

CITY OF ROCKWALL

ORDINANCE NO. 06-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN THE (SF-E/1.5) SINGLE-FAMILY ESTATE DISTRICT ALLOWING FOR A DETACHED GARAGE EXCEEDING THE MAXIMUM SIZE REQUIREMENT, ON A TRACT LOCATED AT 241 WILLOWCREST LANE, BEING LOT 26, BLOCK A, WILLOWCREST 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 Scott & Andrea Gunderson for a Specific Use Permit allowing for a detached garage exceeding the maximum size requirement, within the (SF-E/1.5) Single-Family Estate district, on a tract located at 241 Willowcrest Lane, being Lot 26, Block A, Willowcrest 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 a detached garage exceeding the maximum size requirement, within the (SF-E/1.5) Single-Family Estate district, on a tract located at 241 Willowcrest Lane, being Lot 26, Block A, Willowcrest 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, except that minimum side yard setback of 25-feet is required.
2. The exterior materials of the accessory building must match the materials on the home (i.e. brick).
3. The maximum building size is limited to 1,700 square feet in area.
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 to another party, 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 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 4. 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.

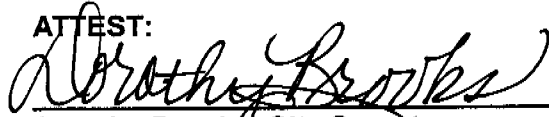
Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 6. 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.

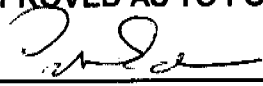
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th **day of** January, 2006.



 William R. Cecil, Mayor

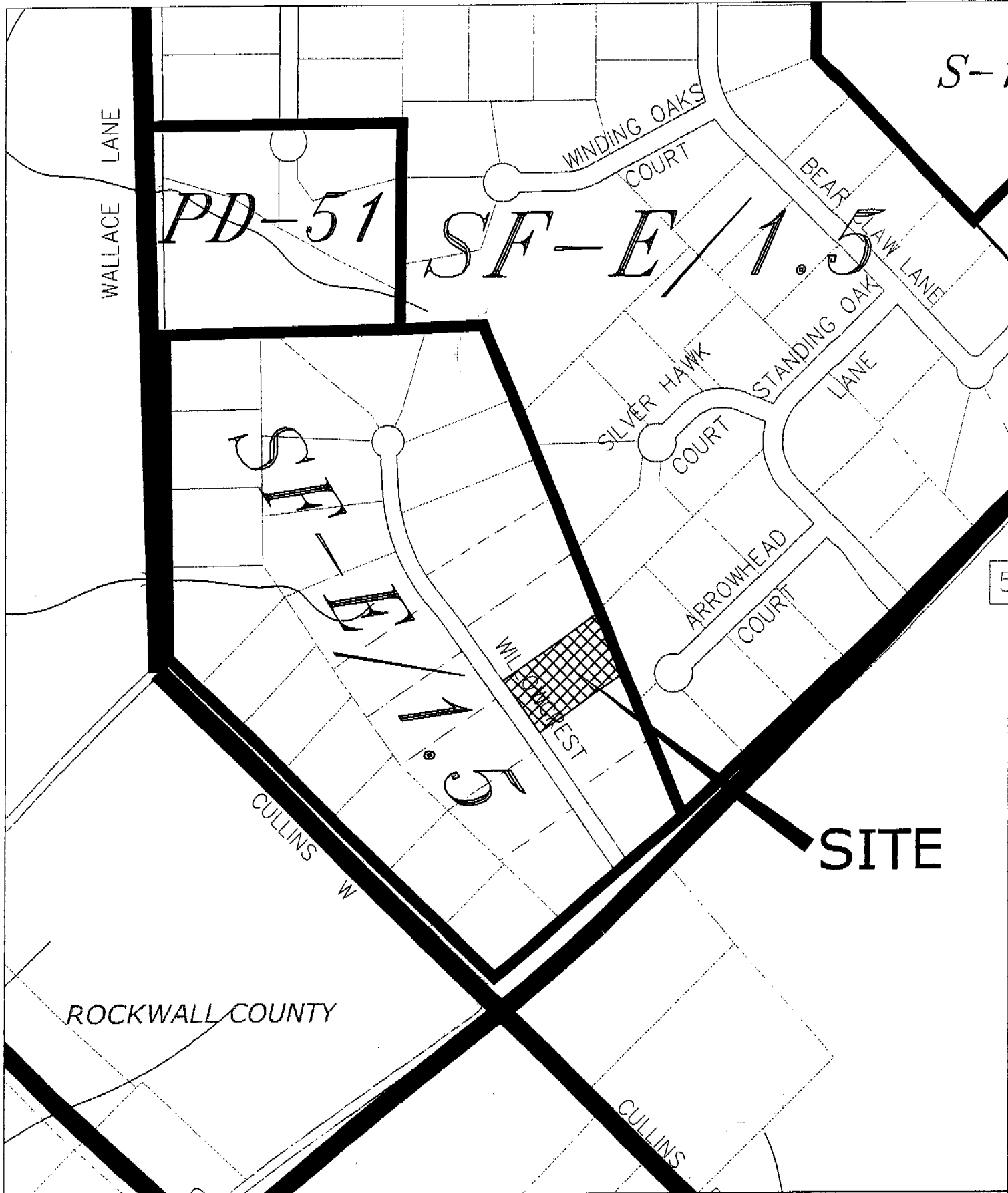
ATTEST:


