

CITY OF ROCKWALL

ORDINANCE NO. 08-55

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/4.0) SINGLE-FAMILY ESTATE DISTRICT ALLOWING FOR AN ACCESSORY BUILDING NOT MEETING THE EXTERIOR CLADDING REQUIREMENTS, ON A TRACT LOCATED AT 2855 ROLLING MEADOWS DRIVE, BEING LOT 1, 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 C.J. Rhodes for a Specific Use Permit allowing for an accessory building not meeting the exterior cladding requirements within the (SF-E/4.0) Single-Family Estate District, on a tract located at 2855 Rolling Meadows Drive, being Lot 1, 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 cladding requirements within the (SF-E/4.0) Single-Family Estate District, on a tract located at 2855 Rolling Meadows Drive, being Lot 1, 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 (Exhibit "A") and building elevations (Exhibit "B").
2. The maximum building size is limited to 960-square feet in area.
3. The maximum height of the building is limited to 15 feet.
4. 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.

5. 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.
6. The color of the exterior materials shall match the existing house.
7. A row of evergreen shrubs shall be planted adjacent to the east side of the barn along FM 549.

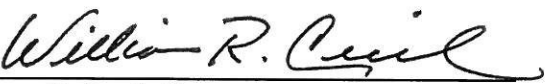
Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 October, 2008.

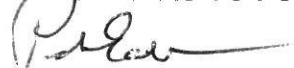

William R. Cecil, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



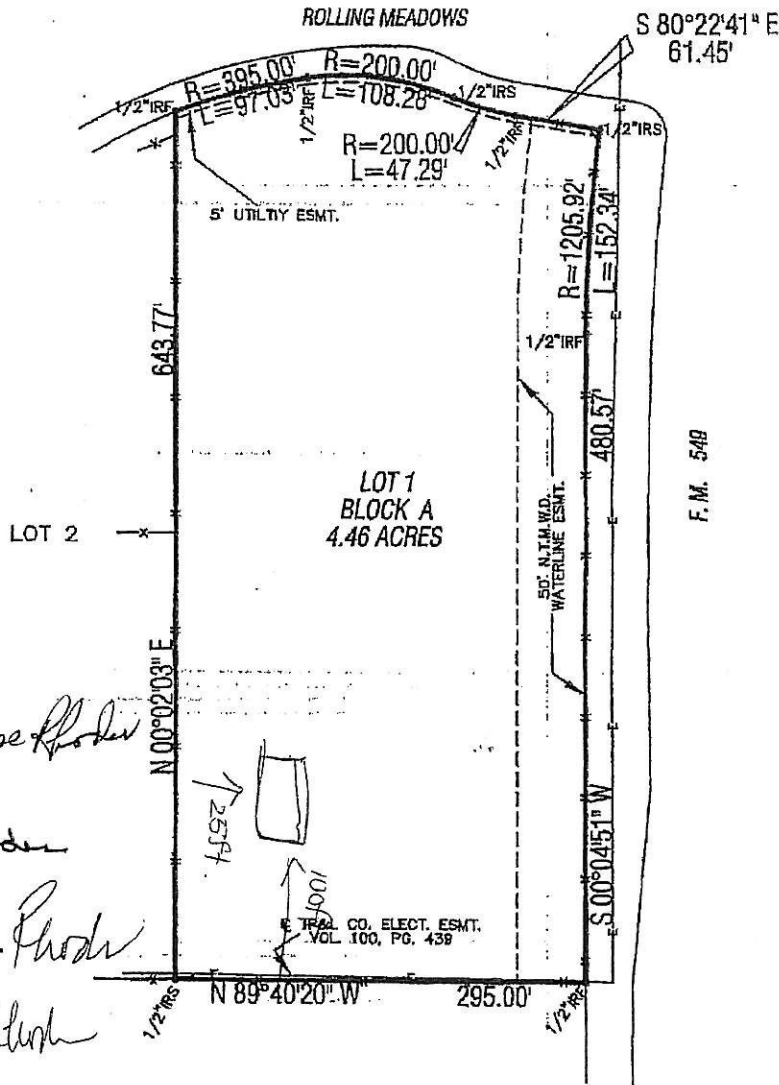
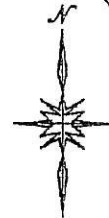
Pete Eckert, City Attorney



