

**CITY OF ROCKWALL**

**ORDINANCE NO. 05-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN THE (SF-E/4.0) SINGLE-FAMILY ESTATE DISTRICT ALLOWING FOR AN ACCESSORY BUILDING NOT MEETING THE EXTERIOR MATERIALS REQUIREMENT, EXCEEDING THE MAXIMUM 15-FT HEIGHT REQUIREMENT AND EXCEEDING THE MAXIMUM SQUARE FOOTAGE FOR TWO (2) ACCESSORY BUILDINGS ON THE SAME LOT, ON A TRACT LOCATED AT 2625 ROLLING MEADOWS DRIVE, BEING LOT 4, ROLLING MEADOWS ESTATES ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a request has been made by Donna Orr for a Specific Use Permit allowing for an accessory building not meeting the exterior materials requirement, exceeding the maximum 15-ft height requirement and exceeding the maximum square footage for two (2) accessory buildings on the same lot, on a tract located at 2625 Rolling Meadows Drive, same being Lot 4, Rolling Meadows Estates Addition, City and County of Rockwall, Texas; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for an accessory building not meeting the exterior materials requirement, exceeding the maximum 15-ft height requirement and exceeding the maximum square footage for two (2) accessory buildings on the same lot, on a tract located at 2625 Rolling Meadows Drive, same being Lot 4, Rolling Meadows Estates Addition, City and County of Rockwall, Texas; and

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

1. The building will comply with the approved site plan and building elevations attached herein as Exhibit "A" and Exhibit "B," respectively.
2. The maximum building size is limited to 1,700-square feet in area.
3. The maximum height of the building is limited to 18 feet.
4. A waiver of fire protection is signed prior to issuance of a building permit.
5. The accessory building is subject to administrative review in the event that the subject property is sold or conveyed in any manner to another party, subdivided, or replatted.
6. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
7. In the event that the proposed use should lose its status as an accessory building, as per the Unified Development Code, the Specific Use Permit as granted herein, will cease and the building shall conform to the Unified Development Code by providing the same exterior covering materials as found on the main structure and generally in the same portions.

**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, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of June, 2005.**

Bill Cecil  
Bill Cecil, Mayor

**ATTEST:**

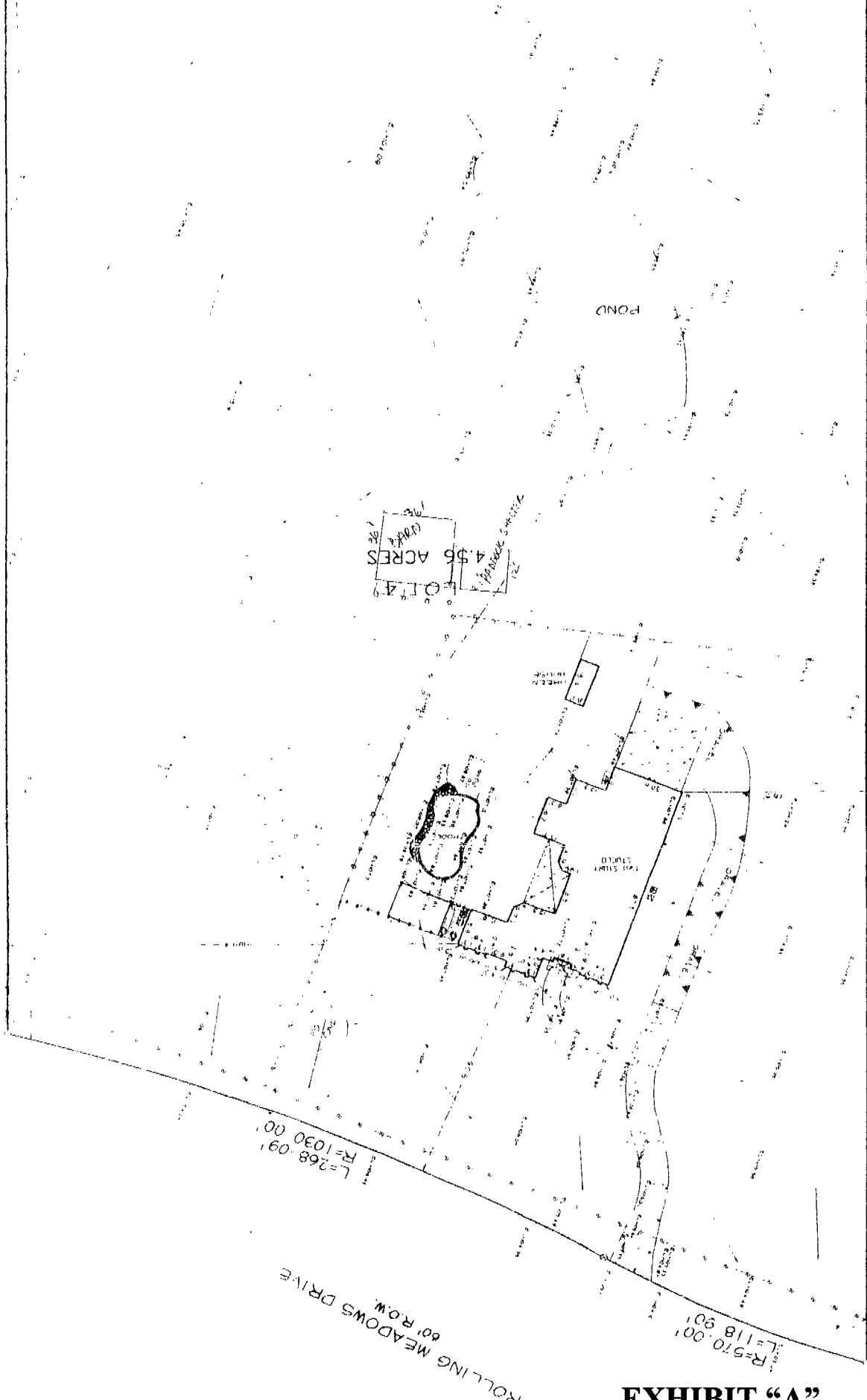
Dorothy Brooks  
Dorothy Brooks, City Secretary

