

CITY OF ROCKWALL

ORDINANCE NO. 09-26

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 A DETACHED GARAGE / ACCESSORY BUILDING EXCEEDING THE MAXIMUM HEIGHT REQUIREMENT OF 15-FT, ON A TRACT LOCATED AT 3815 PINEBLUFF, BEING LOT 1, BLOCK E, TIMBER CREEK ESTATES; 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 Randall Edmiston of Randall Ross Design Build for a Specific Use Permit (SUP) within the (SF-10) Single-Family Residential district allowing for a detached garage / accessory building exceeding the maximum height requirement of 15-ft, on a tract located at 3815 Pinebluff, being Lot 1, Block E, Timber Creek Estates, 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 (SUP) within the (SF-10) Single-Family Residential district allowing for a detached garage / accessory building exceeding the maximum height requirement of 15-ft, on a tract located at 3815 Pinebluff, being Lot 1, Block E, Timber Creek Estates, City and County of Rockwall, Texas; and

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

1. The detached garage / accessory building shall comply with the approved site plan (Exhibit "A") and building elevations (Exhibit "B").
2. The detached garage / accessory building shall not exceed an overall height of 26 ½ feet.
3. The area of the detached garage (Exhibit "C") shall not exceed 900 sq ft.
4. The second floor "guest quarters/secondary living unit" (Exhibit "D") shall not exceed 30% of the area of the main structure (i.e. 904 sq ft).
5. The "guest quarters/secondary living unit" shall be ancillary to the primary use and only one such unit shall be provided.

6. The detached garage / accessory structure may not be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.
7. The accessory building is subject to administrative review in the event that the subject property is sold, conveyed to another party, subdivided or replatted.
8. The City Council reserves the right to review the SUP granted herein upon the expiration of one (1) year from the date hereof.

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

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, 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 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 20th day of July, 2009.