 Dorothy Brooks, City Secretary

APPROVED AS TO FORM:


 Pete Eckert, City Attorney

1st Reading: 01-17-06
2nd Reading: 02-06-06



Z2005-041

241 Willowcrest (Gunderson)
SUP for Accessory Building

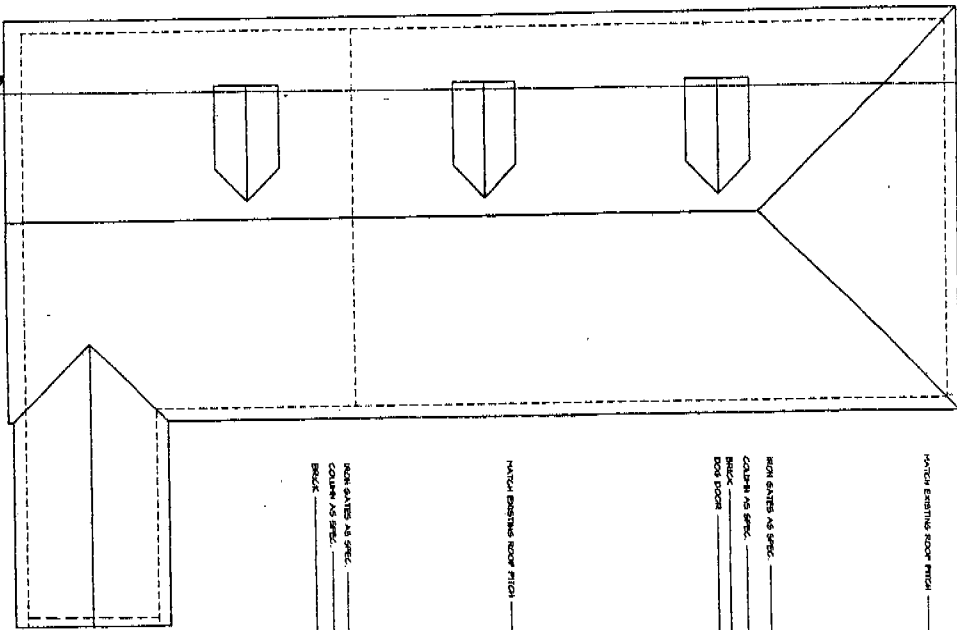


1" = 400'

