim**



Brown

**Doors & Windows**



Brown

---

## ROOF

**Pitch** 5/12

**Sidewall Overhang** 24"

**Gable Endwall Overhang** 36"

---

## PORCH

**Front**

Style  
Attached Below Roof (3/12  
pitch)

Size  
10' d x 8' h x 60' l

Column Spacing

---

## ACCESSORIES

### Cupolas

36" With Louvers (Qty: 2)

Roof



Brown

Side & Base



Tan

Shutters

Color

Brown

**Wainscot**



Sandstone

**Double Gable**



Siding



Brown

Wainscot



Burgundy

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 request has been made by Joe Wimpee for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum requirements, situated on a 8.1232-acre parcel of land, zoned Single Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, addressed as 1800 Dalton Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [*Ordinance No. 04-38*] 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum size, height and masonry requirements for accessory buildings in a Single Family Estate 4.0 (SFE-4.0) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate (SFE 4.0) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore

amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 2,400 SF.
- 3) The accessory building shall not exceed a maximum overall height of 19-feet.
- 4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 shall remain in full force and effect.

**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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF APRIL, 2018.

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

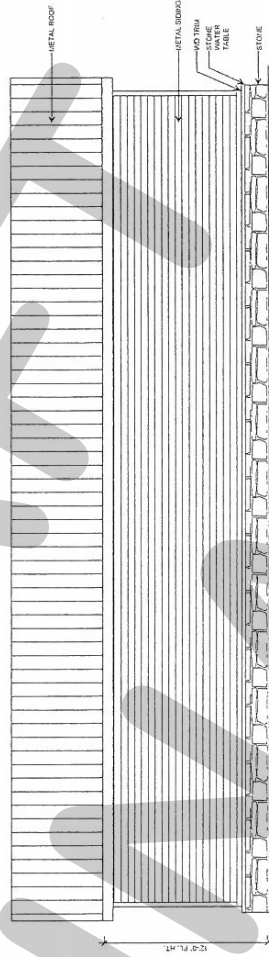
1<sup>st</sup> Reading: March 19, 2018

2<sup>nd</sup> Reading: April 2, 2018

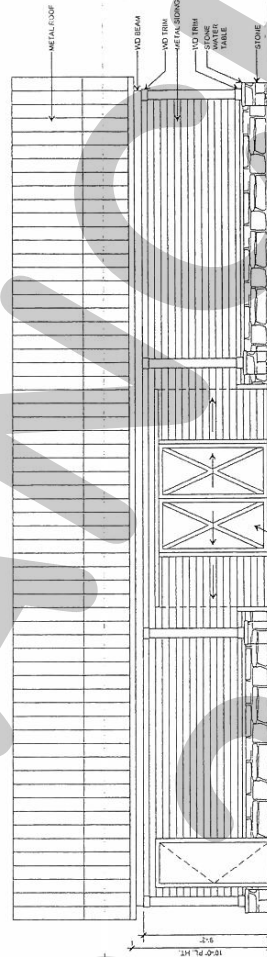




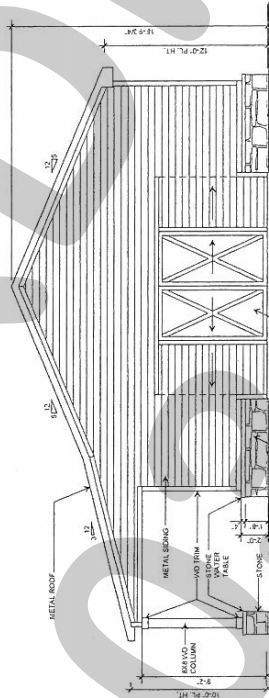
**Exhibit 'B':  
Building Elevations**



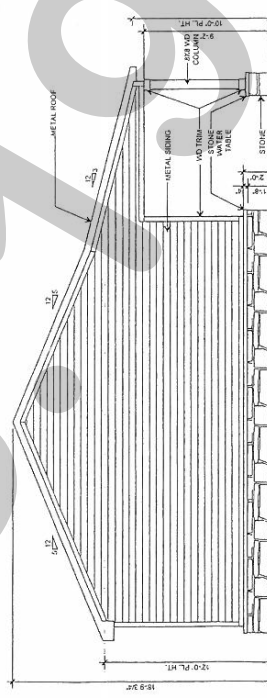
03 EAST ELEVATION  
SCALE: 1/4"=1'-0"



