



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-048 P&Z DATE 11/23/2018 CC DATE 12/11/2018 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD 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 type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" 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 _____	



# 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 205 SOUTH CLARK STREET

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning \_\_\_\_\_

Current Use STORAGE

Proposed Zoning \_\_\_\_\_

Proposed Use WORKSHOP

Acreage .5

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 AMANDA HENRY

Applicant \_\_\_\_\_

Contact Person ↑

Contact Person \_\_\_\_\_

Address 205 SOUTH CLARK STREET

Address \_\_\_\_\_

City, State & Zip ROCKWALL, TX 75087

City, State & Zip \_\_\_\_\_

Phone 972.896.1539

Phone \_\_\_\_\_

E-Mail MHENRYTX@ME.COM

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

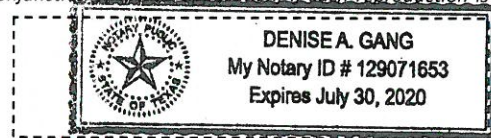
Before me, the undersigned authority, on this day personally appeared Amanda Henry [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 204.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 31st day of October, 2018. 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 31st day of October, 2018.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_



My Commission Expires July 30, 2020



**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: 11/2/2018

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, 11/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 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: Z2018-048**  
**Project Name: 205 S. Clark Street**  
**Project Type: ZONING**  
**Applicant Name: AMANDA HENRY**  
**Owner Name: AMANDA HENRY**  
**Project Description:**

0 20 40 80 120 160 Feet

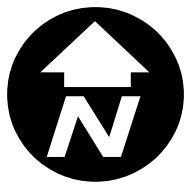
Z2018-048 - SUP FOR AN ACCESSORY BUILDING  
ZONING - LOCATION MAP = 



## 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.

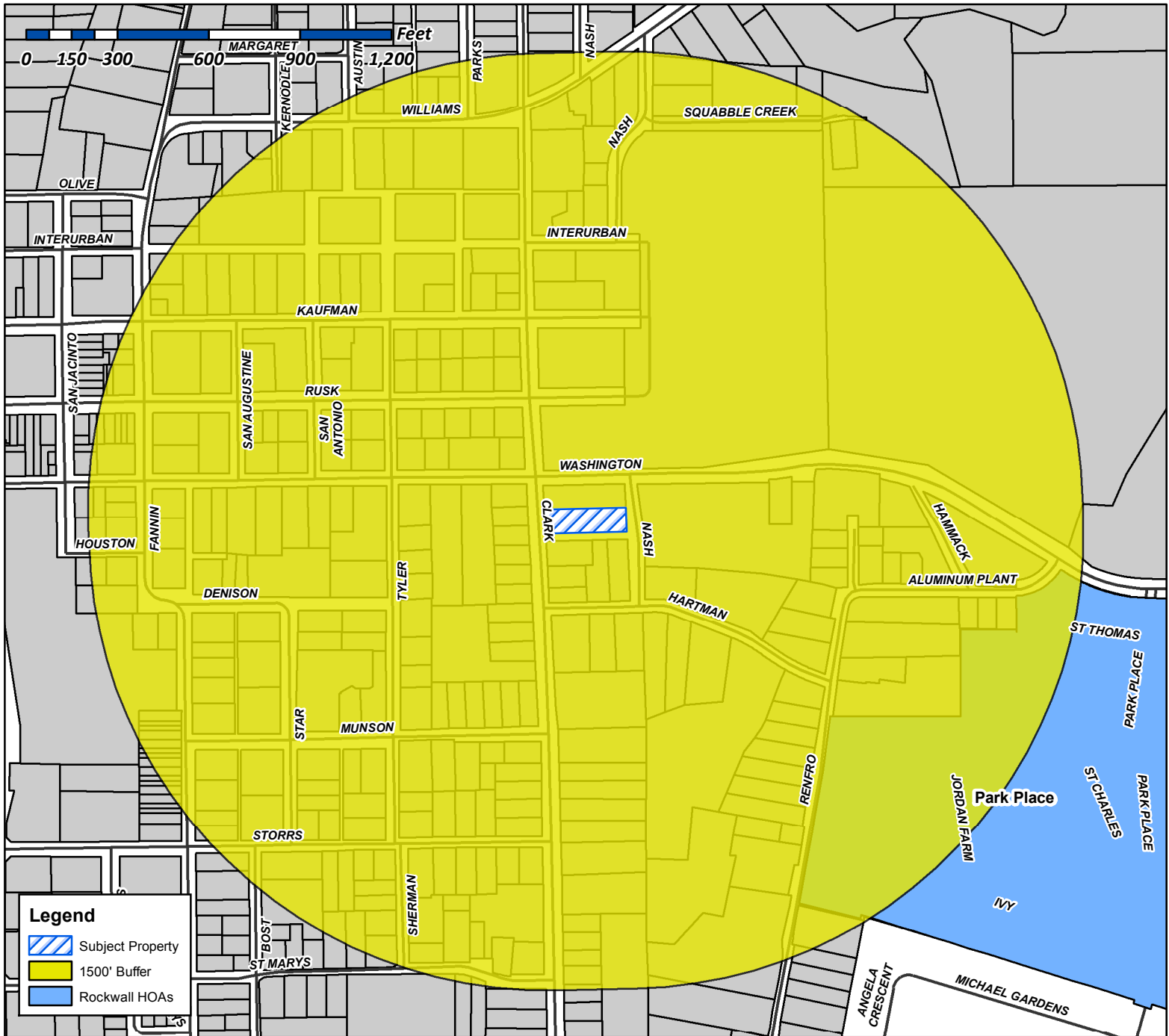




# City of Rockwall

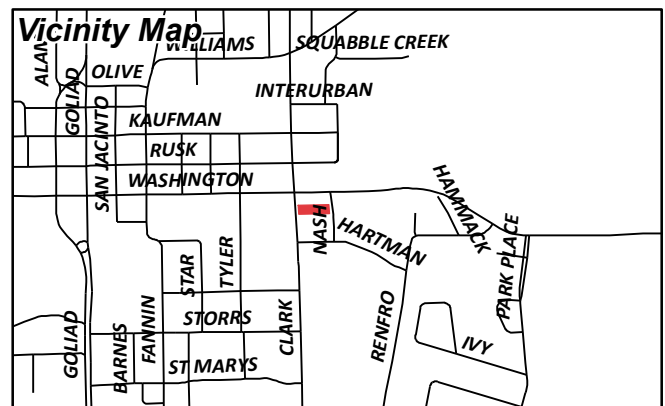
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**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 205 S. Clark Street

**Date Created:** 11/20/2018  
**For Questions on this Case Call** (972) 771-7745

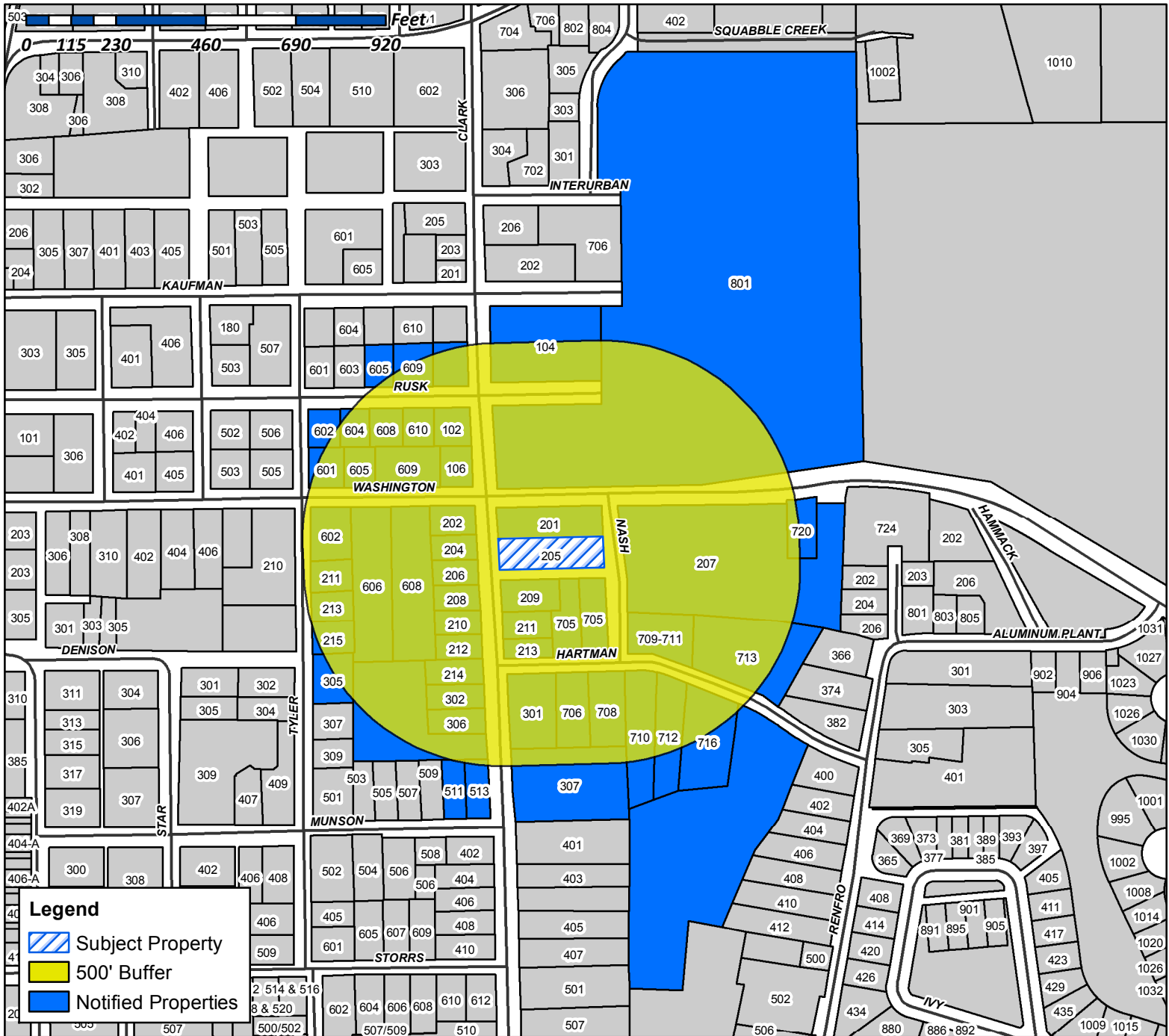




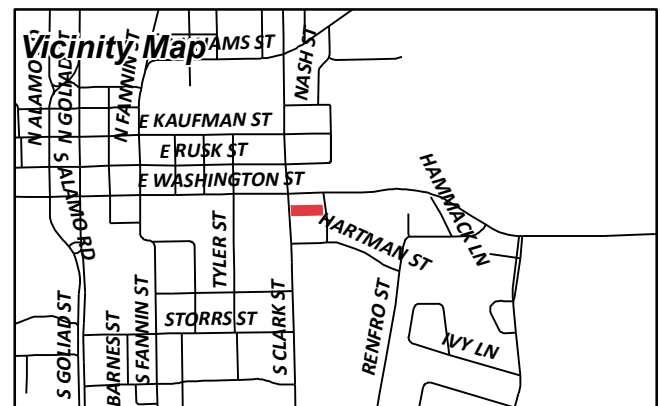
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**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family (SF-7) District  
**Case Address:** 205 S. Clark Street



**Date Created:** 11/02/2018

For Questions on this Case Call (972) 771-7745

MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
113 S BERNICE DR  
GARLAND, TX 75042

WIKTORCHIK ROBERT T  
1515 N TOWN EAST BLVD STE 138-416  
MESQUITE, TX 75150

RICH RONALD & LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
307 S CLARK  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

MARKS EDWARD  
356 N KRIDER RD  
ROYSE CITY, TX 75189

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT  
5710 SOUTHERN CROSS DR  
ROCKWALL, TX 75032

ROBINSON NELDA  
602 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
606 E RUSK  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
607 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
608 E RUSK  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
609 E RUSK  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
611 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
612 E RUSK  
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ROCKWALL, TX 75087

CURRENT RESIDENT  
627 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
628 E RUSK  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087



RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L TOWNSEND STE 100  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

PROCTOR ROBERT  
PO BOX 1297  
ROCKWALL, TX 75087

FLORES JAMES AND  
PATRICIA ORR FLORES  
PO BOX 237  
ROCKWALL, TX 75087

City of Rockwall

October 27, 2018

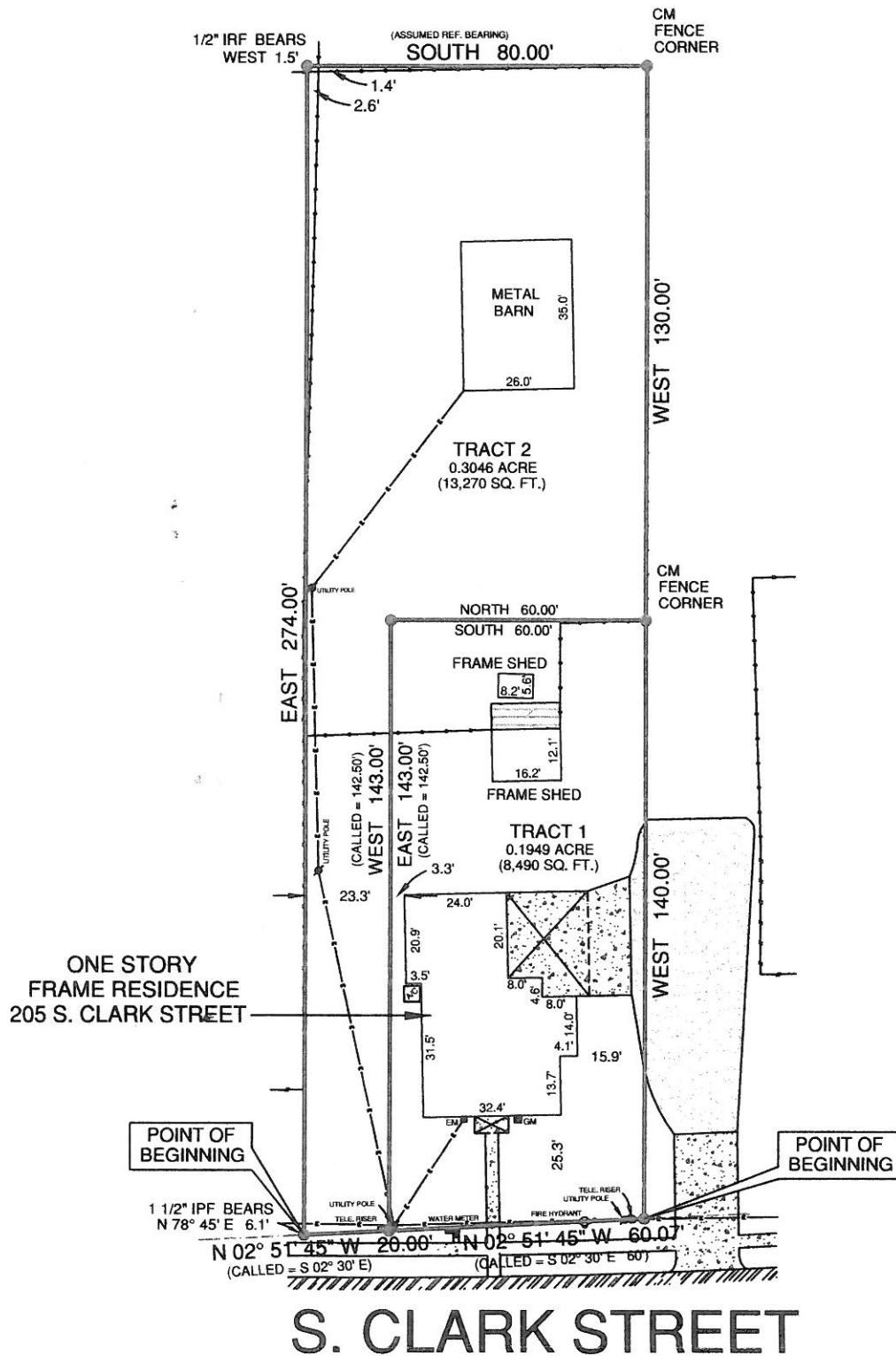
To whom it may concern,

I am writing on behalf of Mandy Henry who lives on Clark street. She is requesting to tear down a metal building in her back yard and build a structure there. I have seen the work Mandy has done on her home and have no doubt it will be well built and attractive. The current barn is a breeding ground for rats and will only improve the neighborhood if it's demoed. I own 5 houses within a stones throw from Mandy, and have taken care to an extreme to make them attractive and neat. I live in one of them and care immensely about the neighborhood! Please trust Mandy will do everything exceptionally, and permit her to move forward.