**APPROVED AS TO FORM:**

Pete Eckert  
Pete Eckert, City Attorney

**1<sup>st</sup> Reading: 05-16-05**

**2<sup>nd</sup> Reading: 06-06-05**



N0019'31"E 626.72'

LOT 5

L=268.09'  
R=1030.00'

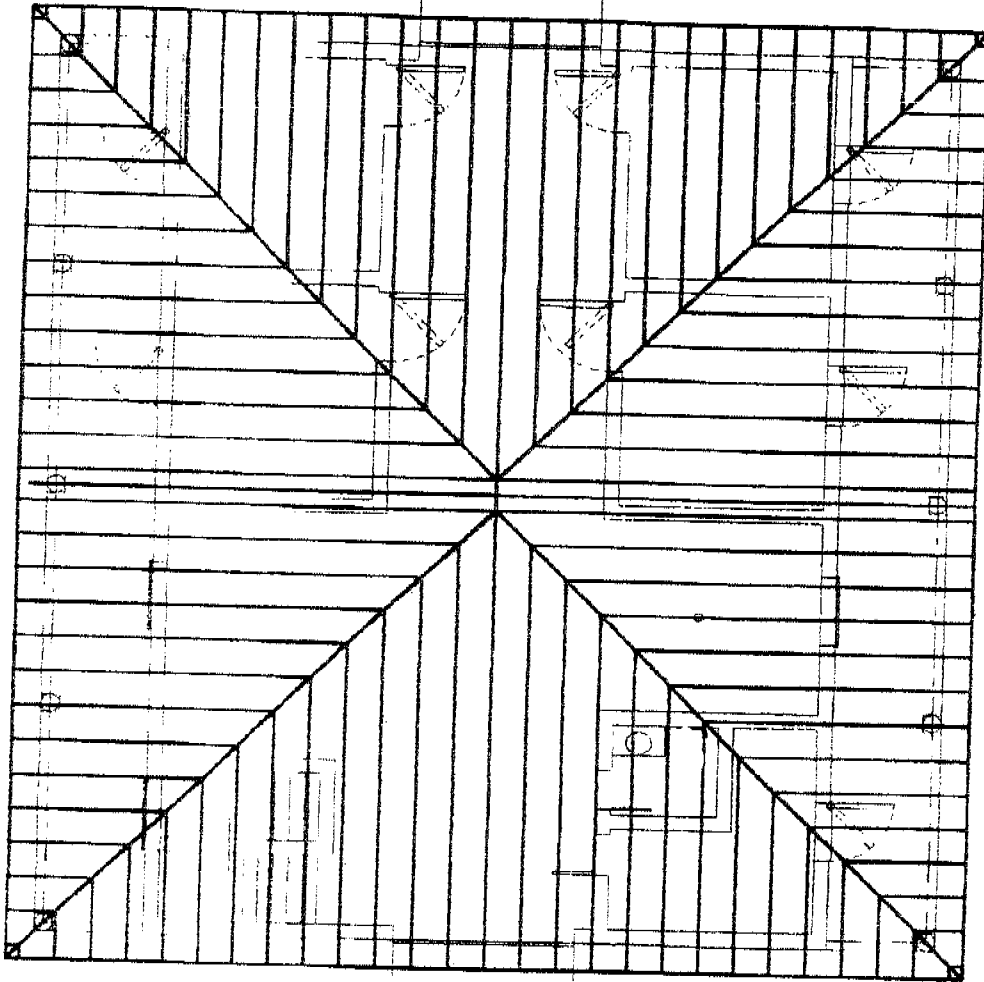
L=570.00'  
L=118.90'

ROLLING MEADOWS DRIVE  
60' R.O.W.