01 WEST ELEVATION  
SCALE: 1/4"=1'-0"

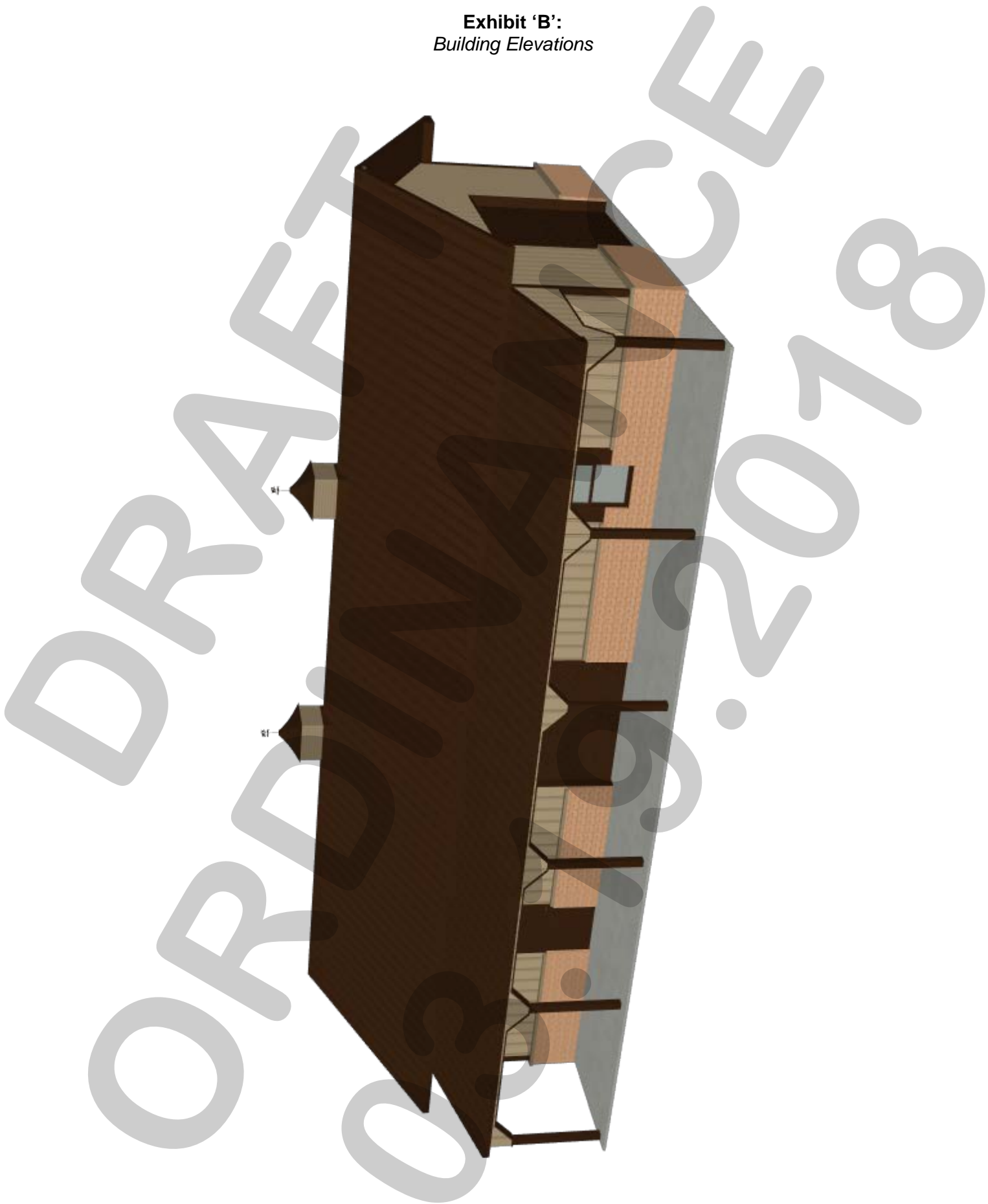


04 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



02 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

**Exhibit 'B':**  
*Building Elevations*



CITY OF ROCKWALL

ORDINANCE NO. 18-18

SPECIFIC USE PERMIT NO. S-186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 8.1232-ACRE PARCEL OF LAND ZONED SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, WIMPEE ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 request has been made by Joe Wimpee for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum requirements, situated on a 8.1232-acre parcel of land, zoned Single Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 1, Block A, Wimpee Acres Addition, City of Rockwall, Rockwall County, Texas, addressed as 1800 Dalton Road, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 Unified Development Code [*Ordinance No. 04-38*] 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 Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum size, height and masonry requirements for accessory buildings in a Single Family Estate 4.0 (SFE-4.0) District as stipulated by *Article IV, Permissible Uses*, and *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single Family Estate (SFE 4.0) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore

amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of an accessory building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The accessory building shall generally conform to the approved site plan and building elevations depicted in *Exhibits 'A' & 'B'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 2,400 SF.
- 3) The accessory building shall not exceed a maximum overall height of 19-feet.
- 4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code [*Ordinance No. 04-38*], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

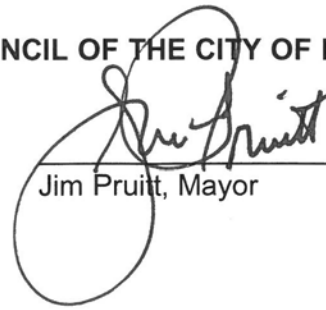
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 shall remain in full force and effect.