Thank you for your consideration.

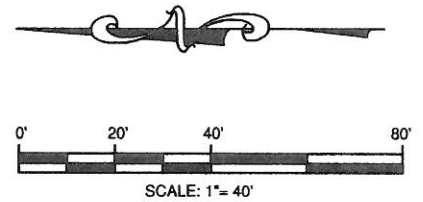
A handwritten signature in cursive script that reads "Christy Jones". The signature is written in black ink and is positioned above the printed name and address.

Christy Jones  
608 E Washington  
214 738 5180



**LEGEND:**

GM = GAS METER	ASPHALT =
EM = ELECTRIC METER	CONCRETE =
WIRE FENCE =	GRAVEL =
CHAIN LINK FENCE =	TILE =
WROUGHT IRON FENCE =	WOOD =
WOOD FENCE =	BRICK =
ELECTRIC LINE =	STONE =
RAILROAD (WOOD) TIE =	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	



**LEGAL DESCRIPTION:**  
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

*Premier*  
Surveying LLC  
5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office 972-612-3601  
Fax 972-964-7021


## City of Rockwall Project Plan Review History

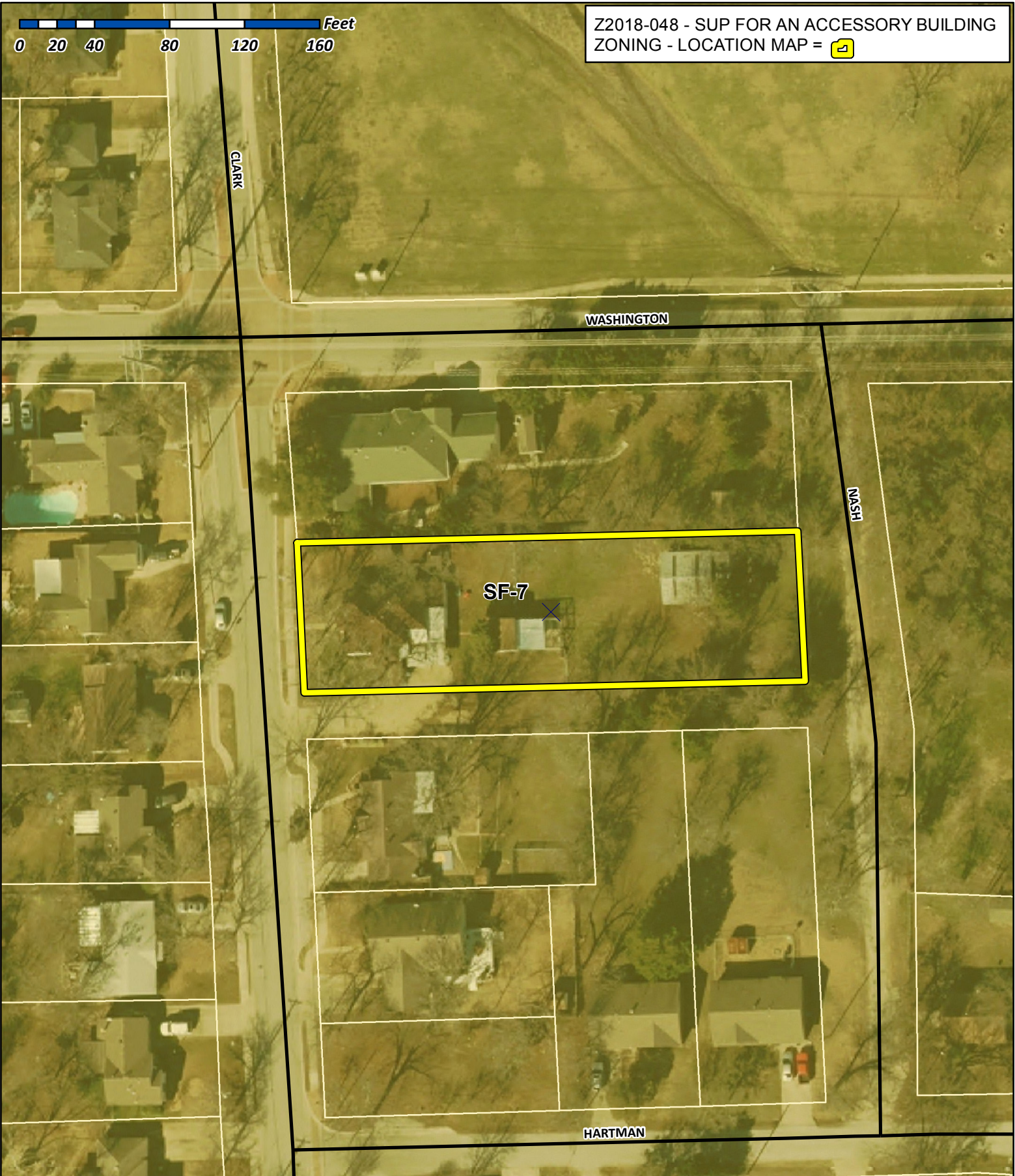


<b>Project Number</b> Z2018-048	<b>Owner</b> AMANDA HENRY	<b>Applied</b> 11/2/2018	<b>LM</b>
<b>Project Name</b> 205 S. Clark Street	<b>Applicant</b> AMANDA HENRY	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> SUP		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 205 S CLARK ST		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> B F BOYDSTON	<b>Tract</b> NULL	<b>Block</b> PT 47B	<b>Lot No</b> NULL
		<b>Parcel No</b> 3140-047B-0000-00-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/2/2018	11/9/2018	11/20/2018	18	APPROVED	
ENGINEERING	Sarah Hager	11/2/2018	11/9/2018	11/21/2018	19	APPROVED	
FIRE (11/21/2018 9:48 AM AA) Building shall be used for private storage only.	Ariana Hargrove	11/2/2018	11/9/2018	11/21/2018	19	COMMENTS	See Note
PLANNING Z2018-048 SUP 205 S. Clark Street Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street. I.2 For questions or comments concerning this case, please contact Corey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-048) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the November 27, 2018 Planning & Zoning Commission meeting. M.5 Please provide an example of the detached garage. M.6 Please note that this building will need rollup door and a driveway. I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 4, 2018. The Planning and Zoning Worksession for this case is November 27, 2018. The Planning and Zoning Meeting for this case is December 11, 2018. I.8 The projected City Council meeting date and subsequent approval for this request is December 17, 2018 and January 7, 2019.	Korey Brooks	11/2/2018	11/9/2018	11/20/2018	18	COMMENTS	COMMENTS

0 20 40 80 120 160 Feet

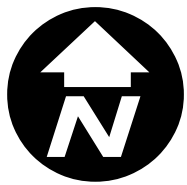
Z2018-048 - SUP FOR AN ACCESSORY BUILDING  
ZONING - LOCATION MAP = 



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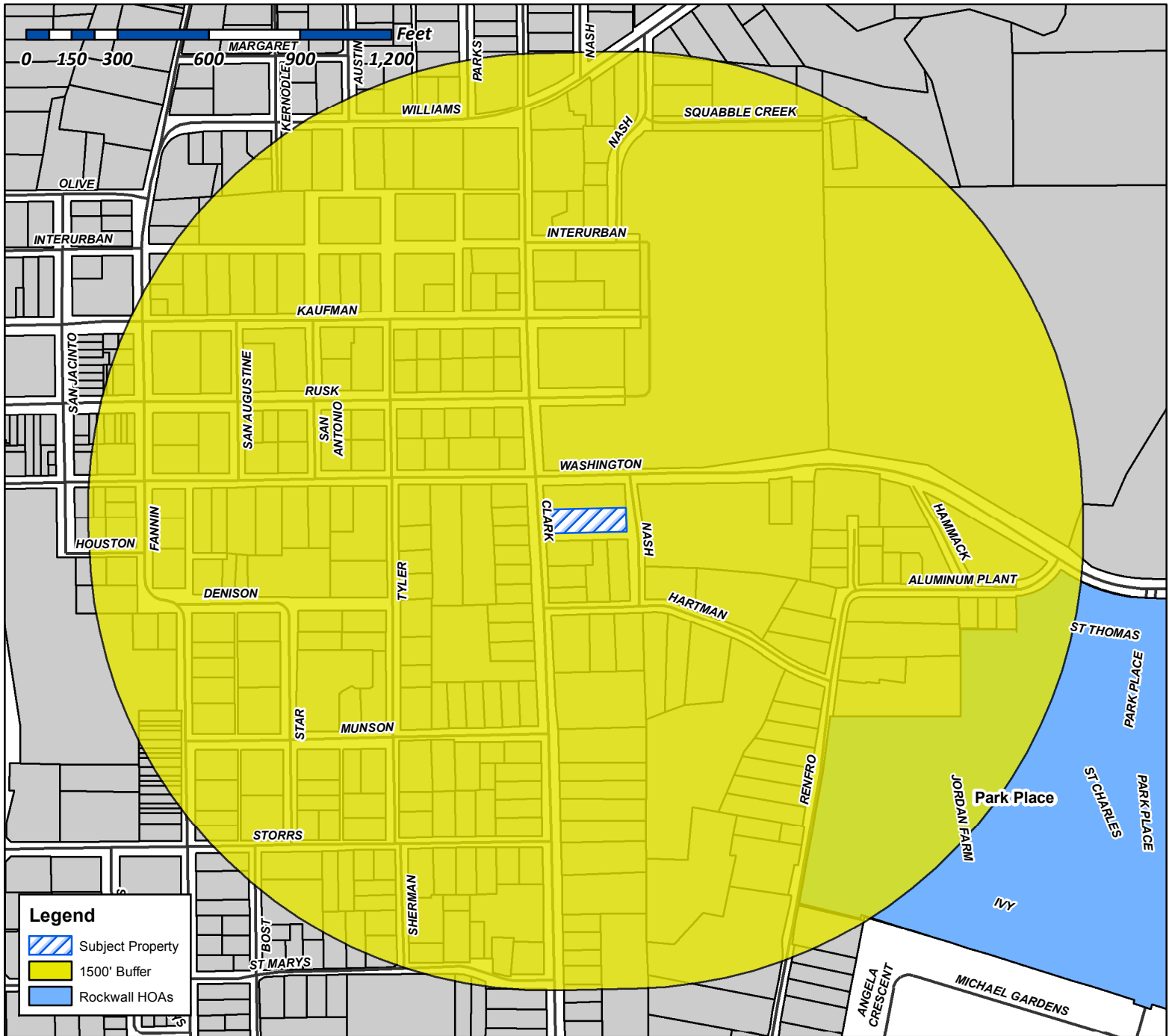




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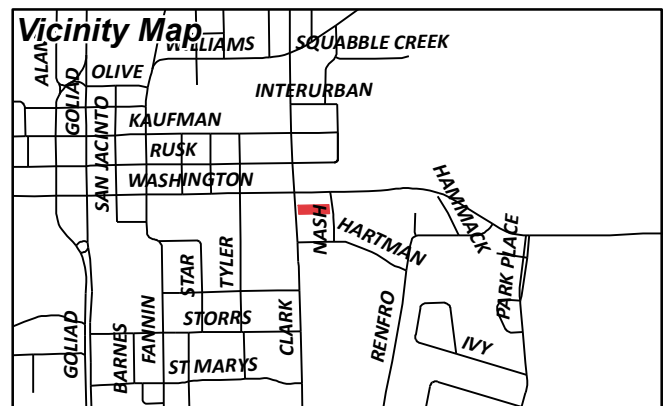
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**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 205 S. Clark Street