**EXHIBIT "A"**

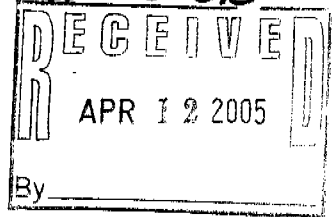
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50	100	100	100

Barn



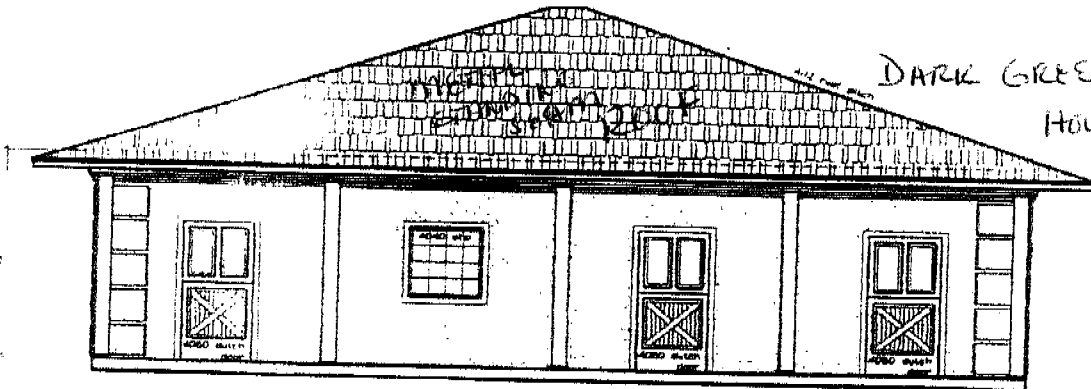
**FILE COPY**

Z2005-015



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

High roof ridge to all 6'-0" plan



DARK GREEN TO MATCH  
HOUSE ROOF

**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

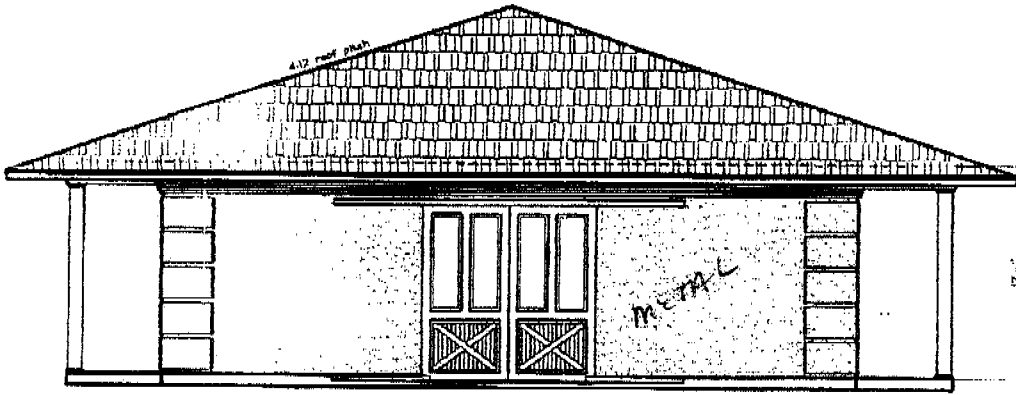
FRONT STUCCO - TO MATCH MATCH HOUSE

**EXHIBIT "B"**

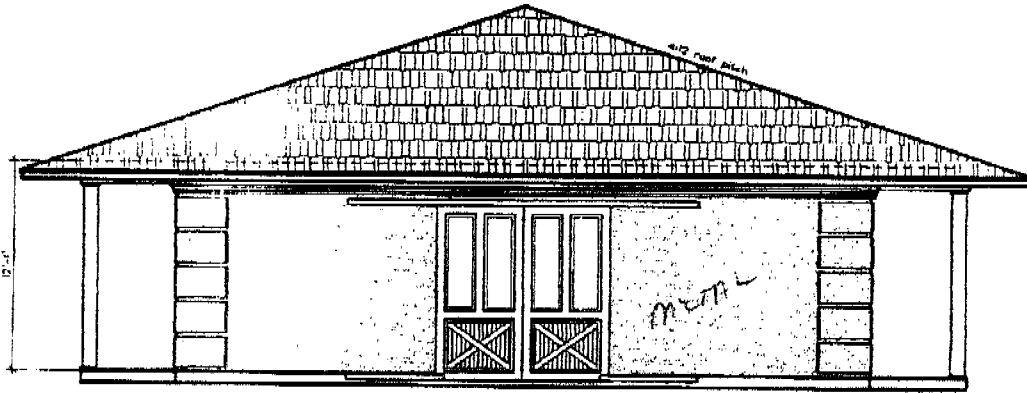
Donna Orr + Roger Shank  
2625 Rolling Meadows Dr  
Rockwall, TX 75087