1st Reading: 09/15/08

2nd Reading: 10/06/08

Exhibit "A"
 Z2008-021 SUP
 Accessory Building
 2855 Rolling Meadows



✓ *Clarence Joe Rhodes*
 ✓ *Vera Rhodes*
 ✓ *Barry W. Rhodes*
 ✓ *Carla S Rhodes*

PLAT OF SURVEY
SHOWING
2855 ROLLING MEADOWS
LOT 1, BLOCK A
ROLLING MEADOWS ESTATES
ROCKWALL COUNTY, TEXAS
SCALE: 1" = 100'

I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of February, 2007.
 GIVEN UNDER MY HAND & SEAL, this the 14th day of March, 2007.

By: *[Signature]*
 Chris E. Griffith
 Registered Professional Land Surveyor
 State of Texas No. 4846

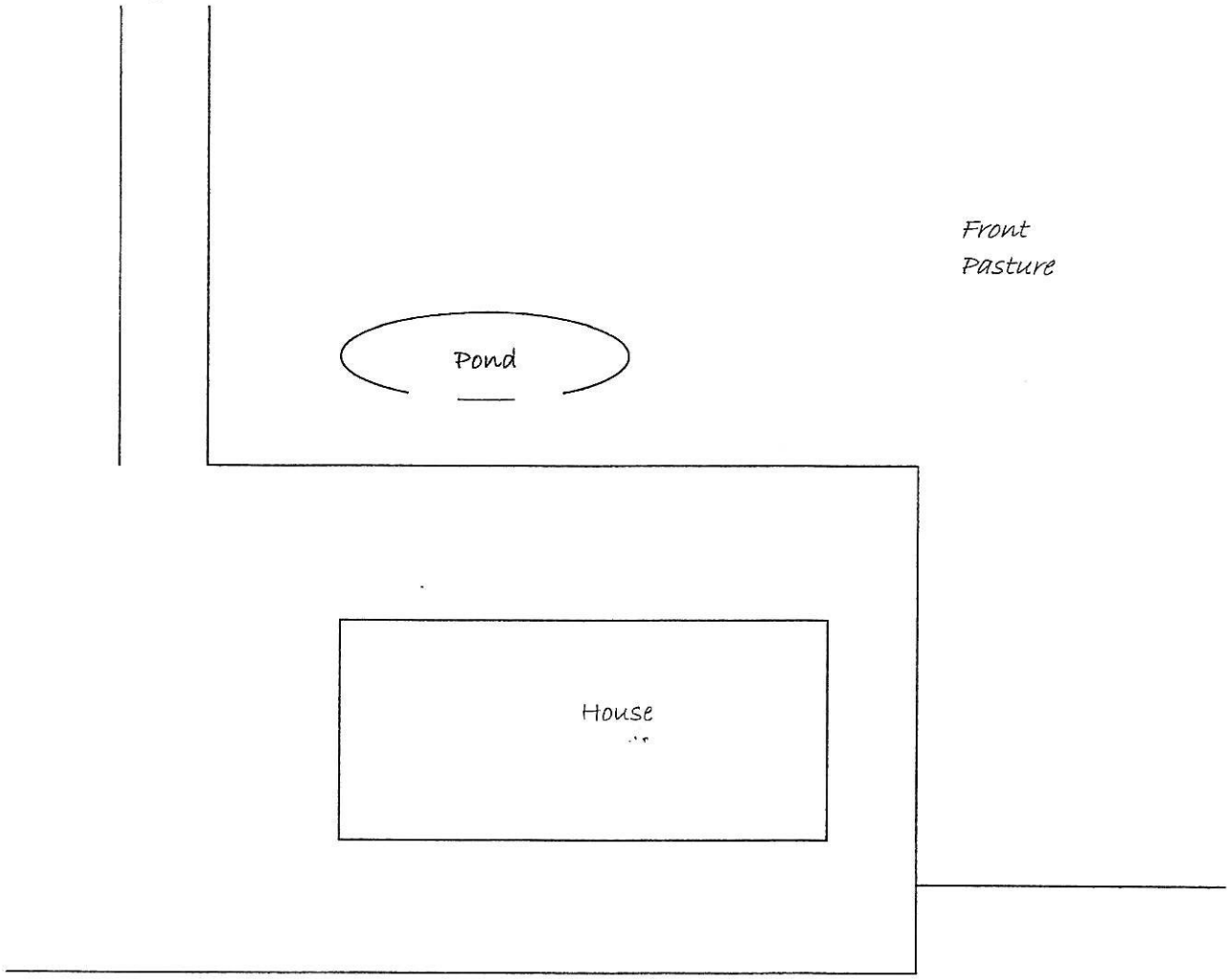


RE-PLAT ROLLING MEADOWS ESTATES - CAB. D, SLIDE 59 - P.R.R.CO., TX.
 ROLLING MEADOWS ESTATES - CAB. C, SLIDE 339 - P.R.R.CO., TX.

