

CITY OF ROCKWALL

ORDINANCE NO. 20-43

SPECIFIC USE PERMIT NO. S-234

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruben Segovia for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and 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. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

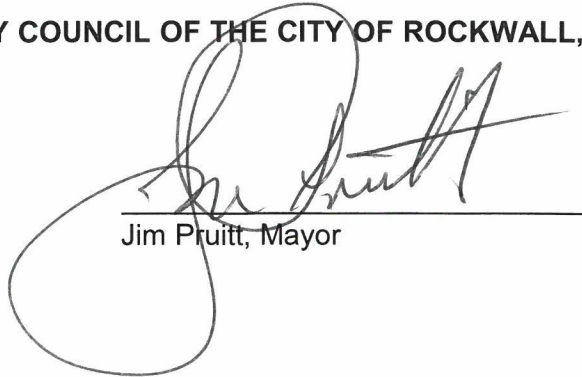
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 5th DAY OF OCTOBER, 2020.**



Jim Pruitt, Mayor

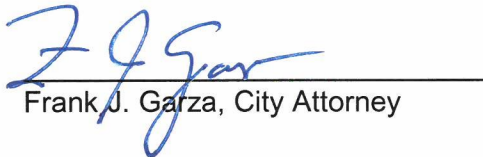
ATTEST:



Kristy Cole, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

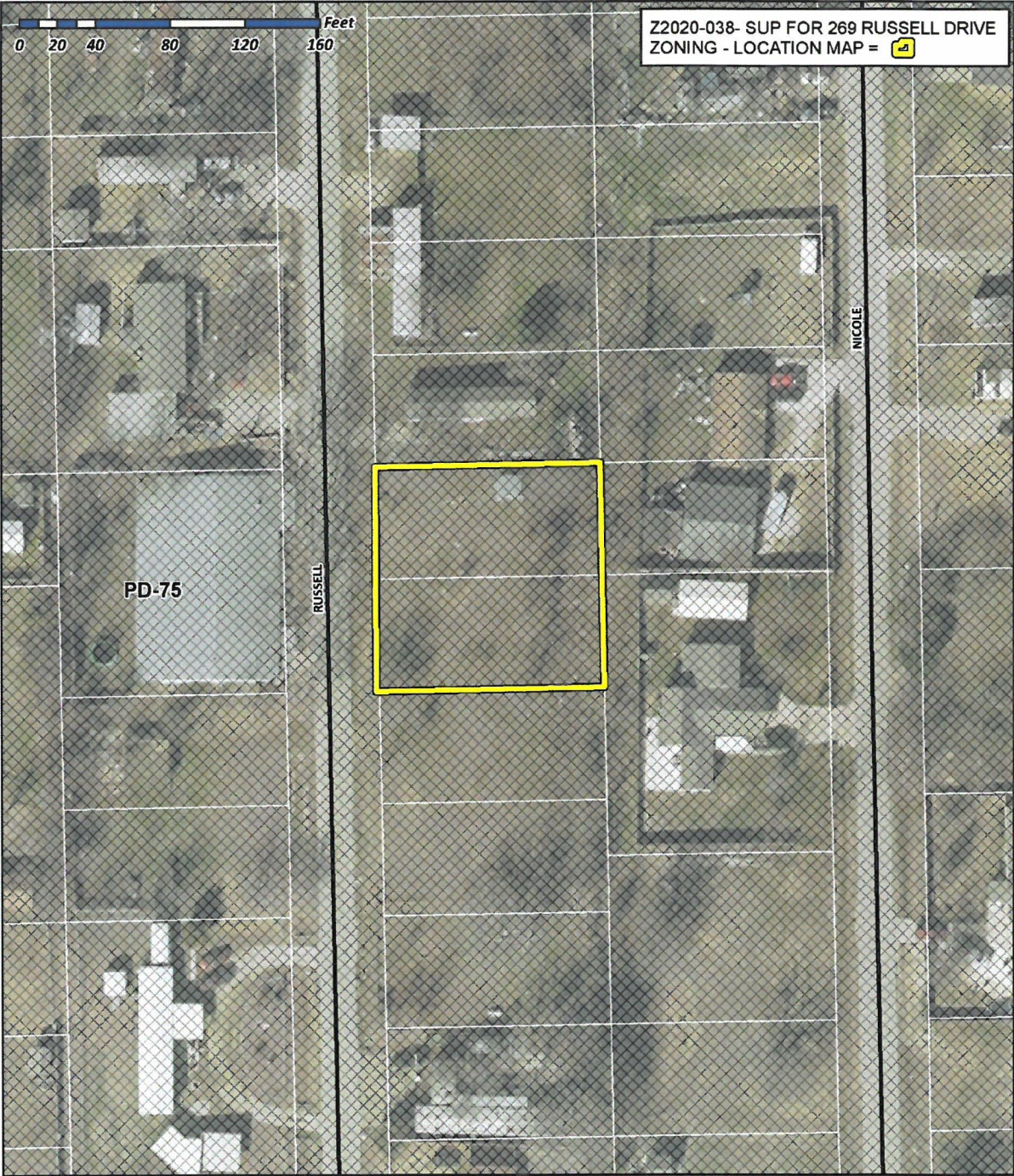
1st Reading: September 21, 2020

2nd Reading: October 5, 2020

Exhibit 'A'
Location Map

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

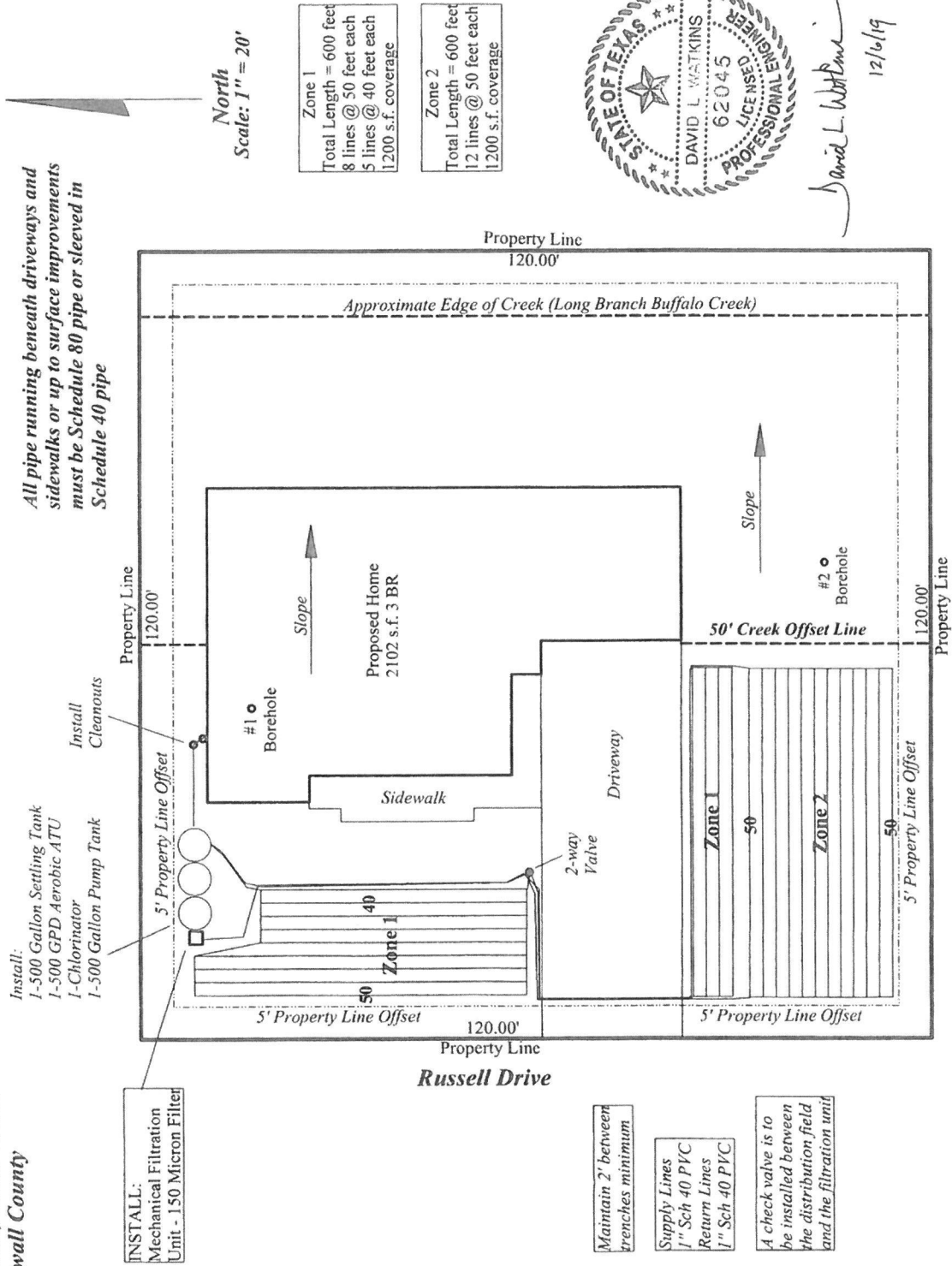


**Exhibit 'B':
Residential Plot Plan**

December 5, 2019

Ruben Segovia (972) 363-5019
269 Russell Drive
Rockwall, Texas 75032
Rockwall County

All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe



- Install:
1-500 Gallon Settling Tank
1-500 GPD Aerobic ATU
1-Chlorinator
1-500 Gallon Pump Tank
- Install
Cleanouts

INSTALL:
Mechanical Filtration
Unit - 150 Micron Filter

Maintain 2' between
trenches minimum

Supply Lines
1" Sch 40 PYC
Return Lines
1" Sch 40 PYC

A check valve is to
be installed between
the distribution field
and the filtration unit