Z2005-015\_Donna Orr SUP\_Rolling Meadows

Barn

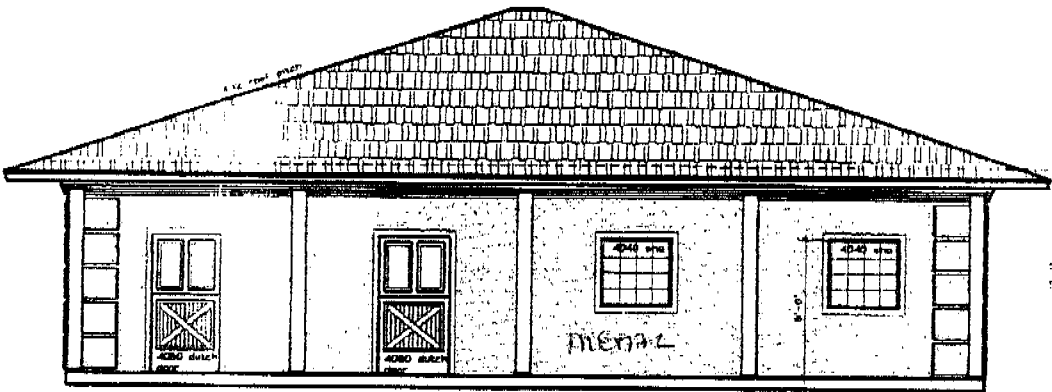
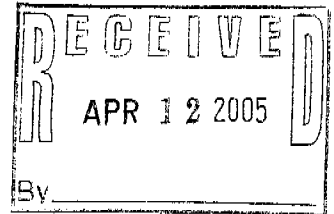


WEST ELEVATION  
SCALE 1/4" = 1'-0"



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

FILE COPY



REAR ELEVATION  
SCALE 1/4" = 1'-0"

Glom to match house

EXHIBIT "B"

# Advertising Receipt

**Rockwall County News**

316 S Goliad, Ste 107  
PO BOX 819  
Rockwall, TX 75087  
Phone: 972-722-3099  
Fax: 972-722-3096

ROCKWALL, CITY OF-LEGALS ®  
ATTN: DOROTHY BROOKS  
385 SOUTH GOLIAD  
ROCKWALL, TX 75087

**Cust#:** 01100978-000  
**Ad#:** 17527639  
**Phone:** (972)771-7700  
**Date:** 06/13/05

**Ad taker:** 11      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	06/15/05	06/15/05	1	54.00		54.00

**Payment Reference:**

L 223121-ORD 05-23

**Total:** 54.00  
**Tax:** 0.00  
**Net:** 54.00  
**Prepaid:** 0.00

**Total Due** 54.00

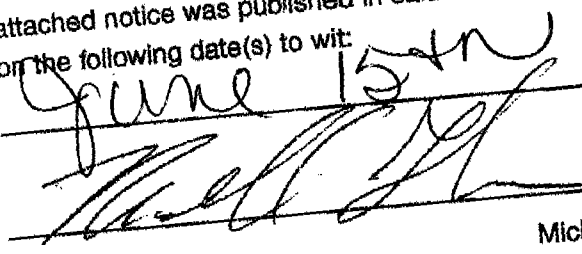
# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

June 15<sup>th</sup> A.D. 2005  


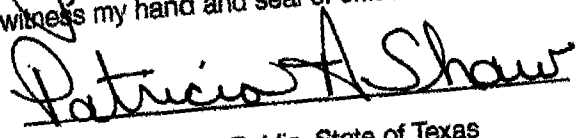
Michael Gresham  
Editor and Publisher

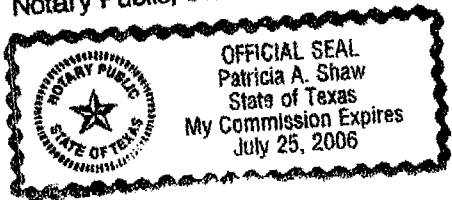
**SUBSCRIBED AND SWORN BEFORE ME**

by Michael Gresham, who

- a) is personally known to me, or
- b) provided the following evidence to establish his/her identity. \_\_\_\_\_

on the 16<sup>th</sup> day of June, A.D. 2005  
to certify which witness my hand and seal of office.



Notary Public, State of Texas  


Legal Notice	Legal Notices
<b>ORDINANCE NO. 05-23</b>	
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