**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.

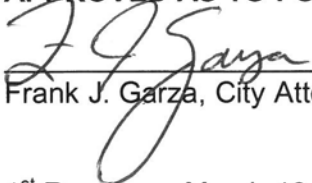
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF APRIL, 2018.

  
\_\_\_\_\_  
Jim Pruitt, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: March 19, 2018

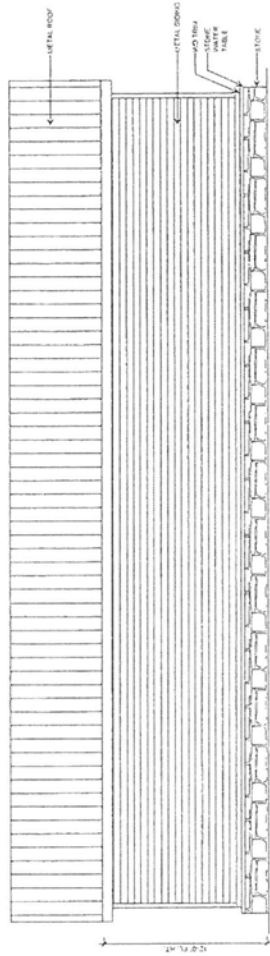
2<sup>nd</sup> Reading: April 2, 2018



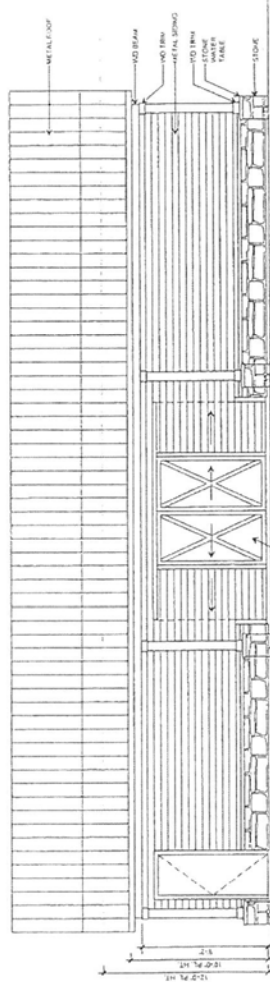




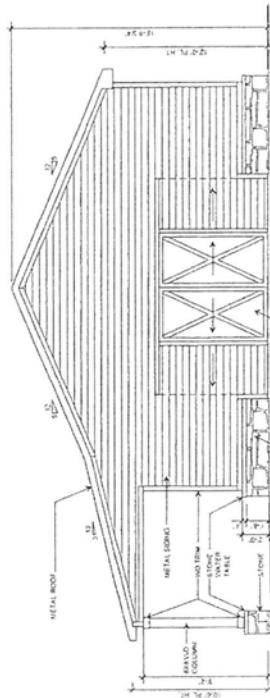
**Exhibit 'B':  
Building Elevations**



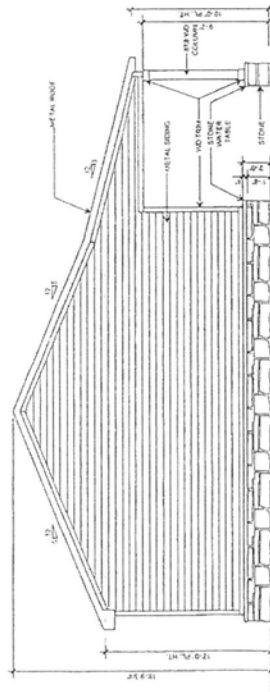
03 EAST ELEVATION  
SCALE: 1/8"=1'-0"