Exhibit 'C': Building Elevations

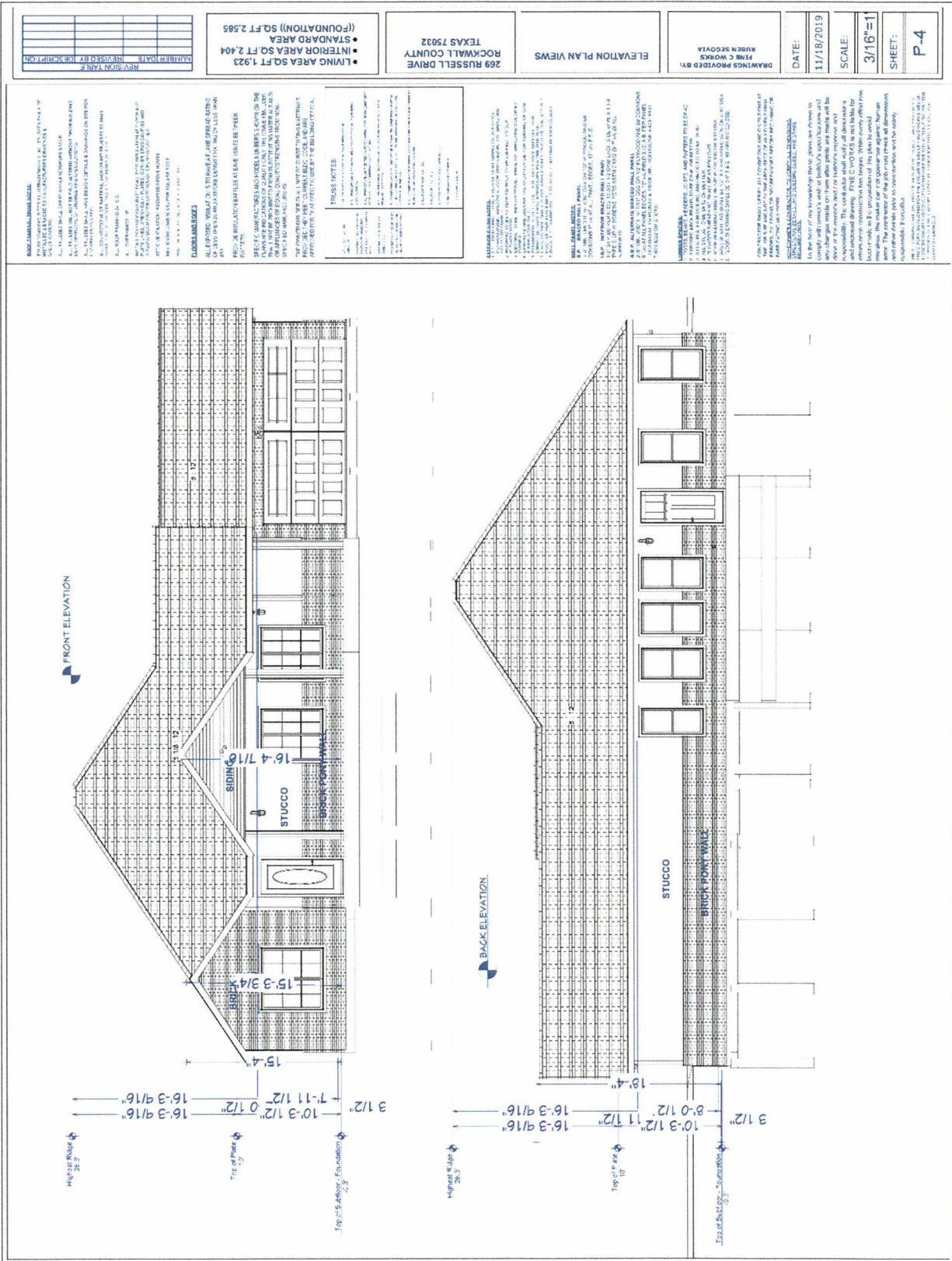
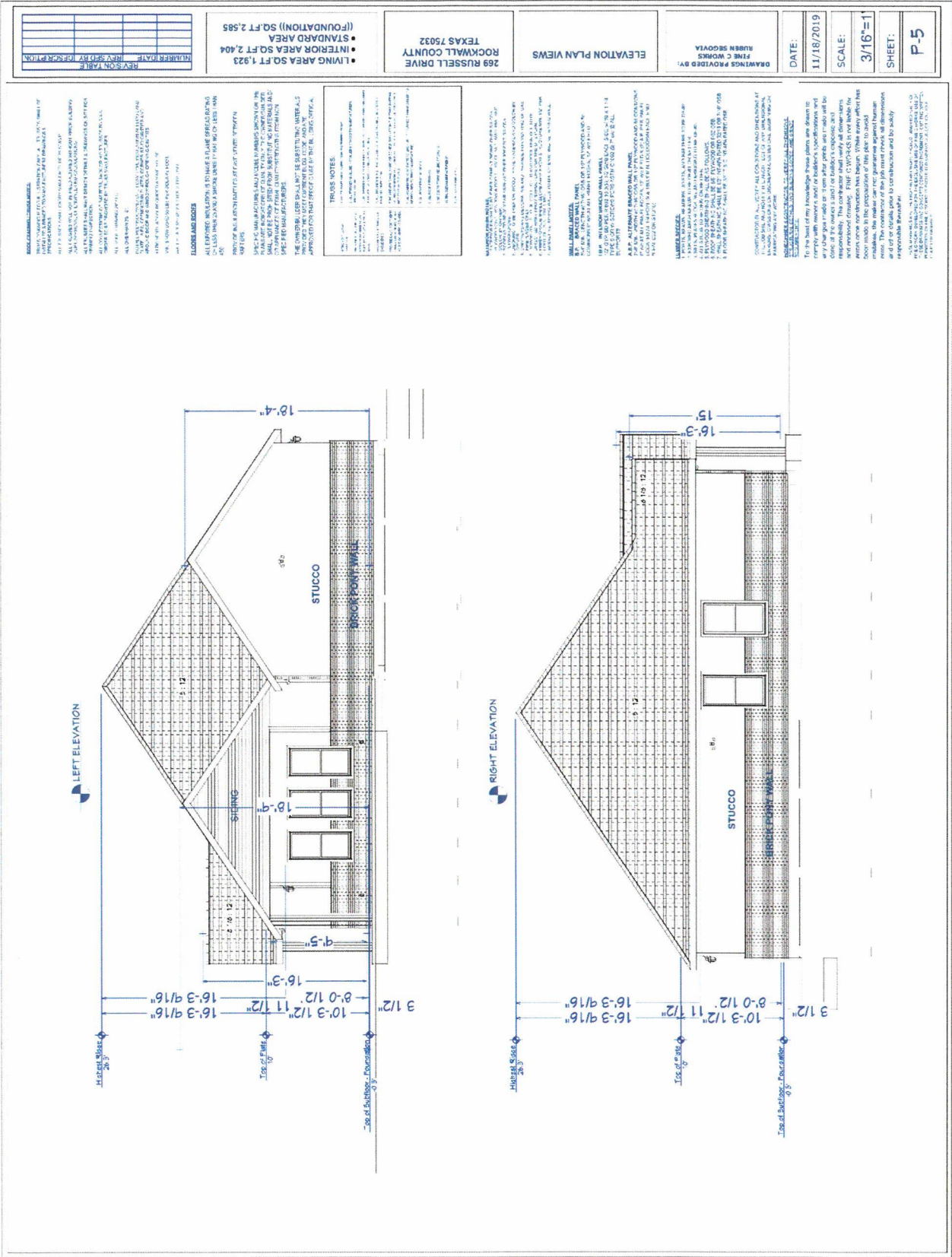