Exhibit "A"

ROOF PLAN

SCALE: 1/4" = 1'-0"



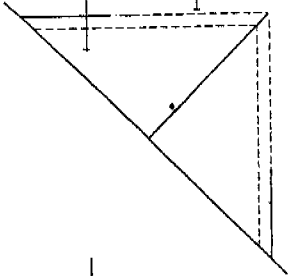
EXISTING ROOF CONTINUE
EXISTING ROOF ROOF

ROOF GABLES AS SPEC.
COLUMN AS SPEC.
BRICK

HATCH EXISTING ROOF PITCH

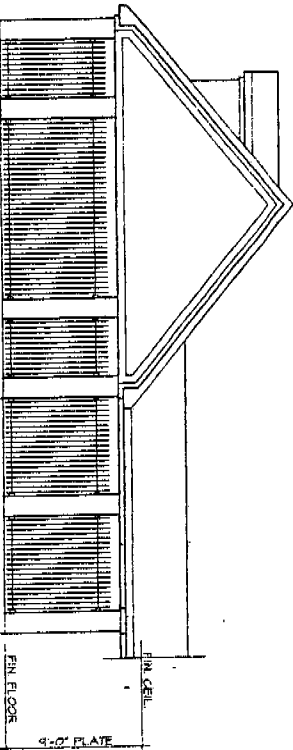
ROOF GABLES AS SPEC.
COLUMN AS SPEC.
BRICK

HATCH EXISTING ROOF PITCH



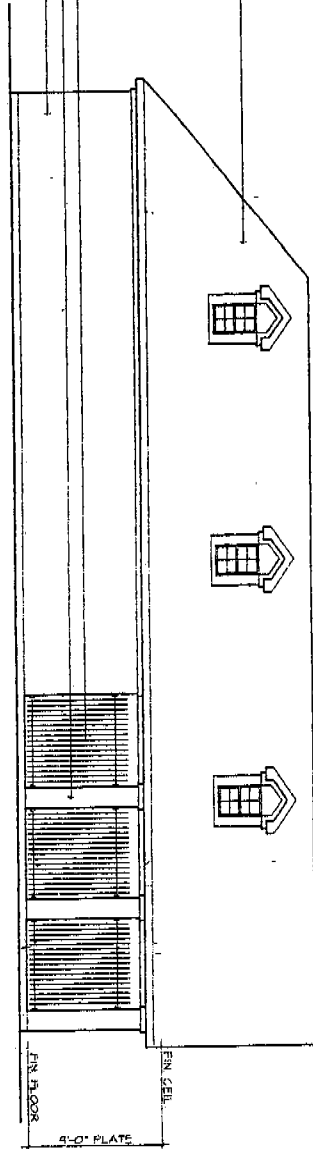
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



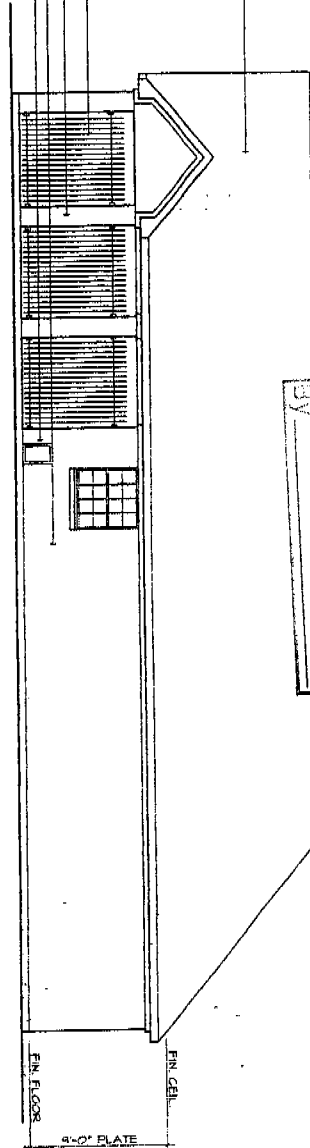
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