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: 07-06-09

2nd Reading: 07-20-09

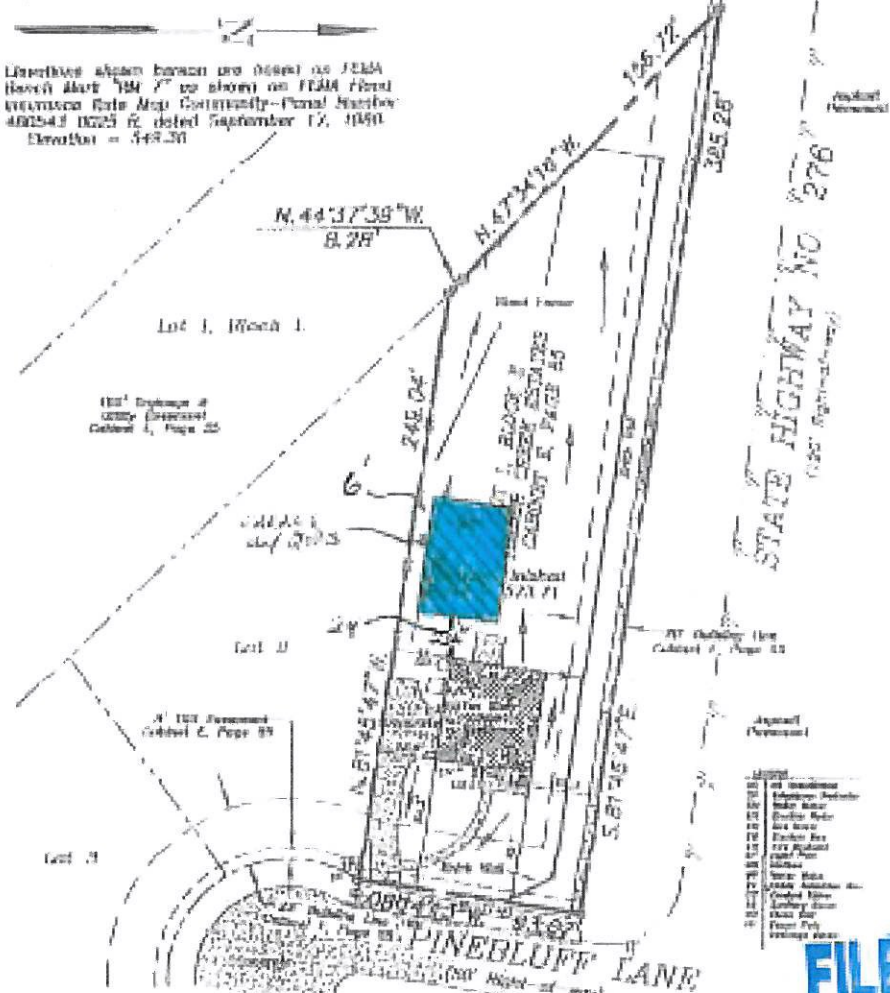
FINAL SURVEY

TO ALL PARTIES IN THE PREMISES:

This is to certify that I have this day, made a careful and accurate survey on the ground of the property herein at 1375 Woodliff Lane by the City of Rockwall, Texas, being described as follows:

Block 1, Block E, of Timber Creek Estates, in addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet E, Page 25 and called in Cabinet E, Page 25 of the Plat Records of Rockwall County, Texas, together with a Street Name Change dated November 14, 2001, recorded in Volume 2331, Page 350, State Public Records, Rockwall County, Texas.

Distances shown herein are based on FEMA Beach Map 19M 7' as shown on FEMA Flood Insurance Rate Map Community-Panel Number 480254-2 DG25 & dated September 17, 1990. Elevation = 548.30



STATE HIGHWAY NO 276
(1957 Replat)

FILE COPY

I, Austin J. Redford, a Registered Professional Land Surveyor, do hereby certify that the survey shown herein represents the results of an on the ground survey made under my supervision and direction and that all dimensions are as shown herein. THERE ARE NO UNRECORDED ENCUMBRANCES, CONFLICTS OR PROVISIONS KNOWN TO ME.

Austin J. Redford



RECEIVED
JUN 03 2009

Austin J. Redford
Registered Professional Land Surveyor No. 4133

BOOK	1	DATE	7-21-09
PLAT	1	PREPARED BY	A. J. Redford
OR	1	FILED BY	A. J. Redford

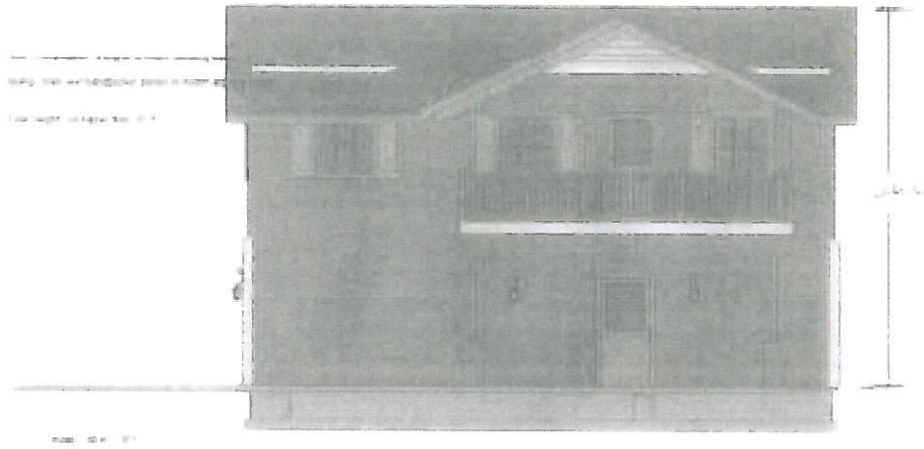
LOT 1, BLOCK E
TIMBER CREEK
ESTATES
ROCKWALL, TEXAS

ABA Partners, Inc.
Registered Professional Land Surveyors
100 South Main, Suite 1100, Rockwall, Texas 75087
972.962.0000 • Fax 972.962.0001