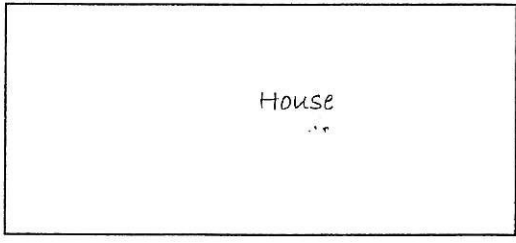
GRIFFITH SURVEYING COMPANY, LLC
 2801 CAPITAL STREET
 WYLIE, TEXAS 75098
 PH (972)941-8408 FAX (972)941-8401

SURVEY
PREPARED FOR
DAVID WEEKLEY HOMES
JOB NO. DWHL-0181

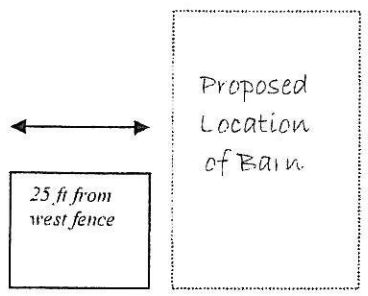
2855 Rolling Meadows



Front
Pasture



Over 250ft from
back of home



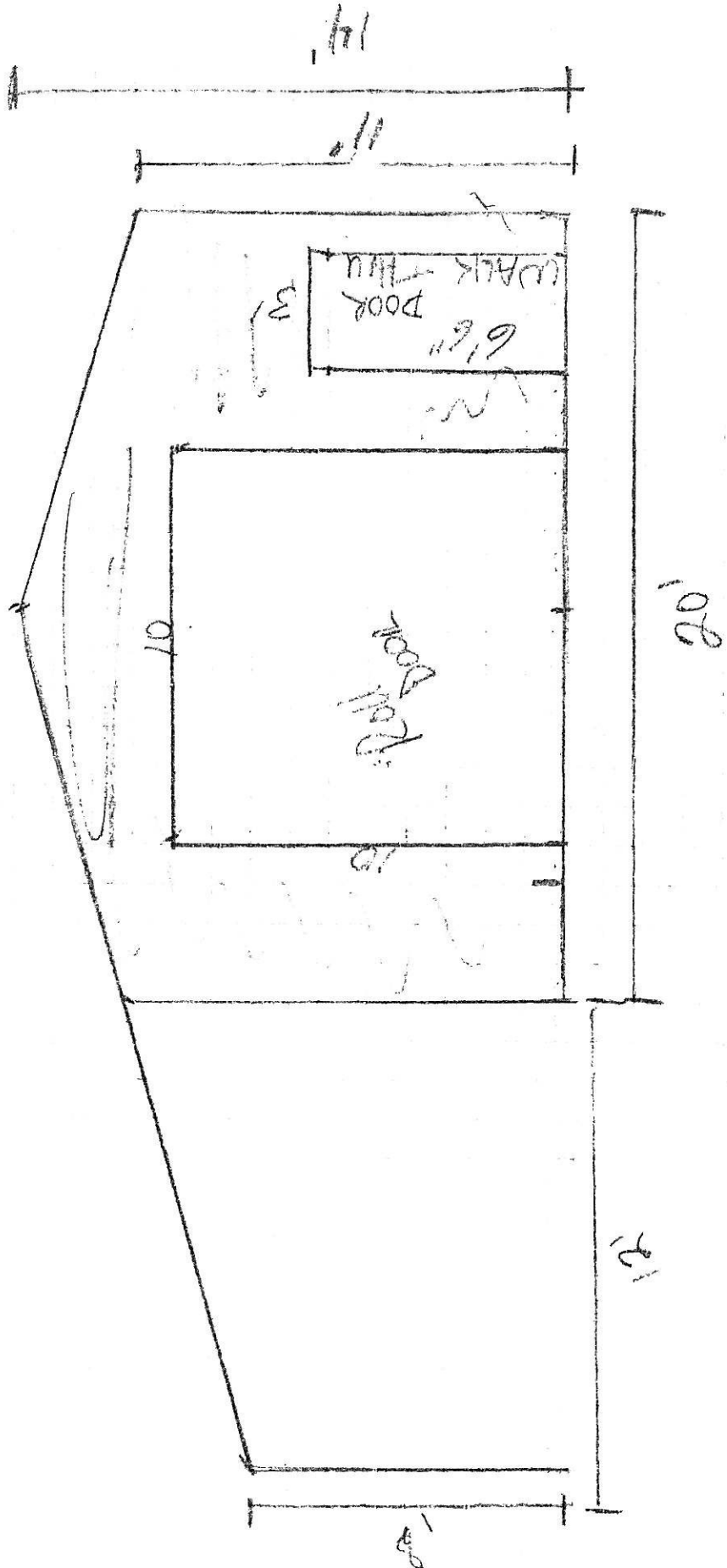
Back
Pasture

25 ft from
west fence

Proposed
Location
of Barn

100 ft from
back of

Exhibit "B"
Z2008-021 SUP
Accessory Building
2855 Rolling Meadows



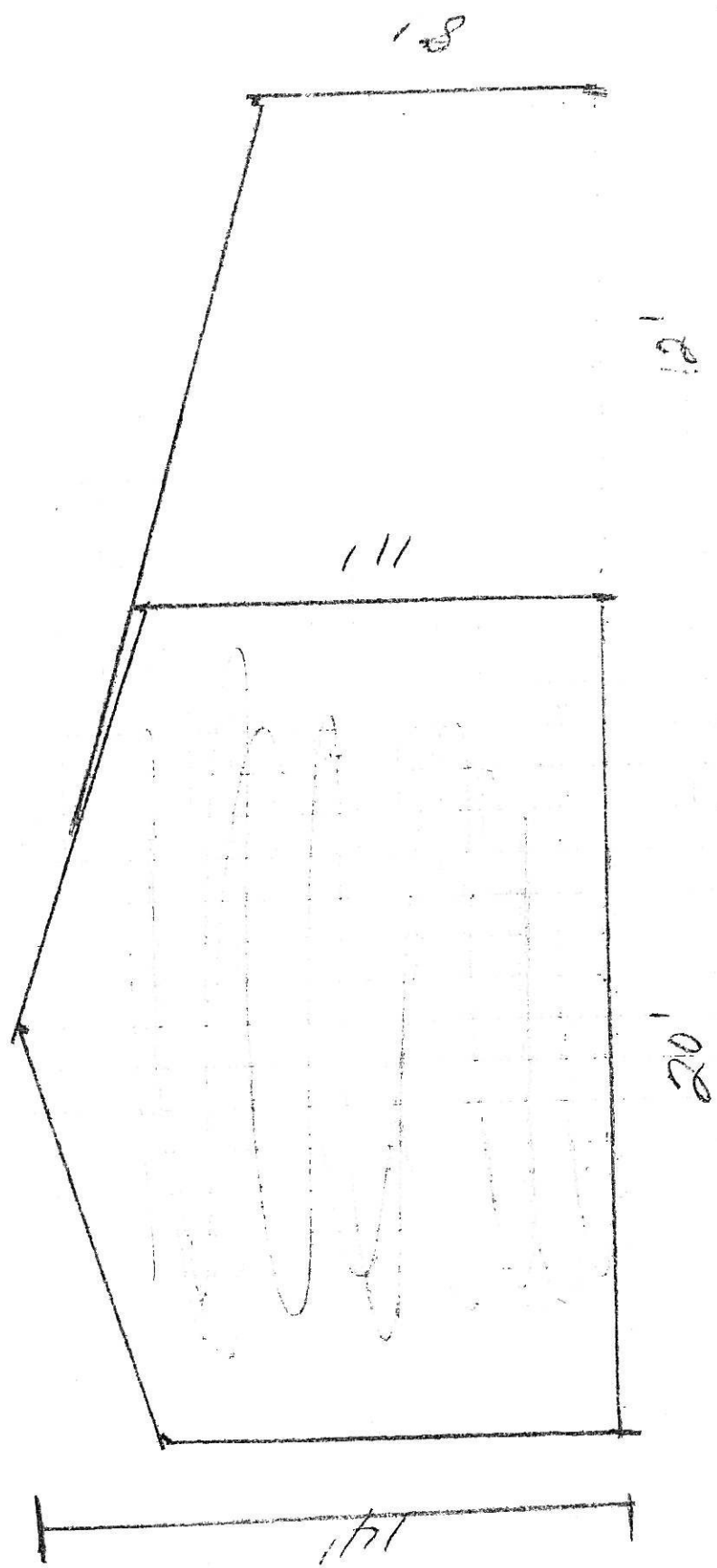
FRONT View

