

CITY OF ROCKWALL

ORDINANCE NO. 08 - 46

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-10) SINGLE-FAMILY RESIDENTIAL DISTRICT ALLOWING FOR AN ACCESSORY BUILDING EXCEEDING THE MAXIMUM SIZE REQUIREMENTS AND NOT MEETING THE EXTERIOR CLADDING REQUIREMENTS, ON A TRACT LOCATED AT 507 WILDWOOD LANE, BEING LOT 6, BLOCK P, NORTSHRE PHASE ONE 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 Sam & Linda Duran for a Specific Use Permit allowing for an accessory building exceeding the maximum size and not meeting the exterior cladding requirements within the (SF-10) Single-Family Residential District, on a tract located at 507 Wildwood Lane, being Lot 6, Block P, Northshore Phase One 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 exceeding the maximum size and not meeting the exterior cladding requirements within the (SF-10) Single-Family Residential District, on a tract located at 507 Wildwood Lane, being Lot 6, Block P, Northshore Phase One 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 the approved building elevations attached hereto as Exhibit "A."
2. The maximum height shall be 15 ft., measured at the midpoint of the pitched roof.
3. The maximum building size is limited to 720 square feet in area.
4. The use of the accessory building as a "Guest Quarters" shall be limited to 30% of the primary structure, or 630 square feet.

5. No additional "Accessory Buildings" shall be allowed on the subject property, including a detached garage.
6. 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.
7. 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.

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 2nd day of September, 2008.

William R. Cecil

 William R. Cecil, Mayor

ATTEST:

Kristy Ashberry

 Kristy Ashberry, City Secretary



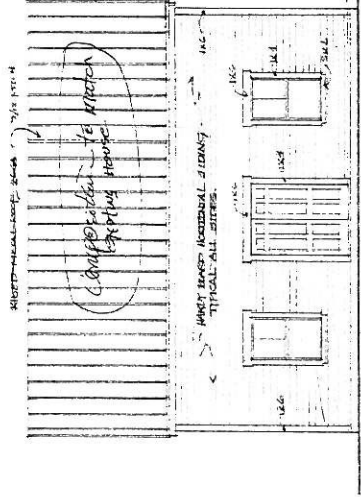
APPROVED AS TO FORM:

Pete Eckert

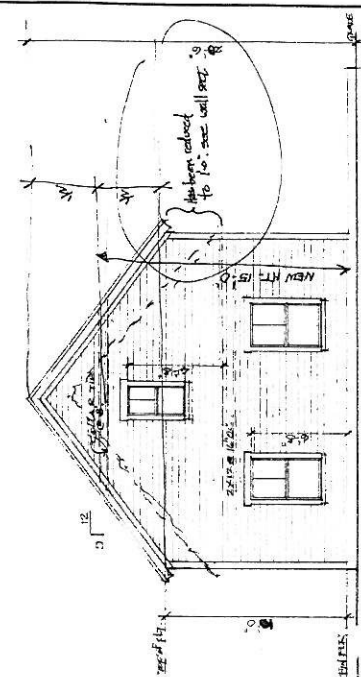
 Pete Eckert, City Attorney

1st Reading: 08/19/08

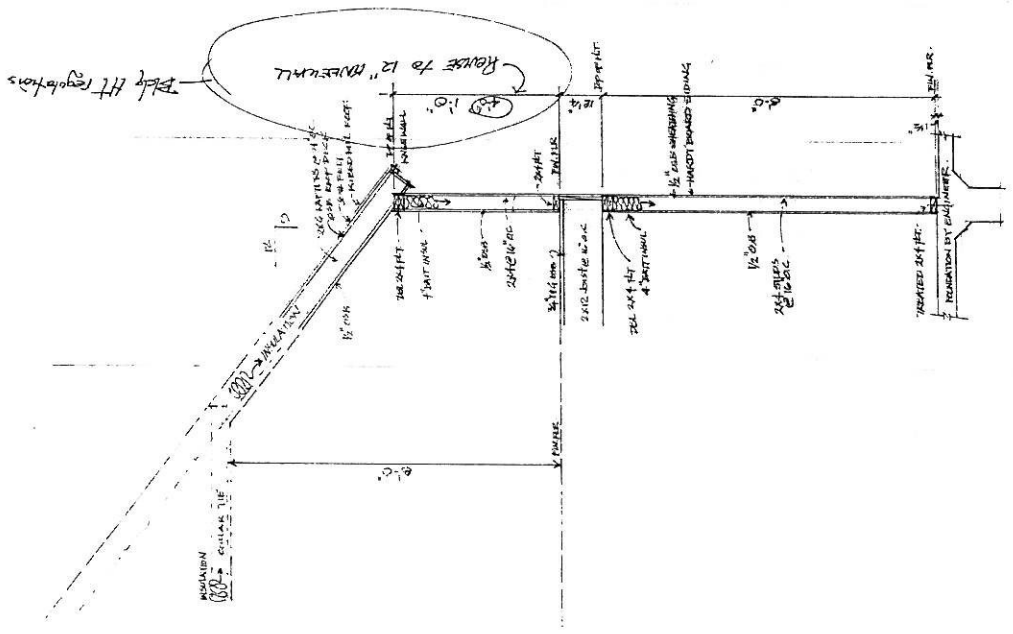
2nd Reading: 09/02/08



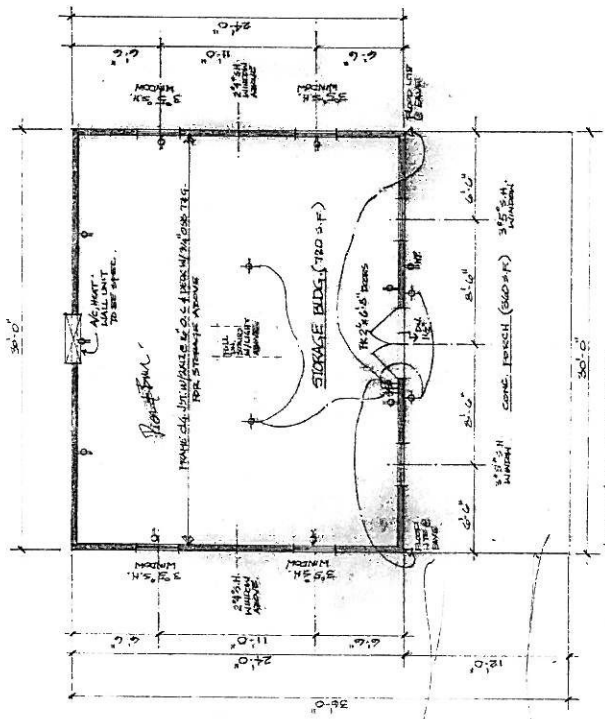
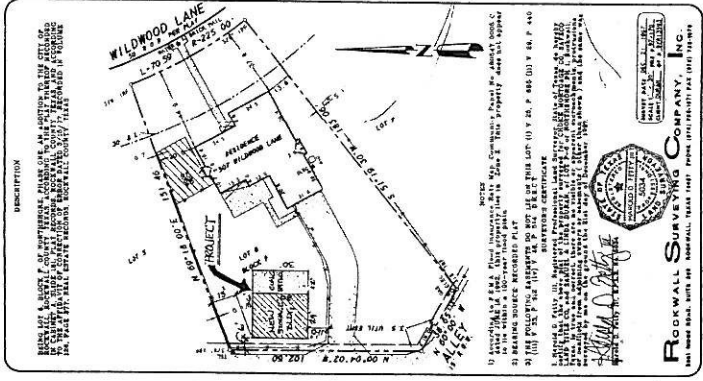
FRONT ELEVATION (MATCH SAME W/O INTERFERENCES)
SCALE 1/4" = 1'-0"



SIDE ELEVATION (POLE SIDES)
SCALE 1/4" = 1'-0"



WALL SECTION
SCALE 3/8" = 1'-0"



FLOOR PLAN W/ELECTRICAL
SCALE 1/4" = 1'-0"

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Professional Engineer
Civil & Electrical

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