**Date Created:** 11/20/2018  
 For Questions on this Case Call (972) 771-7745

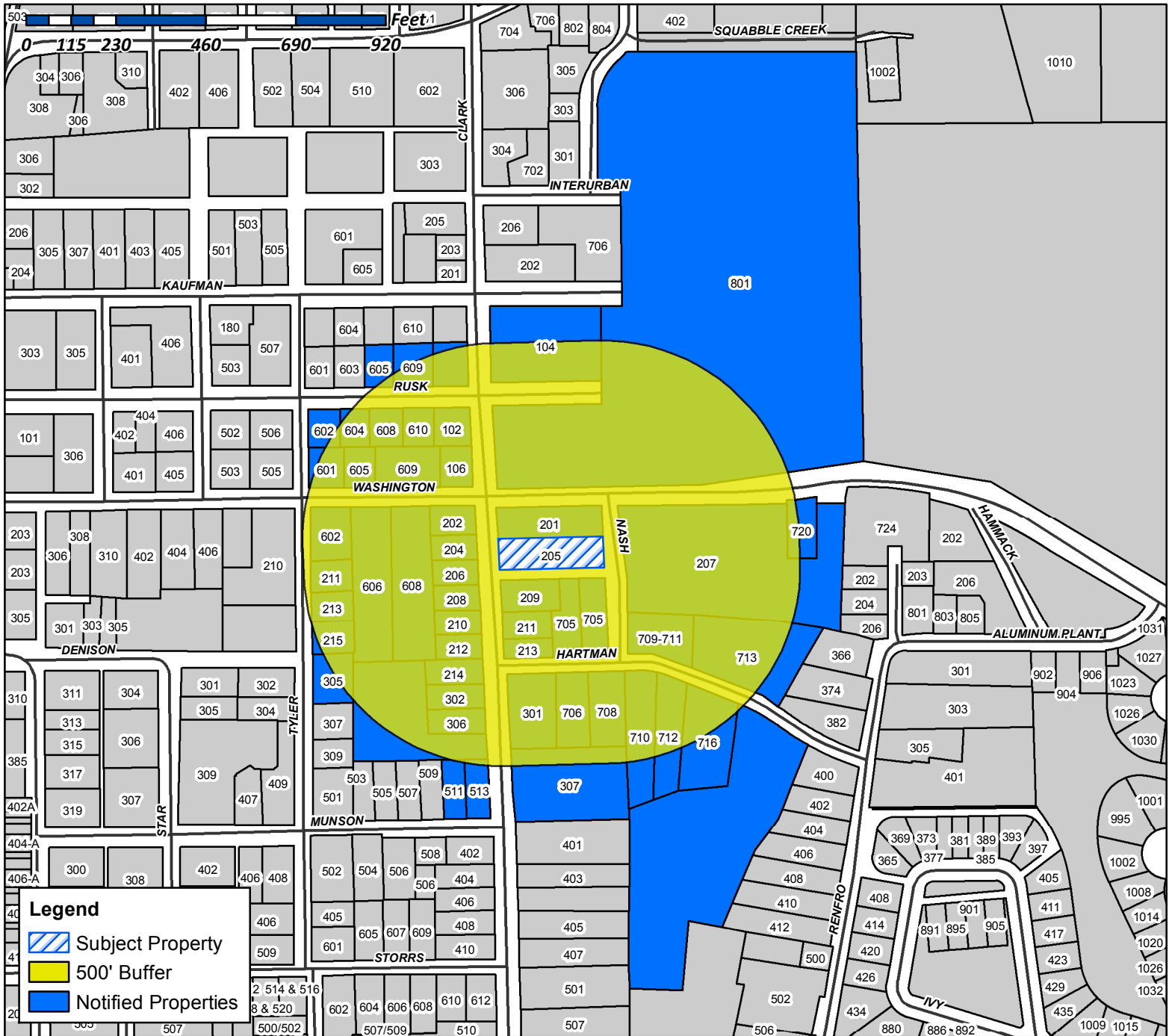




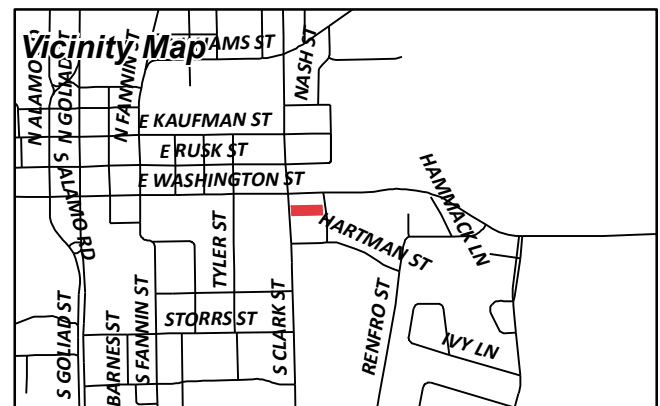
# City of Rockwall

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.



**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family (SF-7) District  
**Case Address:** 205 S. Clark Street



**Date Created:** 11/02/2018

**For Questions on this Case Call (972) 771-7745**

MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
113 S BERNICE DR  
GARLAND, TX 75042

WIKTORCHIK ROBERT T  
1515 N TOWN EAST BLVD STE 138-416  
MESQUITE, TX 75150

RICH RONALD & LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
307 S CLARK  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

MARKS EDWARD  
356 N KRIDER RD  
ROYSE CITY, TX 75189

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT  
5710 SOUTHERN CROSS DR  
ROCKWALL, TX 75032

ROBINSON NELDA  
602 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
606 E RUSK  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
607 E RUSK  
ROCKWALL, TX 75087



CURRENT RESIDENT  
608 E RUSK  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
609 E RUSK  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
611 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
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CURRENT RESIDENT  
627 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
628 E RUSK  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L TOWNSEND STE 100  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

PROCTOR ROBERT  
PO BOX 1297  
ROCKWALL, TX 75087

FLORES JAMES AND  
PATRICIA ORR FLORES  
PO BOX 237  
ROCKWALL, TX 75087

City of Rockwall

October 27, 2018

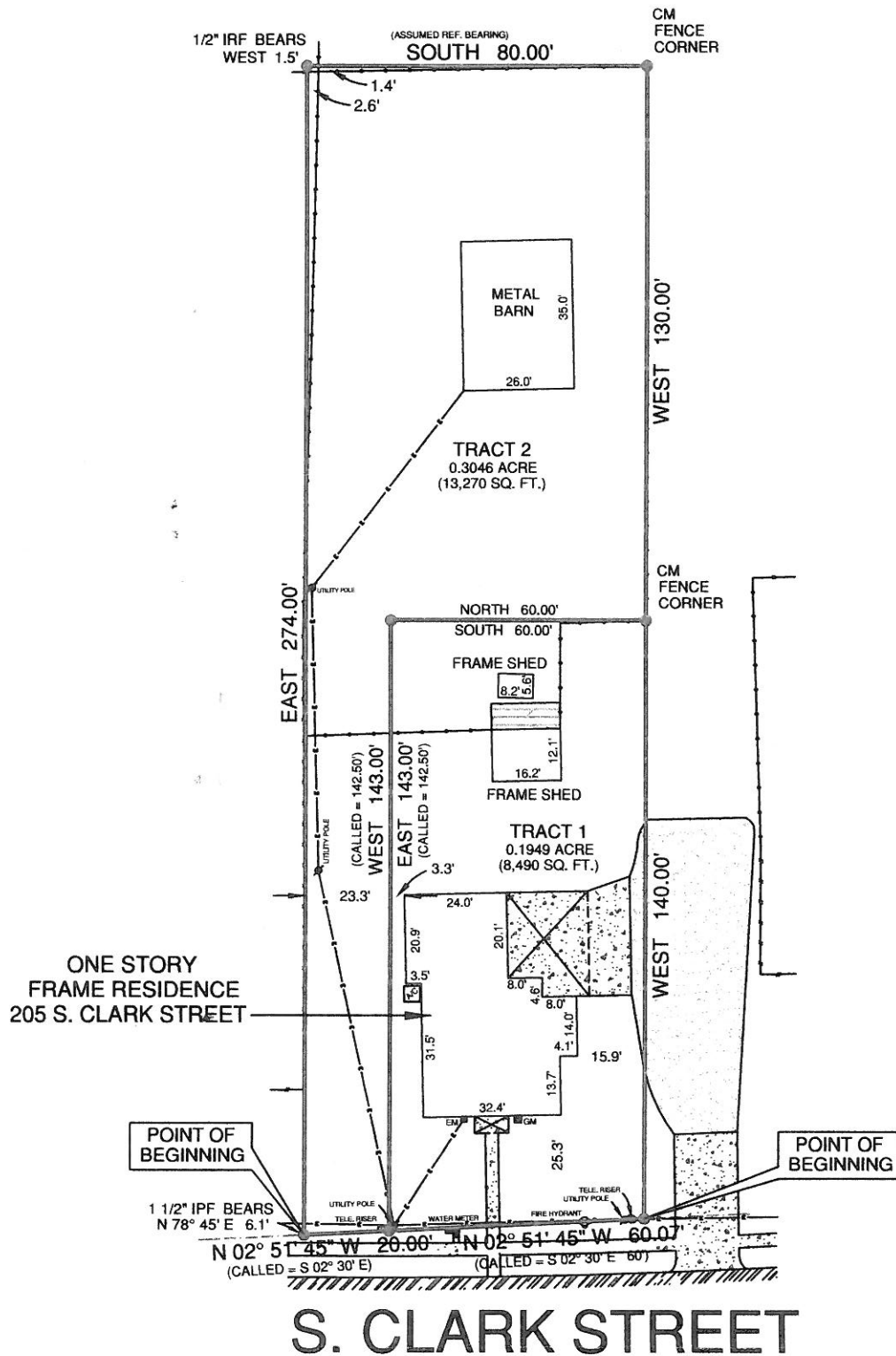
To whom it may concern,

I am writing on behalf of Mandy Henry who lives on Clark street. She is requesting to tear down a metal building in her back yard and build a structure there. I have seen the work Mandy has done on her home and have no doubt it will be well built and attractive. The current barn is a breeding ground for rats and will only improve the neighborhood if it's demoed. I own 5 houses within a stones throw from Mandy, and have taken care to an extreme to make them attractive and neat. I live in one of them and care immensely about the neighborhood! Please trust Mandy will do everything exceptionally, and permit her to move forward.

Thank you for your consideration.

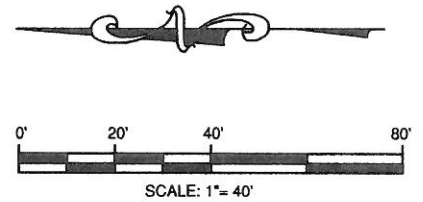
A handwritten signature in cursive script that reads "Christy Jones". The signature is written in black ink and is positioned above the printed name and address.

Christy Jones  
608 E Washington  
214 738 5180



**LEGEND:**

GM = GAS METER	ASPHALT =
EM = ELECTRIC METER	CONCRETE =
WIRE FENCE =	GRAVEL =
CHAIN LINK FENCE =	TILE =
WROUGHT IRON FENCE =	WOOD =
WOOD FENCE =	BRICK =
ELECTRIC LINE =	STONE =
RAILROAD (WOOD) TIE =	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	



**LEGAL DESCRIPTION:**  
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

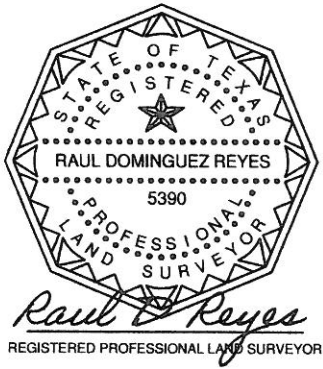
GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

*Premier*  
Surveying LLC  
5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office 972-612-3601  
Fax 972-964-7021

CITY OF ROCKWALL

ORDINANCE NO. 19-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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN 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 Amanda Henry for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on a 0.253-acre parcel of land, zoned Single-Family 7 (SF-7) District, and being identified as Lot 47B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed 205 S. Clark Street, 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 (UDC) [*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 (UDC) [*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 (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements and exceeds the maximum size for accessory buildings in a Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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

3.6, *Single-Family 7 (SF-7) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 910 SF;
- 3) The existing accessory building toward the rear of the property shall be removed prior to the construction of the new accessory building;
- 4) The subject property shall not have more than one (1) accessory building;
- 5) The accessory building shall not exceed a maximum overall height of 15-feet;
- 6) The accessory building shall not be operated as a commercial land use; and,
- 7) 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 (UDC) [*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 (UDC) [*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 (UDC) [*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.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

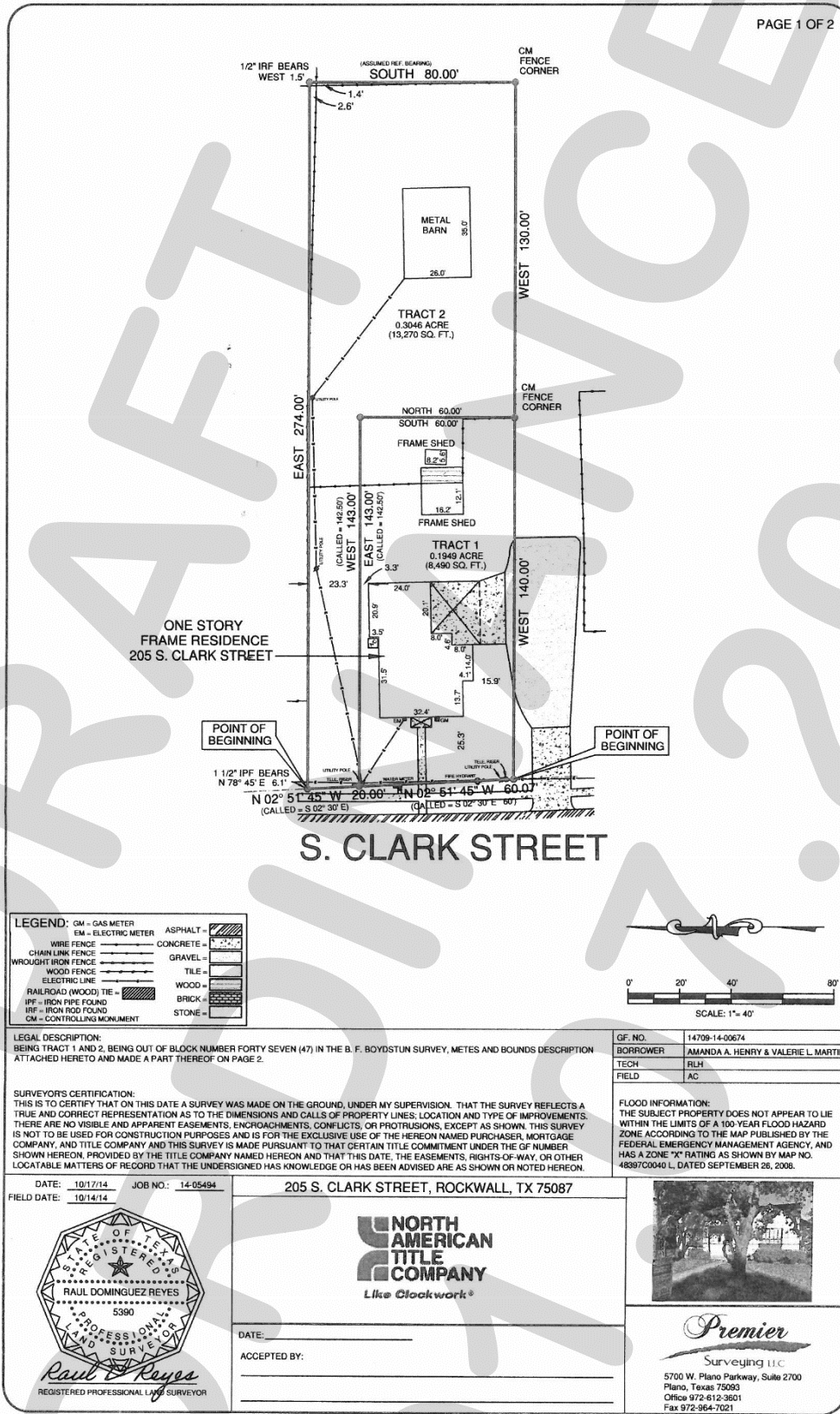
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019