Z 2009 009

1/4" = 6.25 FT

3815 PINE BLUFF



3815 PINE BLUFF

NO SCALE

OUTLINE

3815 PLUS BLUFF



SOUTH VIEW

3815 PLUS BLUFF
1/2017-1/11

West View



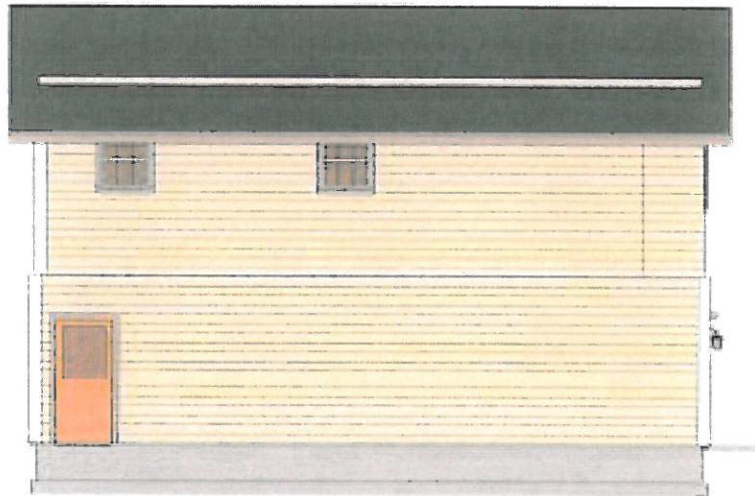
11/5/17 11/8/10

3x5 PINE BLEED

1/2" = 1 FT