Exhibit 'C': Building Elevations



REVISION	DATE	DESCRIPTION

• LIVING AREA SQ. FT. 1,223
 • INTERIOR AREA SQ. FT. 2,404
 • STANDARD AREA SQ. FT. 2,585

269 RUSSELL DRIVE
 ROCKWALL COUNTY
 TEXAS 75032

ELEVATION PLAN VIEWS
 DRAWINGS PROVIDED BY:
 RUBEN SEGOVIA
 FINE C WORKS

DATE:
 11/18/2019

SCALE:
 3/16"=1'

SHEET:
 P-5

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. THE FINISHES SHOWN ON THESE ELEVATIONS ARE APPROVED FOR THIS PROJECT.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURROUNDINGS AND RESTORE THEM TO ORIGINAL CONDITION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
11. THE FINISHES SHOWN ON THESE ELEVATIONS ARE APPROVED FOR THIS PROJECT.
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURROUNDINGS AND RESTORE THEM TO ORIGINAL CONDITION.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
15. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.

FINISHES:

- STUCCO: 1/2" THICK TYPE S STUCCO OVER 1/2" GYP BOARD.
- BRICK POINT MASONRY: 8" CMU WITH BRICK POINT FINISH.
- SHINGLES: 30 YEAR WARRANTY ASPH/FLT SHINGLES.

ALTERNATE BRICK POINT FINISH:

1. BRICK POINT MASONRY

2. BRICK POINT MASONRY WITH GROUT

3. BRICK POINT MASONRY WITH GROUT AND POINTING

4. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH

5. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT

6. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN

7. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN AND GLAZE

8. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN AND GLAZE AND POLISH

9. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN AND GLAZE AND POLISH AND WAX

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13. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN AND GLAZE AND POLISH AND WAX AND SEAL AND FINISH AND MAINTENANCE AND PROTECTION

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15. BRICK POINT MASONRY WITH GROUT AND POINTING AND WASH AND PAINT AND STAIN AND GLAZE AND POLISH AND WAX AND SEAL AND FINISH AND MAINTENANCE AND PROTECTION AND CLEANING AND POLISHING