**Exhibit 'A':  
Survey**

PAGE 1 OF 2



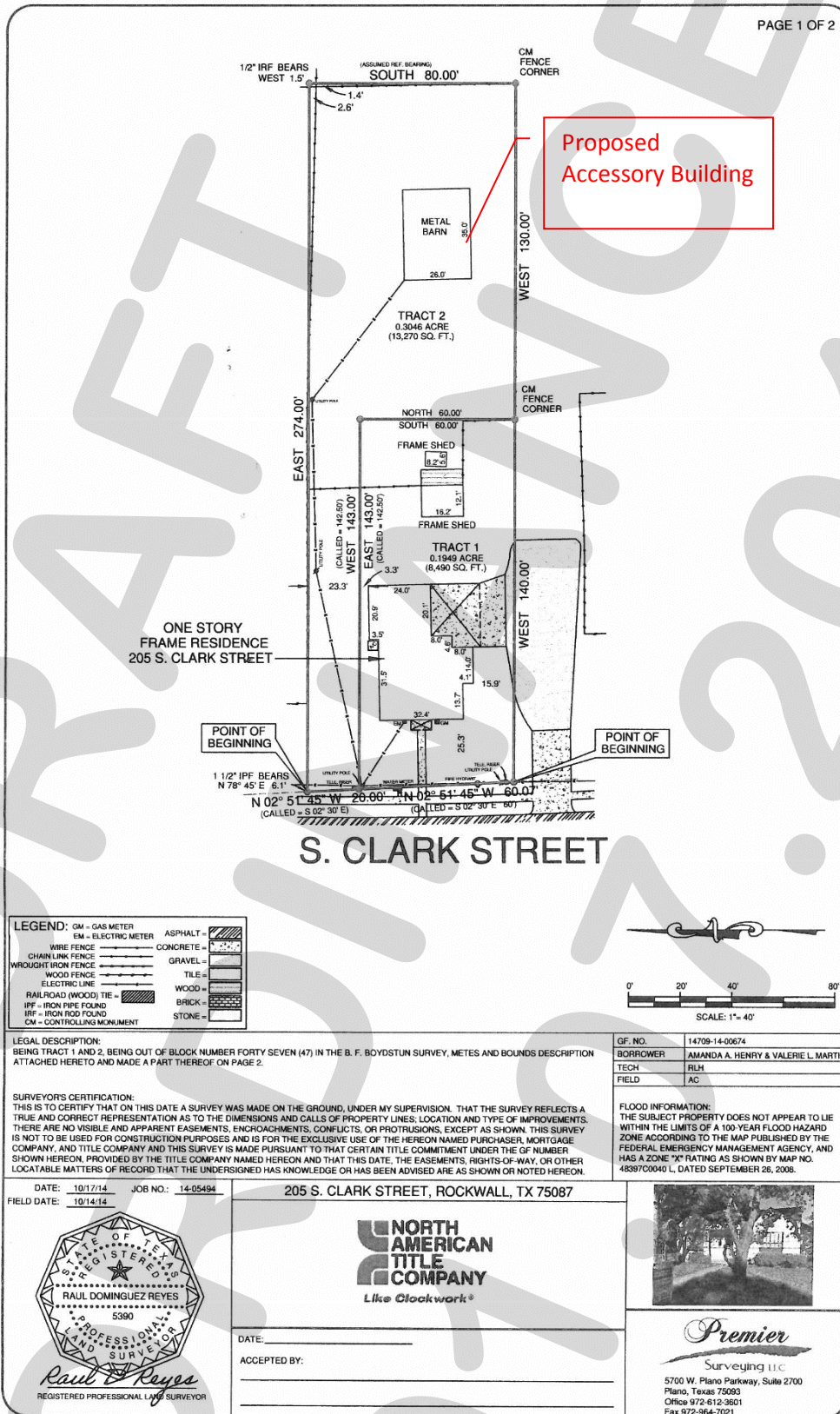


**Exhibit 'B':**  
*Building Elevations*

DRAFT  
ORDINANCE  
01.07.2019

Exhibit 'C':  
Site Plan

PAGE 1 OF 2



GM - GAS METER	ASPHALT -
EM - ELECTRIC METER	CONCRETE -
WIRE FENCE -	GRAVEL -
CHAIN LINK FENCE -	TILE -
WROUGHT IRON FENCE -	WOOD -
WOOD FENCE -	BRICK -
ELECTRIC LINE -	STONE -
RAILROAD (WOOD) TIE -	
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BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

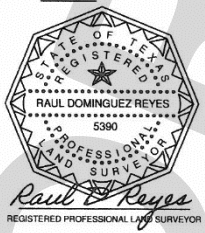
SURVEYOR'S CERTIFICATION:  
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GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48897C0040 L, DATED SEPTEMBER 26, 2006.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

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

**AGENDA DATE:** 12/11/2018

**APPLICANT:** Amanda Henry

**AGENDA ITEM:** **Z2018-048**; *SUP for an Accessory Building at 205 S. Clark Street.*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

**PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a metal accessory building that does not meet the requirements stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 0.253-acre tract of land. Currently, there is an existing metal accessory building in disrepair that is approximately the same size as the proposed accessory building and will be demolished in order to construct the new structure. According to the submitted site plan, the accessory building will be ~910 SF, 15-feet in height, and be situated to the rear of the primary structure roughly in the same location as the existing accessory building. The accessory building will be at least 20-feet from the side property lines and more than 60-feet from the front and rear property lines. According to the applicant, the current accessory building will be utilized as storage and will not be used for commercial land uses.

According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), no more than two (2) accessory buildings no larger than 225 SF each are permitted in a Single-Family 7 (SF-7) District, provided the exterior cladding contains materials found on the main structure. In this case, since the applicant is proposing to utilize metal and exceeds the maximum allowable size for accessory buildings in a Single-Family 7 (SF-7) District, a Specific Use Permit (SUP) is required. Staff should note the property located to the north of the subject property is located within the Historic District and approval of this request is a discretionary decision for the Planning and Zoning Commission and the City Council.

**ADJACENT LAND USES AND ACCESS:**

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

**North:** Directly north of the subject property is a single-family home followed by E. Washington Street, which is identified as an M4U (*Major Collector, Four [4]-Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes and a school (*i.e. Dobbs Elementary School*), which is zoned Single-Family 7 (SF-7) District.

**South:** Directly south of the subject property are several single-family homes followed by Hartman Street, which is identified as a residential street on the City's Master

Thoroughfare Plan. Beyond this is the boundary of the Historic District and several single-family homes. This area is zoned Single-Family 7 (SF-7) District.

**East:** Directly east of the subject property is a large tract of vacant land followed by several single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is a single-family residential subdivision (*i.e. Park Place*) zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

**West:** Directly west of the subject property are several single-family homes followed by the boundary of the Historic District. Beyond this are several historic structures followed by Tyler Street, which is identified as a residential street on the City's Master Thoroughfare Plan.

### **NOTIFICATION:**

On November 30, 2018, staff mailed 69 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is 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 received one (1) email in favor of the request.

### **RECOMMENDATIONS:**

Should the Planning and Zoning Commission choose to recommend approval of 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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of the attached ordinance.
  - b) The accessory building shall not exceed a maximum size of 910 SF;
  - c) The existing accessory building situated toward the rear of the property shall be removed prior to the construction of the new accessory building;
  - d) The subject property shall not have more than two (2) accessory buildings;
  - e) The accessory building shall not exceed a maximum overall height of 15-feet;
  - f) The accessory building shall not be operated as a commercial land use; and,
  - g) 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.


## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2018-048	<b>Owner</b> AMANDA HENRY	<b>Applied</b> 11/2/2018	<b>LM</b>
<b>Project Name</b> 205 S. Clark Street	<b>Applicant</b> AMANDA HENRY	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> SUP		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 205 S CLARK ST		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> B F BOYDSTON	<b>Tract</b> NULL	<b>Block</b> PT 47B	<b>Lot No</b> NULL
		<b>Parcel No</b> 3140-047B-0000-00-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/2/2018	11/9/2018	11/20/2018	18	APPROVED	
ENGINEERING	Sarah Hager	11/2/2018	11/9/2018	11/21/2018	19	APPROVED	
FIRE (11/21/2018 9:48 AM AA) Building shall be used for private storage only.	Ariana Hargrove	11/2/2018	11/9/2018	11/21/2018	19	COMMENTS	See Note
PLANNING Z2018-048 SUP 205 S. Clark Street Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street. I.2 For questions or comments concerning this case, please contact Corey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-048) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the November 27, 2018 Planning & Zoning Commission meeting. M.5 Please provide an example of the detached garage. M.6 Please note that this building will need rollup door and a driveway. I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 4, 2018. The Planning and Zoning Worksession for this case is November 27, 2018. The Planning and Zoning Meeting for this case is December 11, 2018. I.8 The projected City Council meeting date and subsequent approval for this request is December 17, 2018 and January 7, 2019.	Korey Brooks	11/2/2018	11/9/2018	11/20/2018	18	COMMENTS	COMMENTS

0 20 40 80 120 160 Feet

Z2018-048 - SUP FOR AN ACCESSORY BUILDING  
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.

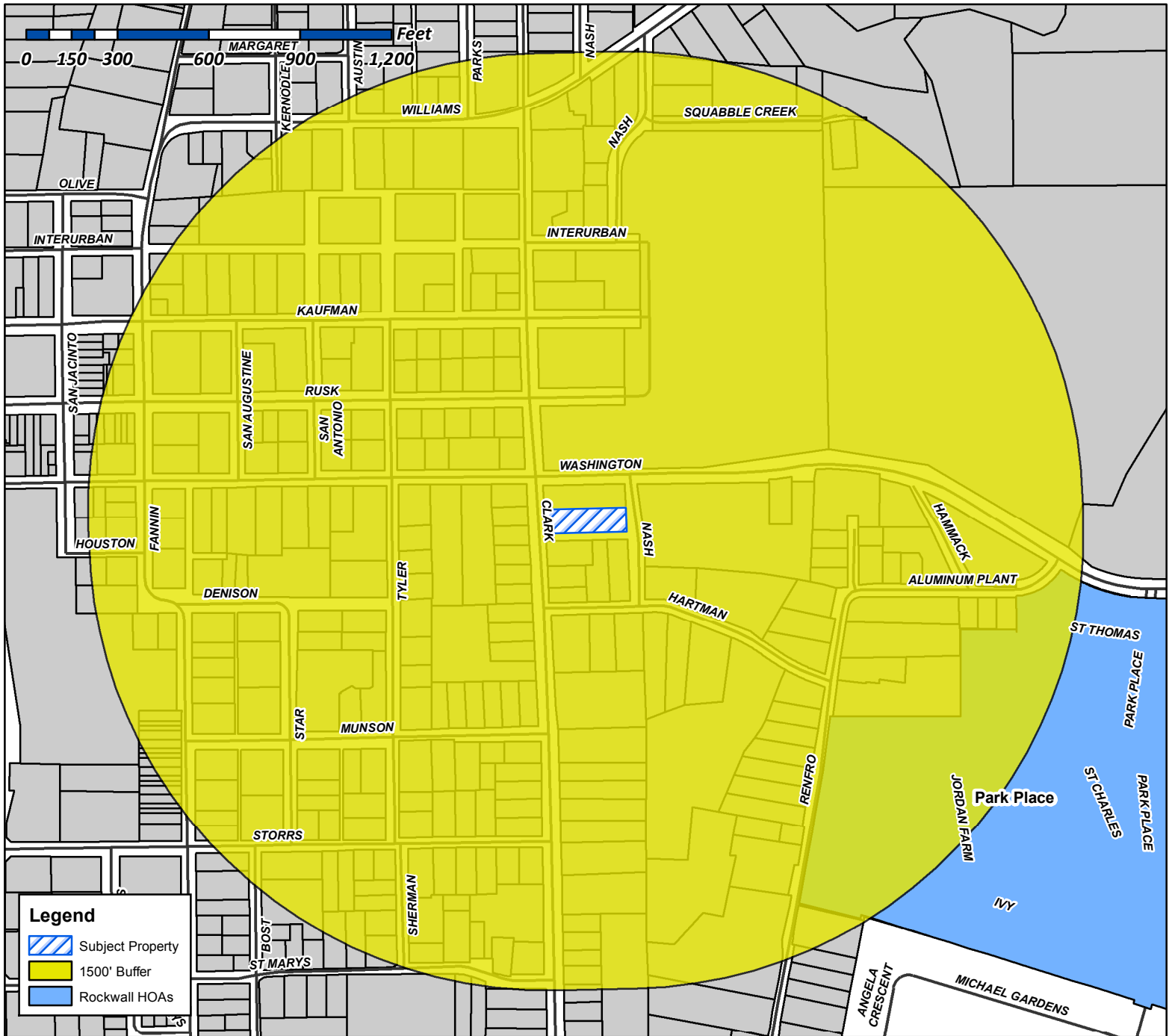




# City of Rockwall

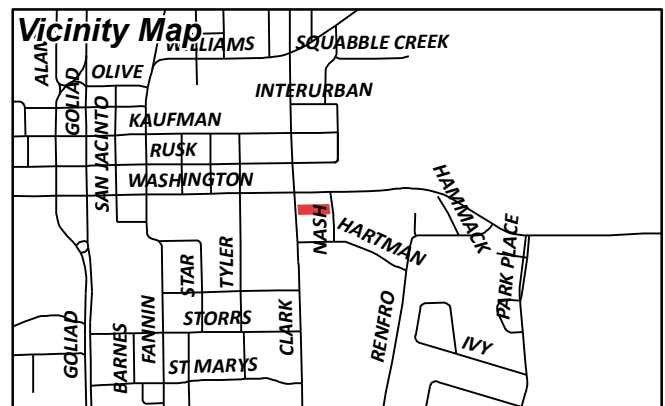
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 205 S. Clark Street