Metro: 972-772-9074
Cell: 214-726-5559
Rick@sidco-coolers.com

4646 E Interstate 30
Rockwall, TX 75087
Fax: 972-722-6606
vary slightly from actual painted metal.

© 2005 Carolina Carports, Inc.

Back View



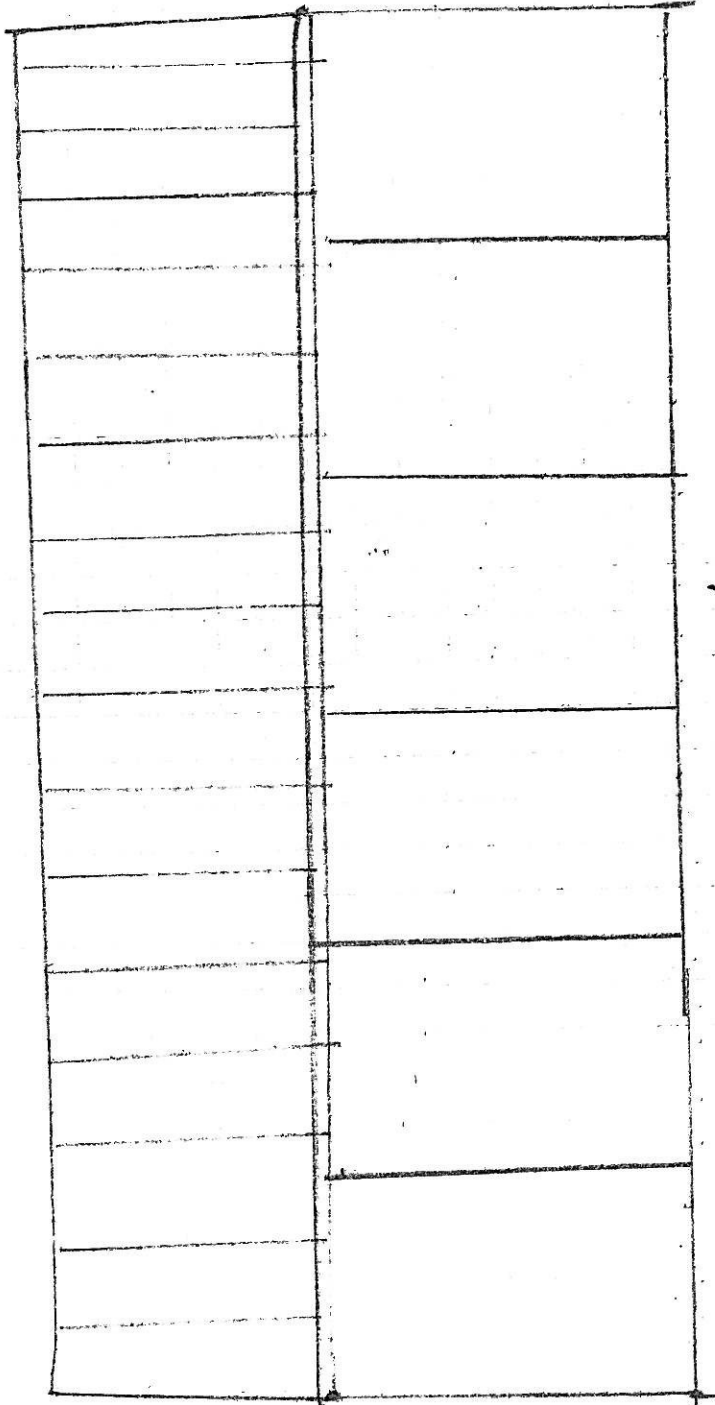
1

1.71

1.8



LEFT SIDE



30'