01 WEST ELEVATION  
SCALE: 1/8"=1'-0"

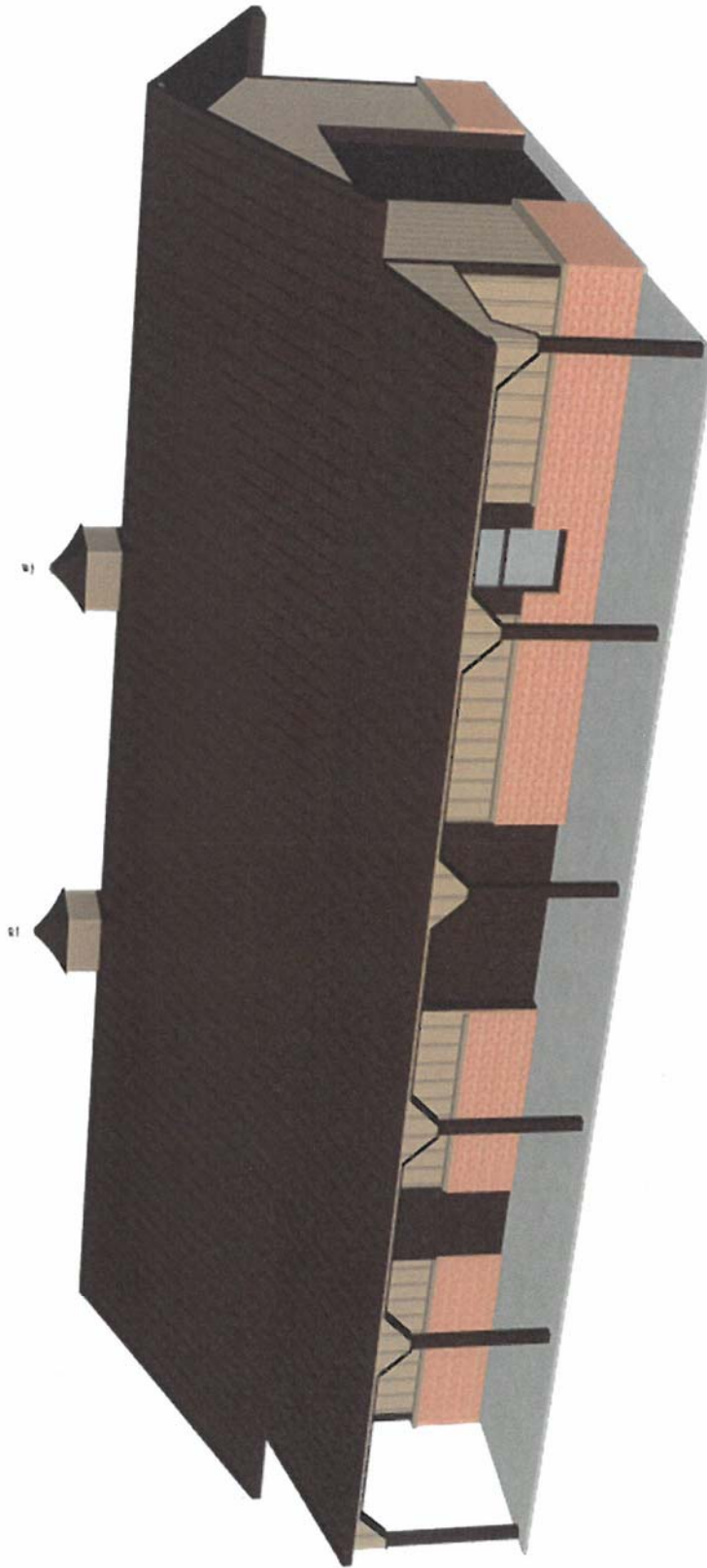


04 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



02 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

**Exhibit 'B':**  
*Building Elevations*





June 25, 2018

Joe Wimpee  
105 W Kaufman  
Rockwall, TX 75087

**RE: SUP ZONING (Z2018-005), SUP for 1800 Dalton Road**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on April 2, 2018 via Ordinance No.18-18. The following is a record of all recommendations, voting records and conditions of approval:

*STAFF RECOMMENDATIONS:*

- 1) *The accessory building shall be subject to the following operational conditions, which are contained in the SUP ordinance:*
  - (a) The accessory building shall generally conform to the approved site plan and building elevations depicted in Exhibits 'A' & 'B' of the SUP ordinance.*
  - (b) The accessory building shall not exceed a maximum size of 2,400 SF.*
  - (c) The accessory building shall not exceed a maximum overall height of 19-feet.*
  - (d) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.*
- 2) *Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*PLANNING AND ZONING COMMISSION:*

- ✓ *On March 13, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Chairman Lyons and Commissioner Trowbridge absent.*

*CITY COUNCIL:*

- ✓ *On March 19, 2018, the City Council's motion to approve the SUP to allow for an accessory building with staff conditions passed by a vote of 7 to 0 [1st Reading].*
- ✓ *On April 2, 2018, the City Council's motion to approve the SUP to all for an accessory building with staff conditions pass by a vote of 7 to 0 [2nd Reading].*



Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller".

**Ryan Miller, AICP**  
Planning Director  
Planning & Zoning Department  
City of Rockwall, TX