**Date Created:** 11/20/2018  
**For Questions on this Case Call** (972) 771-7745

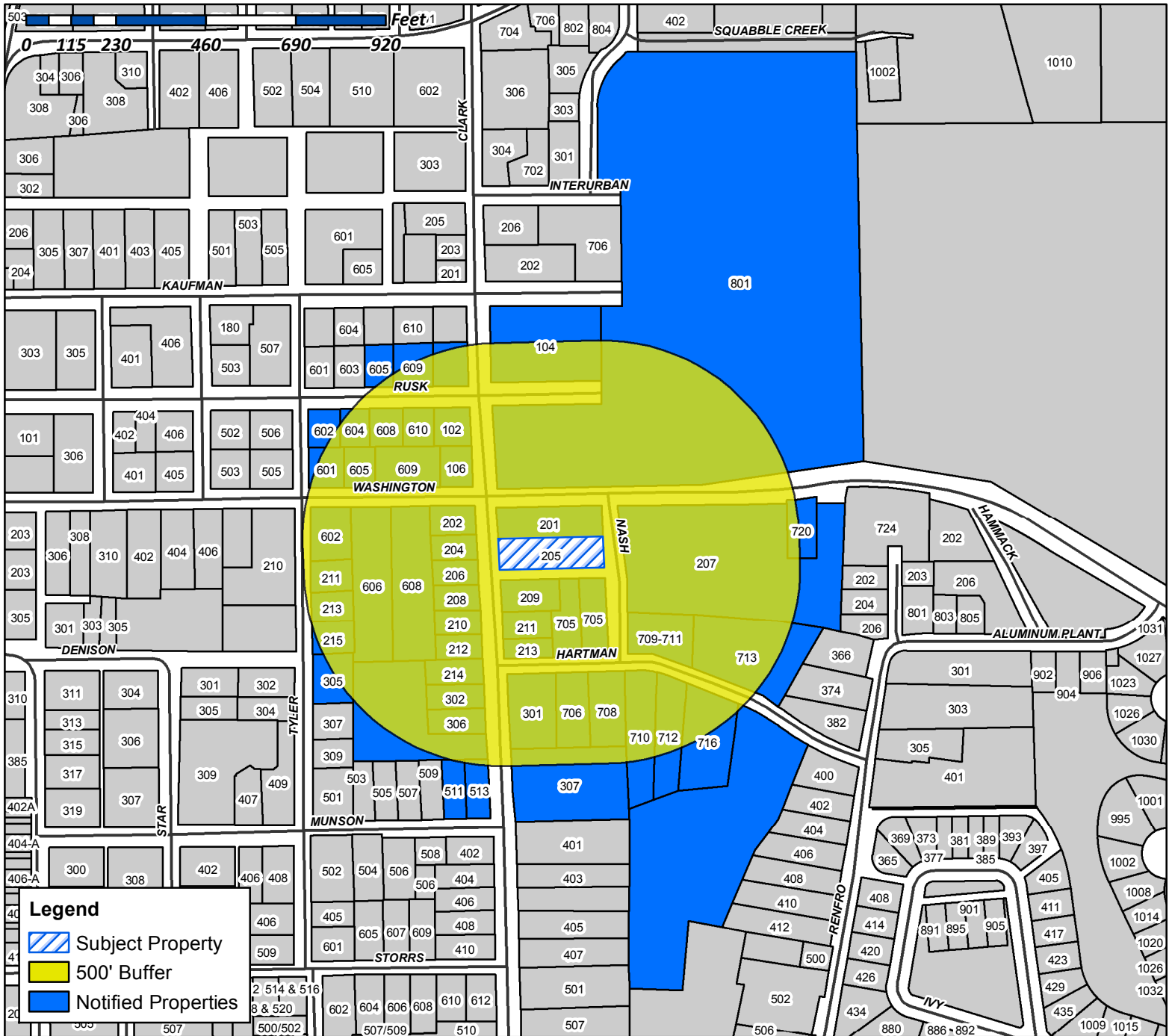




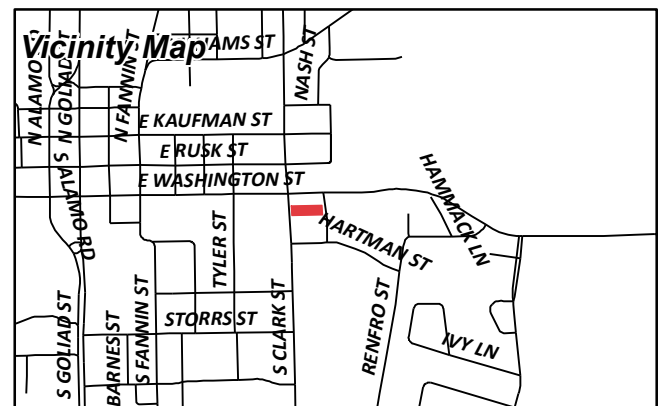
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family (SF-7) District  
**Case Address:** 205 S. Clark Street



**Date Created:** 11/02/2018

**For Questions on this Case Call (972) 771-7745**



MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
113 S BERNICE DR  
GARLAND, TX 75042

WIKTORCHIK ROBERT T  
1515 N TOWN EAST BLVD STE 138-416  
MESQUITE, TX 75150

RICH RONALD & LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
307 S CLARK  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

MARKS EDWARD  
356 N KRIDER RD  
ROYSE CITY, TX 75189

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT  
5710 SOUTHERN CROSS DR  
ROCKWALL, TX 75032

ROBINSON NELDA  
602 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
606 E RUSK  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
607 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
608 E RUSK  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
609 E RUSK  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
611 E RUSK  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT  
627 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
628 E RUSK  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L TOWNSEND STE 100  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

PROCTOR ROBERT  
PO BOX 1297  
ROCKWALL, TX 75087

FLORES JAMES AND  
PATRICIA ORR FLORES  
PO BOX 237  
ROCKWALL, TX 75087

City of Rockwall

October 27, 2018

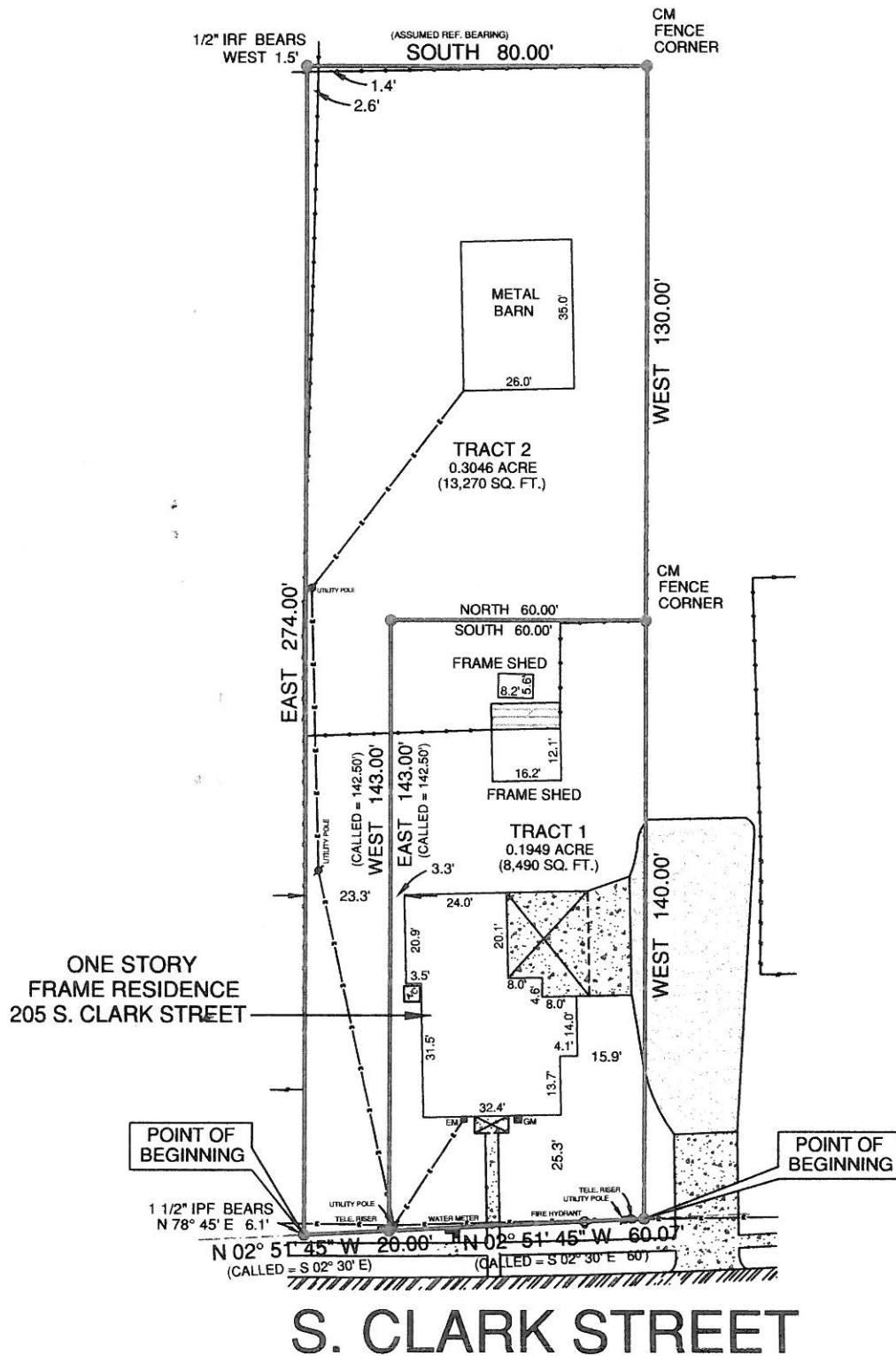
To whom it may concern,

I am writing on behalf of Mandy Henry who lives on Clark street. She is requesting to tear down a metal building in her back yard and build a structure there. I have seen the work Mandy has done on her home and have no doubt it will be well built and attractive. The current barn is a breeding ground for rats and will only improve the neighborhood if it's demoed. I own 5 houses within a stones throw from Mandy, and have taken care to an extreme to make them attractive and neat. I live in one of them and care immensely about the neighborhood! Please trust Mandy will do everything exceptionally, and permit her to move forward.

Thank you for your consideration.

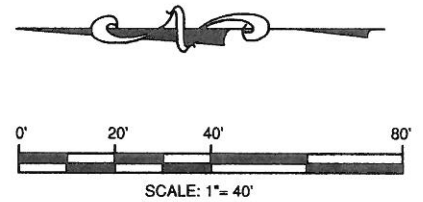
A handwritten signature in cursive script that reads "Christy Jones". The signature is written in black ink and is positioned above the printed name and address.

Christy Jones  
608 E Washington  
214 738 5180



**LEGEND:**

GM = GAS METER	ASPHALT =
EM = ELECTRIC METER	CONCRETE =
WIRE FENCE =	GRAVEL =
CHAIN LINK FENCE =	TILE =
WROUGHT IRON FENCE =	WOOD =
WOOD FENCE =	BRICK =
ELECTRIC LINE =	STONE =
RAILROAD (WOOD) TIE =	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	



**LEGAL DESCRIPTION:**  
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

*Premier*  
Surveying LLC  
5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office 972-612-3601  
Fax 972-964-7021

CITY OF ROCKWALL

ORDINANCE NO. 19-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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN 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 Amanda Henry for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on a 0.253-acre parcel of land, zoned Single-Family 7 (SF-7) District, and being identified as Lot 47B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed 205 S. Clark Street, 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 (UDC) [*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 (UDC) [*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 (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements and exceeds the maximum size for accessory buildings in a Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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

3.6, *Single-Family 7 (SF-7) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 910 SF;
- 3) The existing accessory building toward the rear of the property shall be removed prior to the construction of the new accessory building;
- 4) The subject property shall not have more than one (1) accessory building;
- 5) The accessory building shall not exceed a maximum overall height of 15-feet;
- 6) The accessory building shall not be operated as a commercial land use; and,
- 7) 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 (UDC) [*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 (UDC) [*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 (UDC) [*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.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

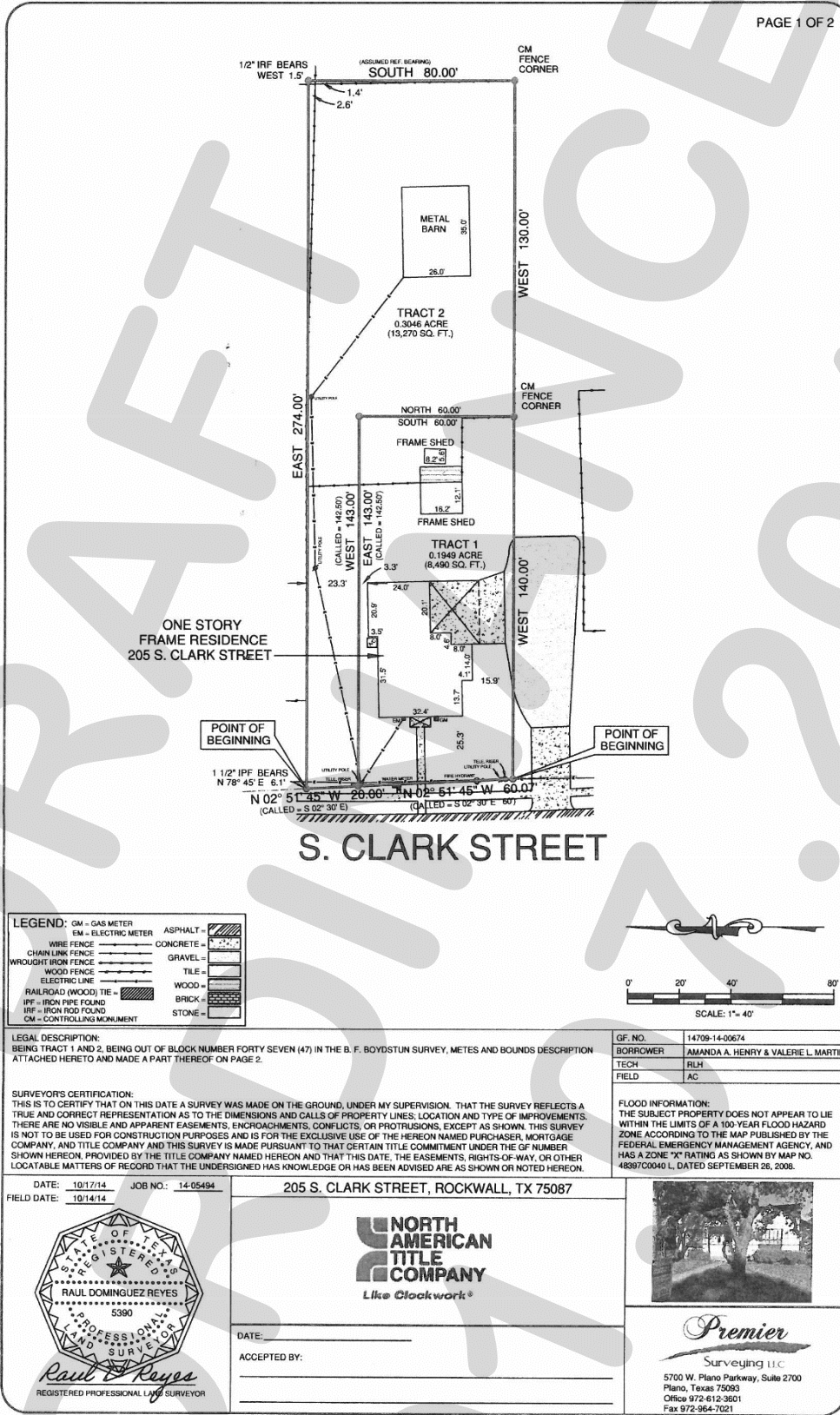
1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019