RECEIVED
DEC 20 2005

22005 041

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION BY ORNANCE NECESSARY TO SUBSTANTIALLY COMPLETE THE STRUCTURE. THE DRAWING SHALL NOT BE USED FOR THIS JOB. ANY DISCREPANCY, ERROR OR OMISSION IN THESE PLANS IS TO BE REPORTED IMMEDIATELY TO THE ATTENTION OF THE DRAFTER BEFORE ANY CONSTRUCTION. HEREON PURCHASES ARE MADE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS. THE DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS AND BE ADMITTED TO REVIEW AND CORRECT ANY

NOTE:
DO NOT SCALE THESE PLANS.
ALL DIMENSIONS TO BE SHOWN ON DRAWINGS.
REVISIONS:

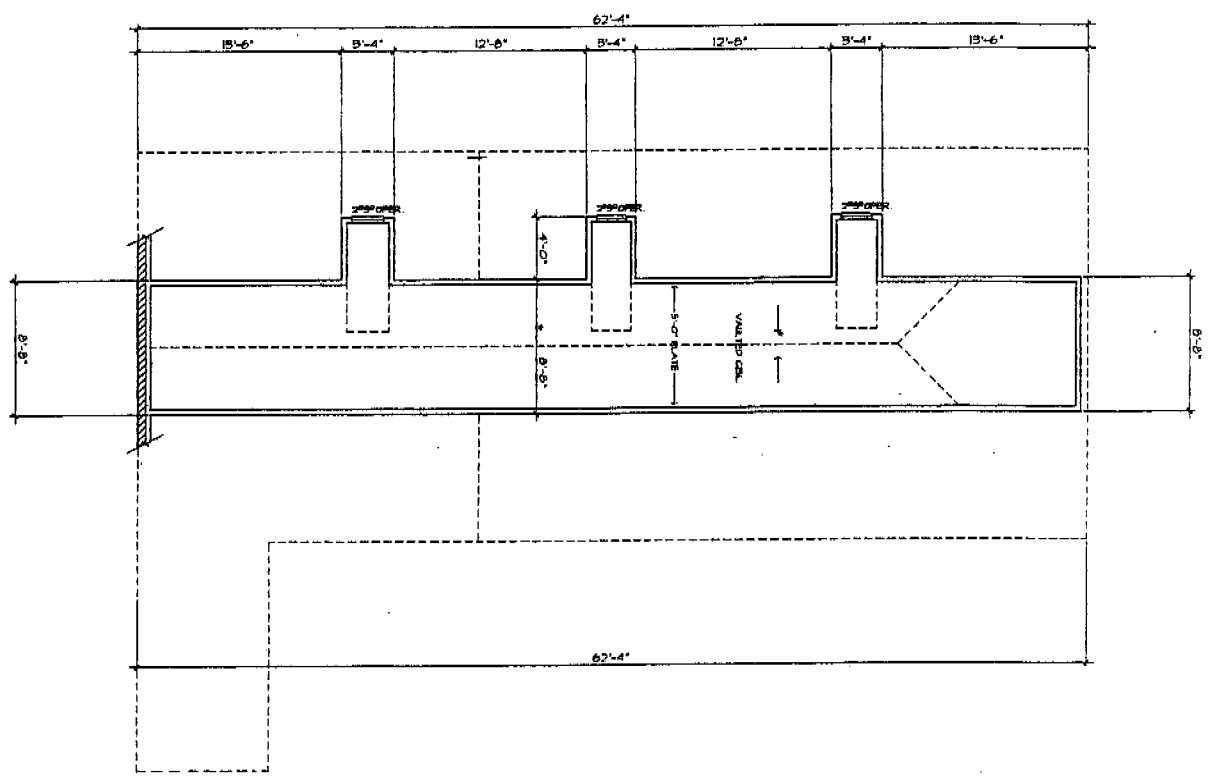
DATE BY
ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO BE SHOWN ON DRAWINGS.
REVISIONS:

JOB NO.
DATE
COMPILED NO.
DATE
SHEET NO.