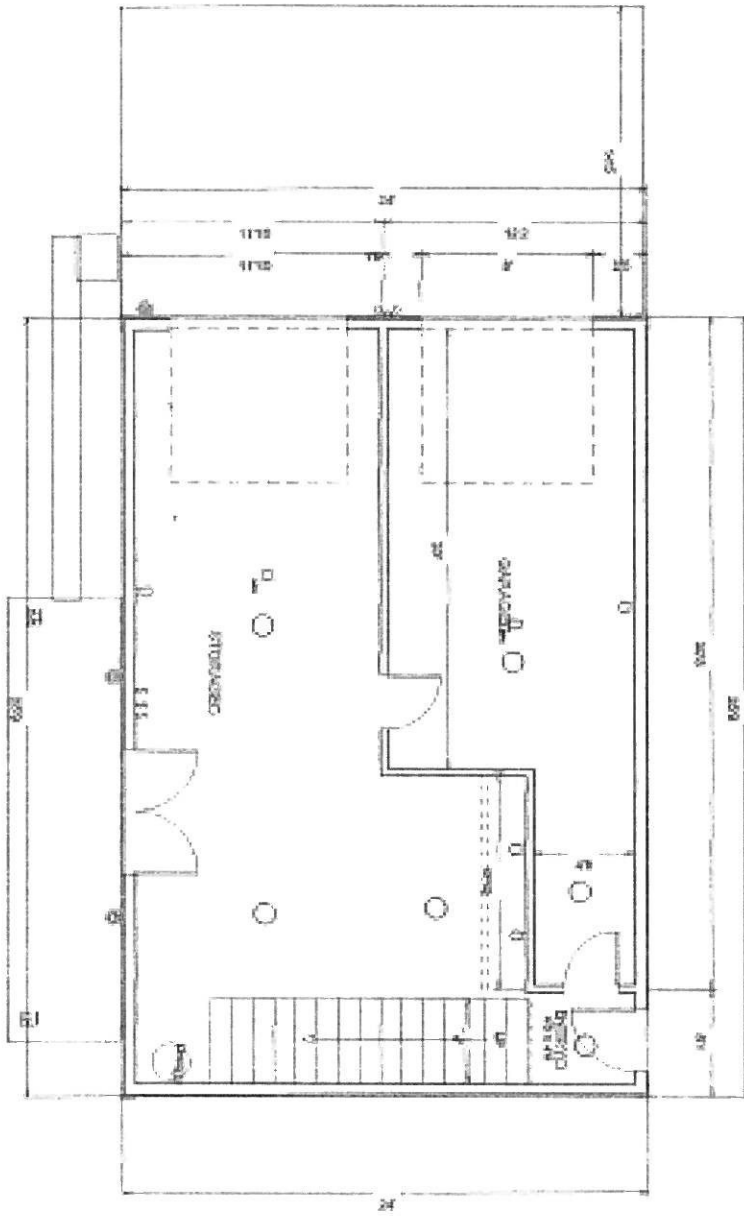
EAST VIEW



3x5 Pine Bleed
1/2" = 1 FT

WEST VIEW

3015 PINE BLUFF LN

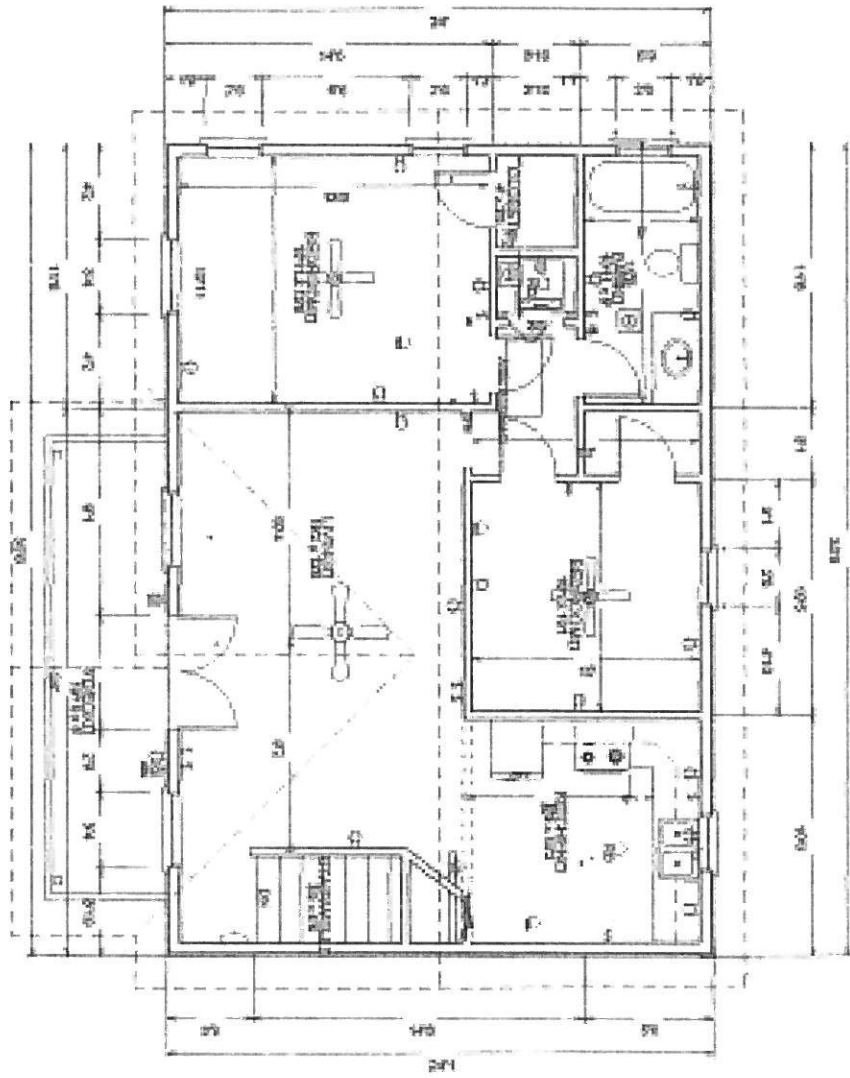


1ST FLOOR (GARAGE)

1/4" = 1'

Exhibit C

3615 BIDE BLUFF LN



2ND FLOOR

1/4" = 1 FT

Exhibit D