**Exhibit 'A':  
Survey**

PAGE 1 OF 2

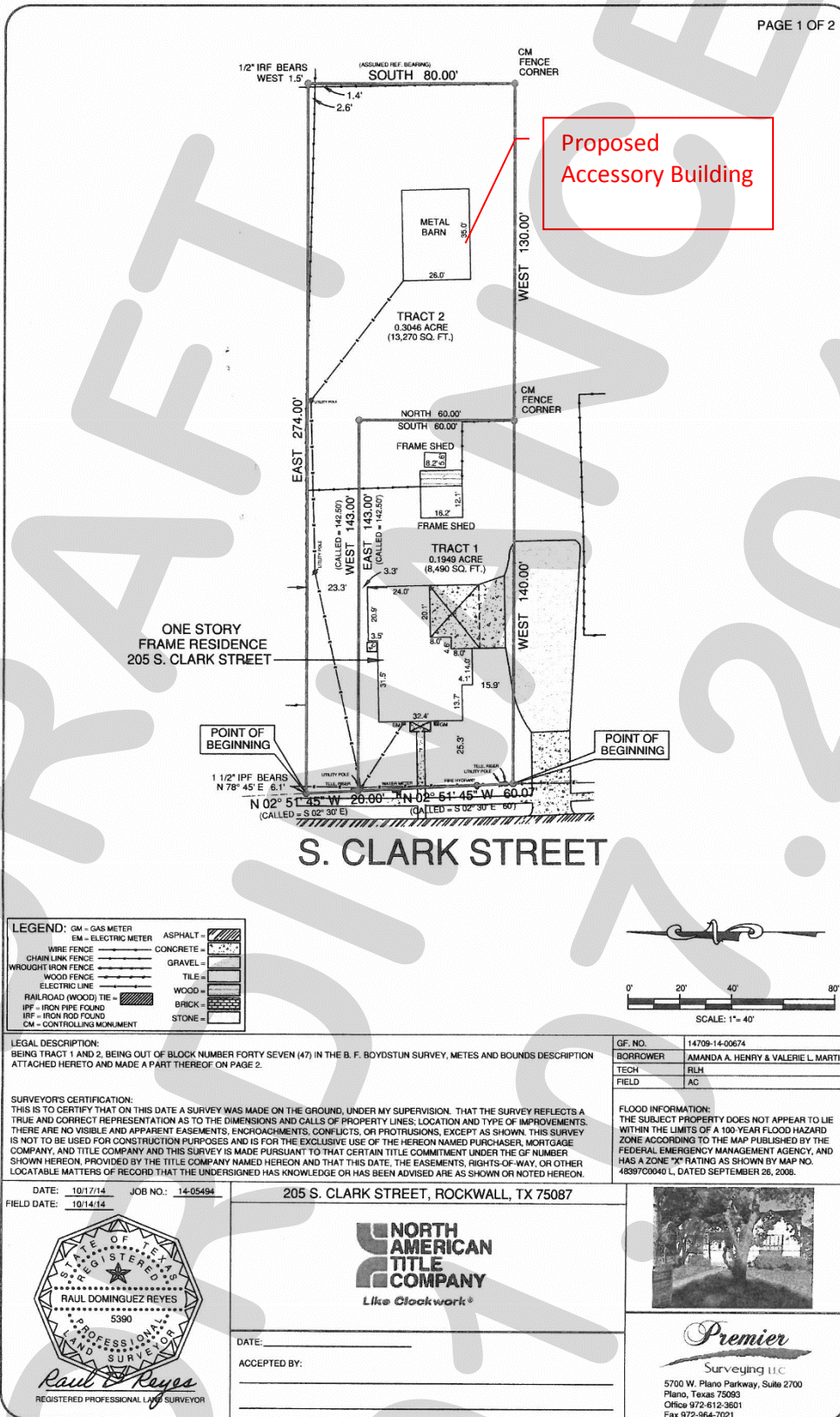


**Exhibit 'B':**  
*Building Elevations*



Exhibit 'C':  
Site Plan

PAGE 1 OF 2



# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 12/17/2018

**APPLICANT:** Amanda Henry

**AGENDA ITEM:** **Z2018-048**; *SUP for an Accessory Building at 205 S. Clark Street.*

---

## **SUMMARY:**

Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

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

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a metal accessory building that does not meet the requirements stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 0.253-acre tract of land. Currently, there is an existing metal accessory building in disrepair that is approximately the same size as the proposed accessory building and will be demolished in order to construct the new structure. According to the submitted site plan, the accessory building will be ~910 SF, 15-feet in height, and be situated to the rear of the primary structure roughly in the same location as the existing accessory building. The accessory building will be at least 20-feet from the side property lines and more than 60-feet from the front and rear property lines. According to the applicant, the current accessory building will be utilized as storage and will not be used for commercial land uses.

According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), no more than two (2) accessory buildings no larger than 225 SF each are permitted in a Single-Family 7 (SF-7) District, provided the exterior cladding contains materials found on the main structure. In this case, since the applicant is proposing to utilize metal and exceeds the maximum allowable size for accessory buildings in a Single-Family 7 (SF-7) District, a Specific Use Permit (SUP) is required. Staff should note the property located to the north of the subject property is located within the Historic District and approval of this request is a discretionary decision for the Planning and Zoning Commission and the City Council.

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

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

**North:** Directly north of the subject property is a single-family home followed by E. Washington Street, which is identified as an M4U (*Major Collector, Four [4]-Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan. Beyond this are several single-family homes and a school (*i.e. Dobbs Elementary School*), which is zoned Single-Family 7 (SF-7) District.

**South:** Directly south of the subject property are several single-family homes followed by Hartman Street, which is identified as a residential street on the City's Master Thoroughfare Plan. Beyond this is the boundary of the Historic District and several single-family homes. This area is zoned Single-Family 7 (SF-7) District.

**East:** Directly east of the subject property is a large tract of vacant land followed by several single-family homes zoned Single-Family 7 (SF-7) District. Beyond this is a single-

family residential subdivision (*i.e. Park Place*) zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

**West:** Directly west of the subject property are several single-family homes followed by the boundary of the Historic District. Beyond this are several historic structures followed by Tyler Street, which is identified as a residential street on the City's Master Thoroughfare Plan.

**NOTIFICATION:**

On November 30, 2018, staff mailed 69 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is 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 received one (1) email in favor of the request.

**RECOMMENDATIONS:**


Should the City Council choose 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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of the attached ordinance.
  - b) The accessory building shall not exceed a maximum size of 910 SF;
  - c) The existing accessory building situated toward the rear of the property shall be removed prior to the construction of the new accessory building;
  - d) The subject property shall not have more than two (2) accessory buildings;
  - e) The accessory building shall not exceed a maximum overall height of 15-feet;
  - f) The accessory building shall not be operated as a commercial land use; and,
  - g) 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 December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Moeller Absent.

0 20 40 80 120 160 Feet

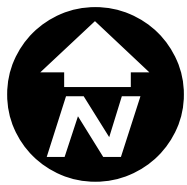
Z2018-048 - SUP FOR AN ACCESSORY BUILDING  
ZONING - LOCATION MAP = 



## 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.

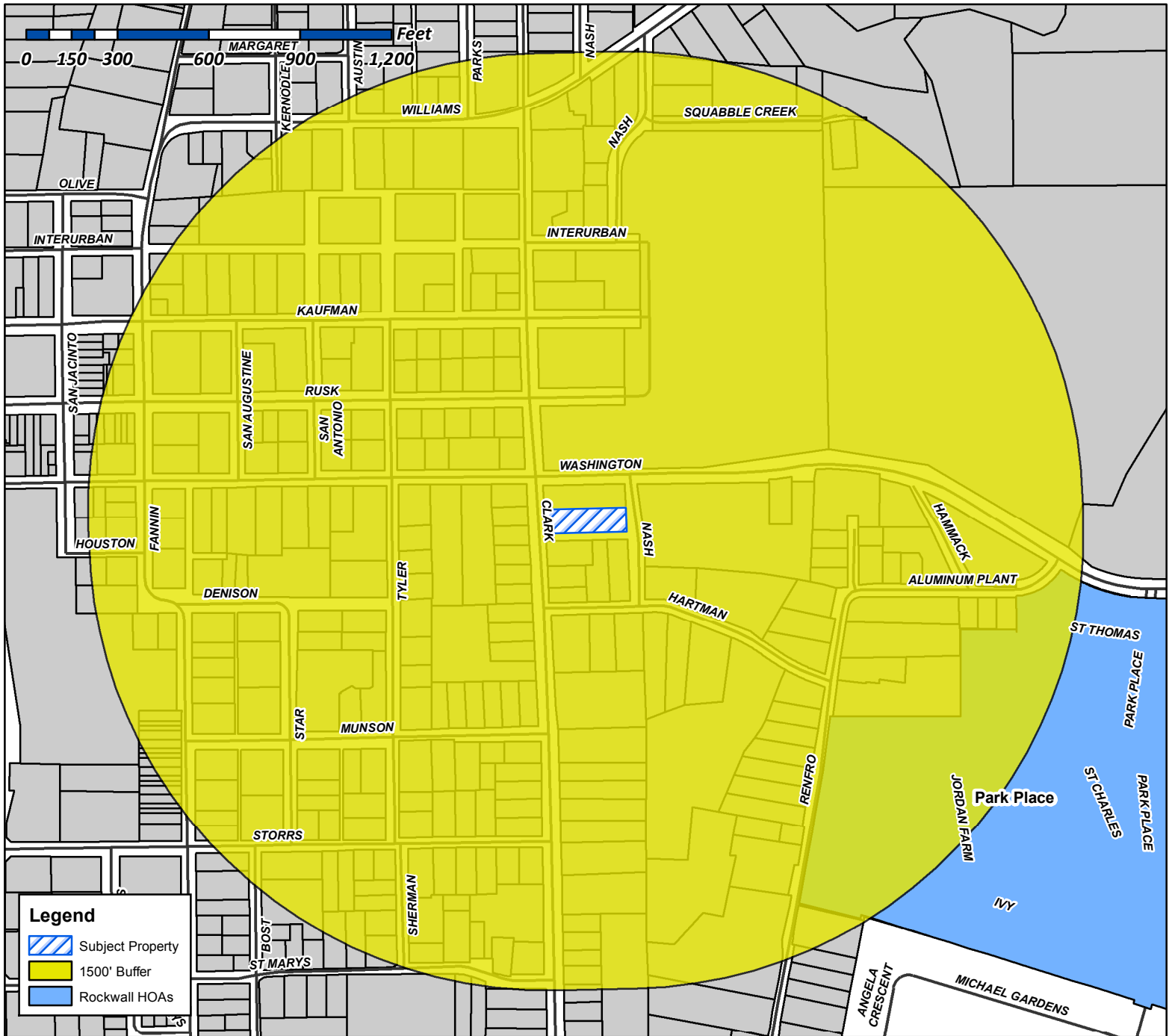




# City of Rockwall

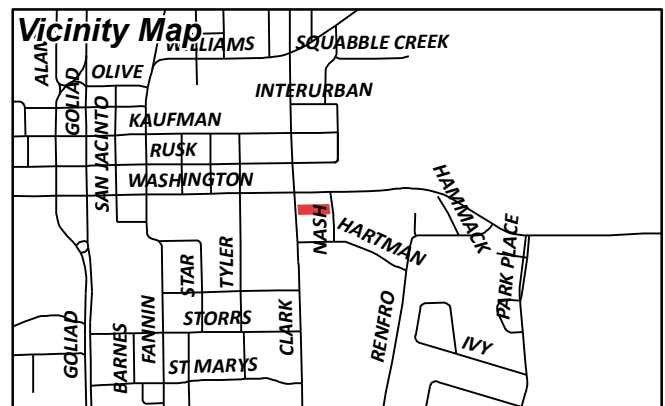
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 205 S. Clark Street

**Date Created:** 11/20/2018  
**For Questions on this Case Call** (972) 771-7745

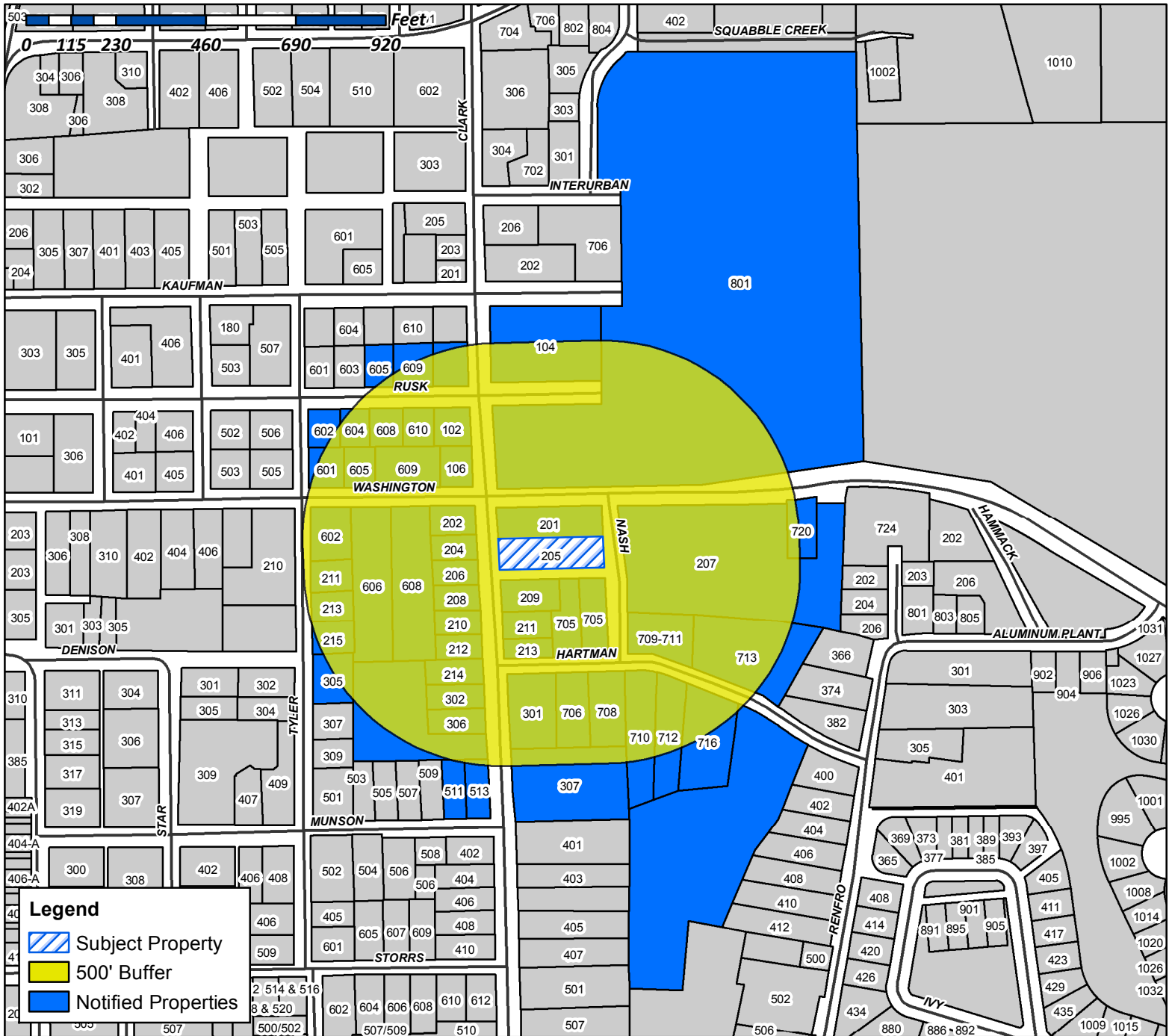




# City of Rockwall

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

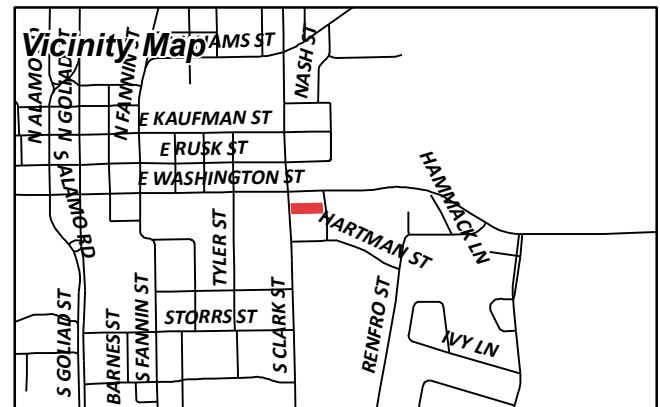
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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2018-048  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single Family (SF-7) District  
**Case Address:** 205 S. Clark Street