SWINTECH
CUSTOM DESIGNS

DESIGNER: PLANKER
222 HILLCREST DRIVE, SUITE 100, WYOMING, WY 82001

Exhibit "A"



○ SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

BY RECEIVED
DEC 20 2005

Z2005 041

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THE BUILDING. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS JOB. ANY DISCREPANCY, ERROR AND/OR OMISSION IN THESE PLANS IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE BUILDER BEFORE ANY CONSTRUCTION BEGINS OR PURCHASES ARE MADE. NOTE: ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND REGULATIONS.

NOTE: ALL DIMENSIONS TO BE SHOWN UNLESS OTHERWISE SPECIFIED.
NOT TO SCALE THESE DIMENSIONS
A
© 2005 BY SWINTECH
ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF SWINTECH CUSTOM DESIGNS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SWINTECH CUSTOM DESIGNS.

JOB NO.
03113
COMPUTER NO
3113
SHEET NO
3

SWINTECH
CUSTOM DESIGNS
DESIGNER: PLANNER
127 WILDFIRE RD. MESQUITE, TEXAS 75449 (214) 266-7060

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#: 02546981
Phone: (972)771-7700
Date: 02/13/06

Ad taker: 2 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	02/15/06	02/15/06	1	60.00		60.00

Payment Reference:

Total: 60.00
Tax: 0.00
Net: 60.00
Prepaid: 0.00

RCN

CITY OF ROCKWALL
 Ordinance #06-07
 LG#323172

Total Due 60.00

2/15

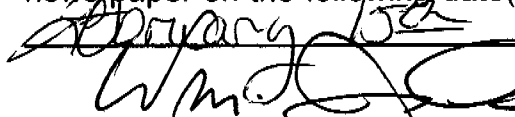
PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William Jordan, who being by me duly sworn deposes and says the he is the Publisher of **The Rockwall County News** and the 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 Rockwall County.

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


A.D. 2006


William Jordan
Editor and Publisher

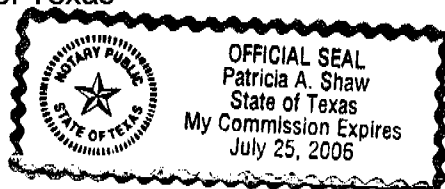
SUBSCRIBED AND SWORN BEFORE ME

by William Jordan who

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

on the 17th day of February, A.D. 2006
to certify which witness my hand and seal of office.


Notary Public, State of Texas



Legal Notices

Legal Notices

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/s/ William R. Cecil, Mayor Cecil
/s/ Dorothy Brooks, City Secretary
1st Reading: 01-17-06
2nd Reading: 02-06-06

Advertising Receipt

MET PUBLISHING
dba Rockwall County News
P.O. Box 819
Rockwall, TX 75087

Terrell Tribune
150 Ninth St., P.O. BOX 669
Terrell, TX 75160
Phone: (972) 563-6476
Fax: (972) 563-0340

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

Cust#: 01100978-000
Ad#: 02546981
Phone: (972)771-7700
Date: 02/13/06

Ad taker: 2 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
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RCN
CITY OF ROCKWALL
Ordinance #06-07
LG#323172

Total Due 60.00

2/15

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dba Rockwall County News
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Publisher further deposes and says that the attached notice was published in said news paper on the following date(s) to wit:

February 15 A.D. 2006


William Jordan
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by William Jordan who

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

on the 24th day of March, A.D. 2006
to certify which witness my hand and seal of office.



Notary Public, State of Texas

Clipping(s)

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/s/ William R. Cecil, Mayor Cecil
/s/ Dorothy Brooks, City Secretary
1st Reading: 01-17-06
2nd Reading: 02-06-06

July 25, 2006