**Date Created:** 11/02/2018  
 For Questions on this Case Call (972) 771-7745



MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
113 S BERNICE DR  
GARLAND, TX 75042

WIKTORCHIK ROBERT T  
1515 N TOWN EAST BLVD STE 138-416  
MESQUITE, TX 75150

RICH RONALD & LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

FLINCHUM RITA  
305 TYLER ST  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
307 S CLARK  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

MARKS EDWARD  
356 N KRIDER RD  
ROYSE CITY, TX 75189

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT  
5710 SOUTHERN CROSS DR  
ROCKWALL, TX 75032

ROBINSON NELDA  
602 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 E WASHINGTON ST  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E. RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 E RUSK  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
606 E RUSK  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
607 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
608 E RUSK  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
609 E RUSK  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
611 E RUSK  
ROCKWALL, TX 75087

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CURRENT RESIDENT  
624 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
625 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
626 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
627 E RUSK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
628 E RUSK  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L TOWNSEND STE 100  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

PROCTOR ROBERT  
PO BOX 1297  
ROCKWALL, TX 75087

FLORES JAMES AND  
PATRICIA ORR FLORES  
PO BOX 237  
ROCKWALL, TX 75087

City of Rockwall

October 27, 2018

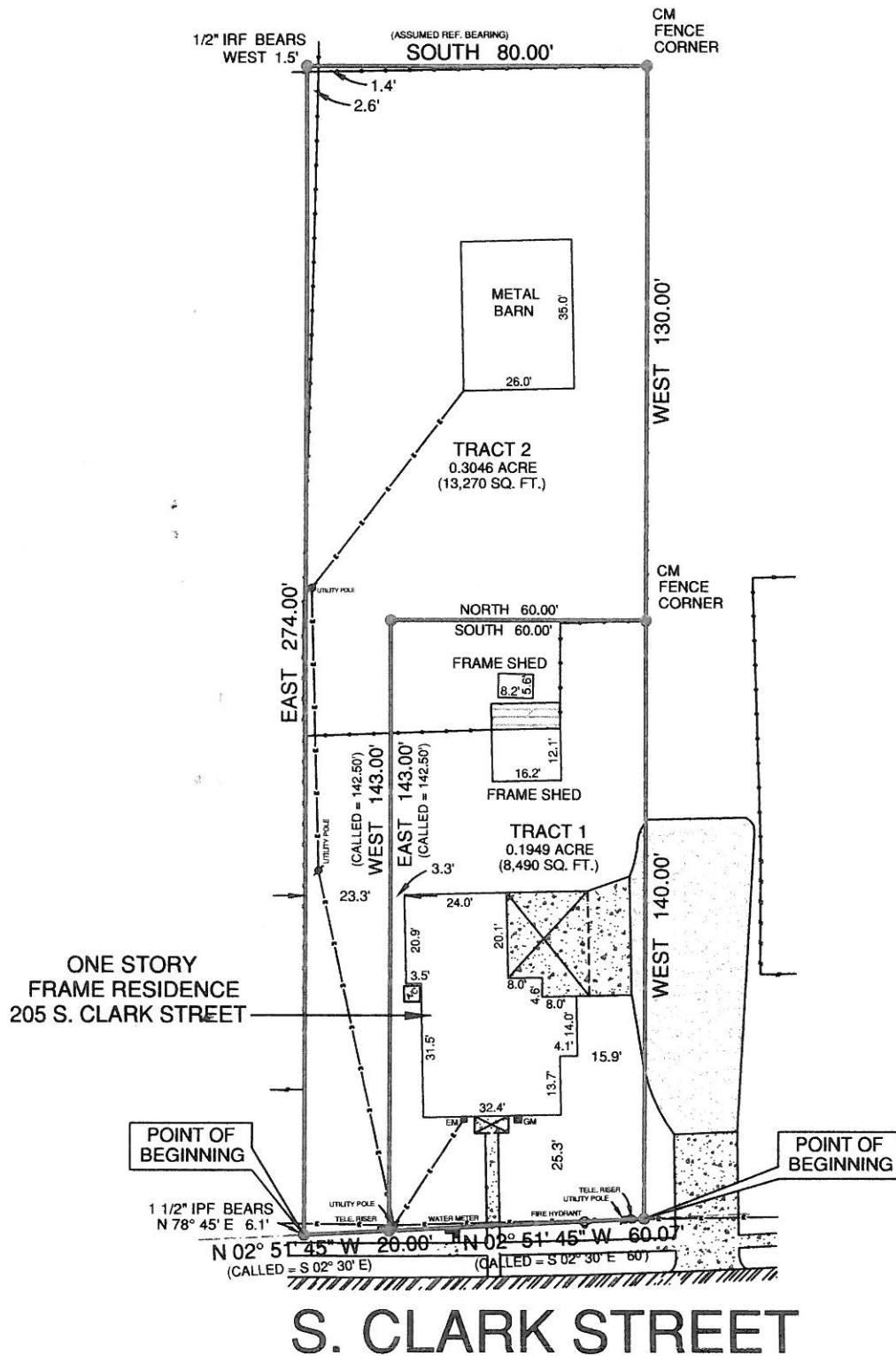
To whom it may concern,

I am writing on behalf of Mandy Henry who lives on Clark street. She is requesting to tear down a metal building in her back yard and build a structure there. I have seen the work Mandy has done on her home and have no doubt it will be well built and attractive. The current barn is a breeding ground for rats and will only improve the neighborhood if it's demoed. I own 5 houses within a stones throw from Mandy, and have taken care to an extreme to make them attractive and neat. I live in one of them and care immensely about the neighborhood! Please trust Mandy will do everything exceptionally, and permit her to move forward.

Thank you for your consideration.

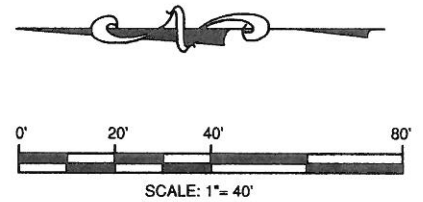
A handwritten signature in cursive script that reads "Christy Jones". The signature is written in black ink and is positioned above the printed name and address.

Christy Jones  
608 E Washington  
214 738 5180



**LEGEND:**

GM = GAS METER	ASPHALT =
EM = ELECTRIC METER	CONCRETE =
WIRE FENCE =	GRAVEL =
CHAIN LINK FENCE =	TILE =
WROUGHT IRON FENCE =	WOOD =
WOOD FENCE =	BRICK =
ELECTRIC LINE =	STONE =
RAILROAD (WOOD) TIE =	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	



**LEGAL DESCRIPTION:**  
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

*Premier*  
Surveying LLC  
5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office 972-612-3601  
Fax 972-964-7021





CITY OF ROCKWALL

ORDINANCE NO. 19-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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN 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 Amanda Henry for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on a 0.253-acre parcel of land, zoned Single-Family 7 (SF-7) District, and being identified as Lot 47B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed 205 S. Clark Street, 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 (UDC) [*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 (UDC) [*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 (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements and exceeds the maximum size for accessory buildings in a Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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



3.6, *Single-Family 7 (SF-7) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 910 SF;
- 3) The existing accessory building toward the rear of the property shall be removed prior to the construction of the new accessory building;
- 4) The subject property shall not have more than one (1) accessory building;
- 5) The accessory building shall not exceed a maximum overall height of 15-feet;
- 6) The accessory building shall not be operated as a commercial land use; and,
- 7) 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 (UDC) [*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 (UDC) [*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 (UDC) [*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.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

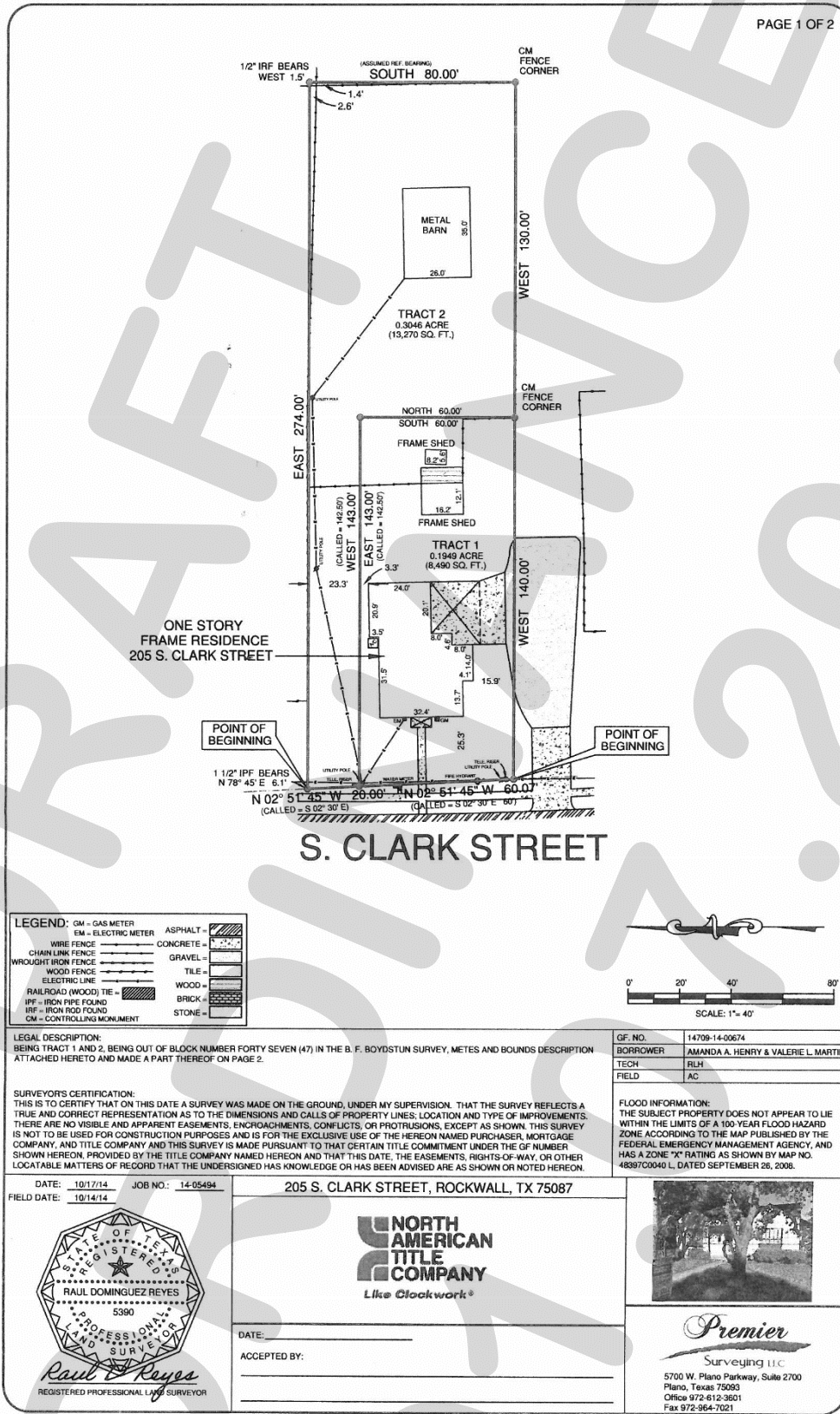
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019

# Exhibit 'A': Survey

PAGE 1 OF 2



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

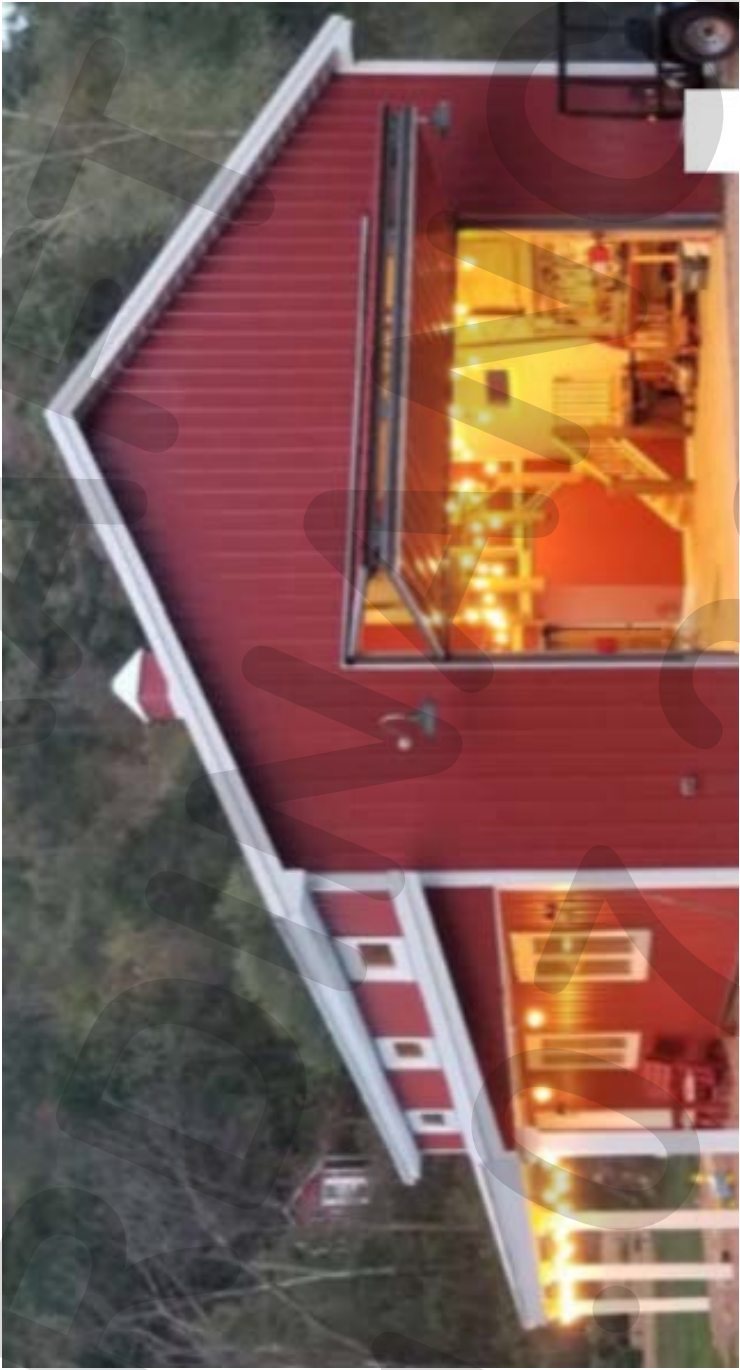
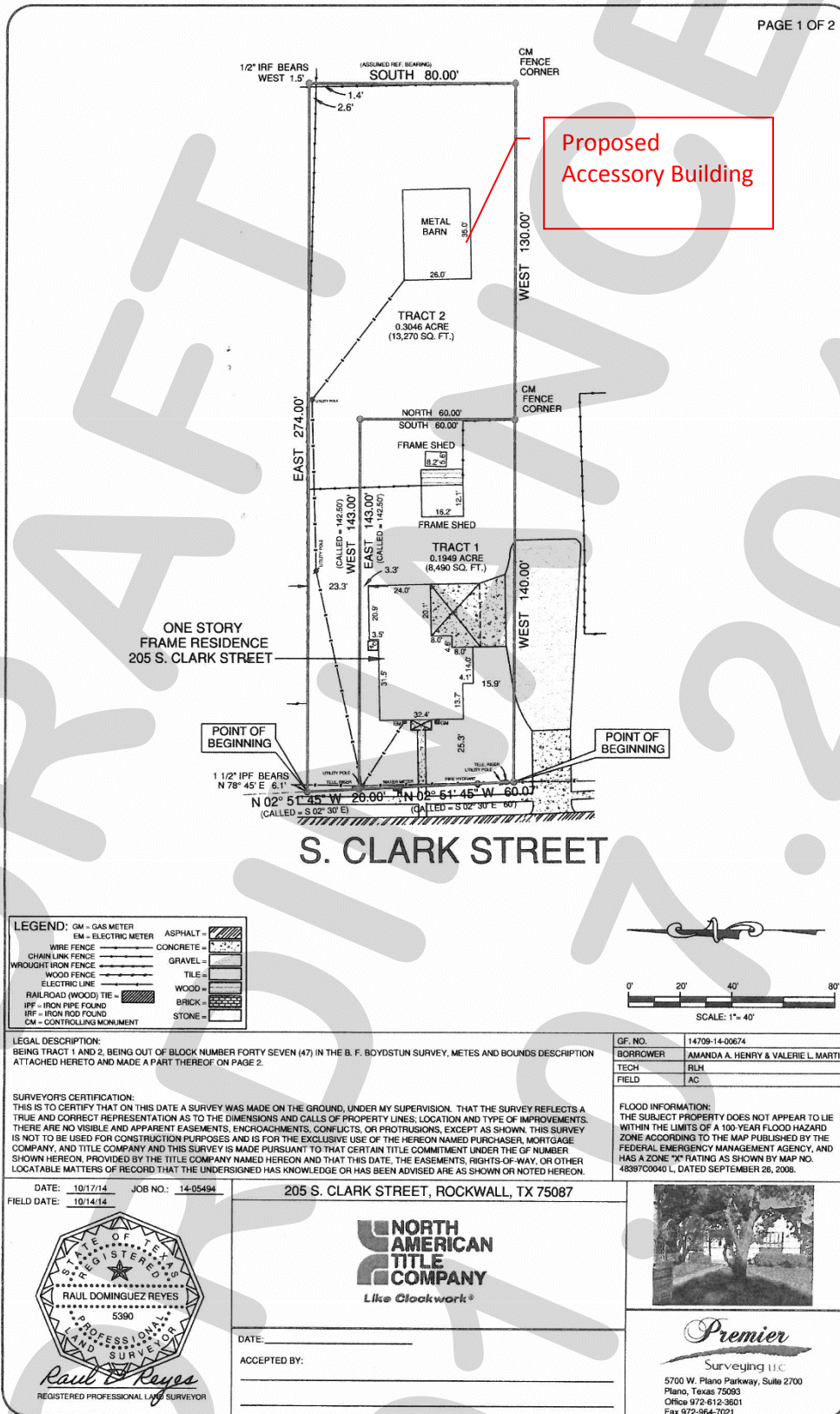


Exhibit 'C':  
Site Plan

PAGE 1 OF 2



CITY OF ROCKWALL  
ORDINANCE NO. 19-03

SPECIFIC USE PERMIT NO. S-201

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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC) ON A 0.253-ACRE PARCEL OF LAND ZONED SINGLE-FAMILY 7 (SF-7) DISTRICT AND IDENTIFIED AS LOT 47B, B. F. BOYDSTUN 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 Amanda Henry for the approval of a Specific Use Permit (SUP) for the purpose of constructing an accessory building that does not meet the masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on a 0.253-acre parcel of land, zoned Single-Family 7 (SF-7) District, and being identified as Lot 47B, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, addressed 205 S. Clark Street, 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 (UDC) [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 (UDC) [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 (SUP) allowing for the construction of a metal accessory building that does not conform to the minimum masonry requirements and exceeds the maximum size for accessory buildings in a Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [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

3.6, *Single-Family 7 (SF-7) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [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 building elevations and site plan depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The accessory building shall not exceed a maximum size of 910 SF;
- 3) The existing accessory building toward the rear of the property shall be removed prior to the construction of the new accessory building;
- 4) The subject property shall not have more than one (1) accessory building;
- 5) The accessory building shall not exceed a maximum overall height of 15-feet;
- 6) The accessory building shall not be operated as a commercial land use; and,
- 7) 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 (UDC) [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 (UDC) [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 (UDC) [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.

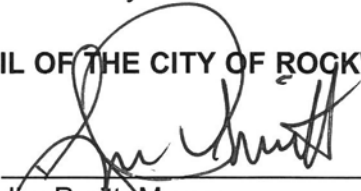
**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such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

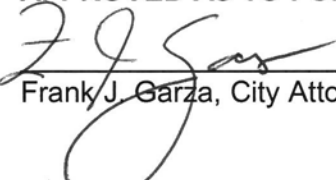
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF JANUARY, 2019.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



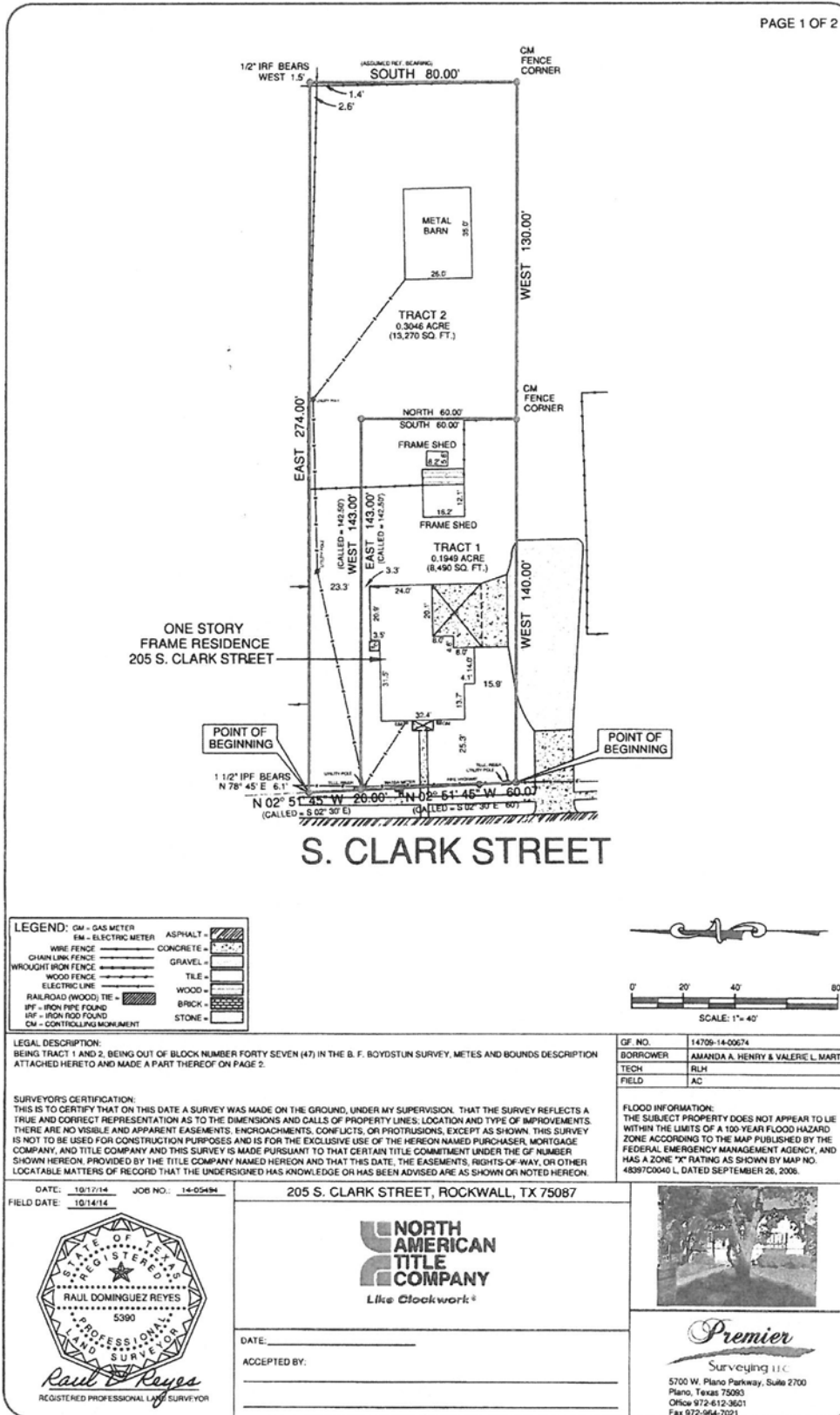
1<sup>st</sup> Reading: December 17, 2018

2<sup>nd</sup> Reading: January 7, 2019



# Exhibit 'A': Survey

PAGE 1 OF 2

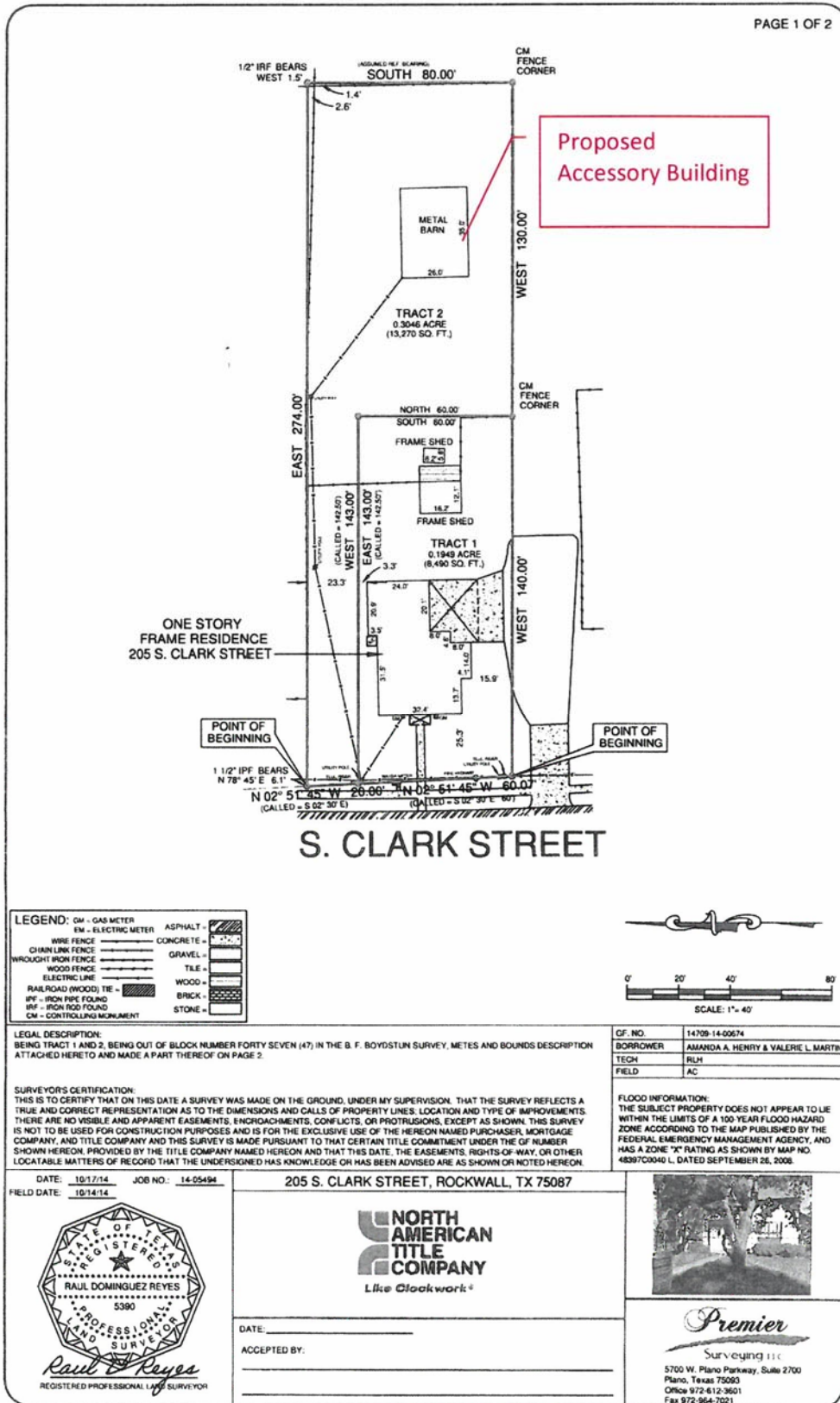


**Exhibit 'B':**  
*Building Elevations*



Exhibit 'C':  
Site Plan

PAGE 1 OF 2



**LEGEND:**

CM - GAS METER	ASPHALT
EM - ELECTRIC METER	CONCRETE
WIRE FENCE	GRAVEL
CHAIN LINK FENCE	TILE
WROUGHT IRON FENCE	WOOD
WOOD FENCE	BRICK
ELECTRIC LINE	STONE
RAILROAD (WOOD) TIE	
IPF - IRON PIPE FOUND	
IRF - IRON ROD FOUND	
CM - CONTROLLING MEASUREMENT	

**LEGAL DESCRIPTION:**  
BEING TRACT 1 AND 2, BEING OUT OF BLOCK NUMBER FORTY SEVEN (47) IN THE B. F. BOYDSTUN SURVEY, METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

CF. NO.	14709-14-00674
BORROWER	AMANDA A. HENRY & VALERIE L. MARTIN
TECH	RLH
FIELD	AC

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

DATE: 10/17/14 JOB NO.: 14-05494  
FIELD DATE: 10/14/14

205 S. CLARK STREET, ROCKWALL, TX 75087



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

**Premier**  
Surveying LLC  
5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021



February 1, 2019

AMANDA HENRY  
205 S. CLARK STREET  
ROCKWALL, TX 75087

**RE: SUP ZONING (Z2018-048), SUP for an Accessory Building**

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 01/07/2019 via Ordinance No. 19-03. The following is a record of all recommendations, voting records and conditions of approval:

**RECOMMENDATIONS:**

*Should the City Council choose 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 building elevations and site plan depicted in Exhibits 'B' & 'C' of the attached ordinance.*
  - b) *The accessory building shall not exceed a maximum size of 910 SF;*
  - c) *The existing accessory building situated toward the rear of the property shall be removed prior to the construction of the new accessory building;*
  - d) *The subject property shall not have more than two (2) accessory buildings;*
  - e) *The accessory building shall not exceed a maximum overall height of 15-feet;*
  - f) *The accessory building shall not be operated as a commercial land use; and,*
  - g) *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 December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Moeller Absent.*

**CITY COUNCIL:**

*On December 17, 2018, the City Council's motion to approve the SUP with staff conditions passed by a vote of 5 to 2 with Council Members Hohenshelt and Daniels dissenting [1st Reading].*

*On January 7, 2019, the City Council's motion to approve the SUP with staff recommendations passed by a vote 5-2 with Council Members Hoensheltand Daniels dissenting [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 blue ink that reads "Korey Brooks". The signature is written in a cursive, flowing style.

**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX