

ORDINANCE NO. 83-52

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR STRUCTURES WITH LESS THAN 100% NONCOMBUSTIBLE STRUCTURAL MATERIALS AND 90% MASONRY FACADE IN A COMMERCIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 AND THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF A 15.6 ACRE TRACT DESIGNATED AS FIRST TRACT AS CONVEYED TO MRS. CARTER WOOLDRIDGE, RECORDED IN VOLUME 58, PAGE 236, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 30 WITH THE EAST LINE OF SAID 15.6 ACRE TRACT, A ½" IRON STAKE FOUND FOR CORNER: THENCE, S. 8 DEG. 06 MIN. 41 SEC. E., LEAVING THE SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 1784.38 FEET TO A ½" IRON STAKE SET FOR CORNER; THENCE, N. 45 DEG. 02 MIN. 18 SEC. W., A DISTANCE OF 494.20 FEET TO A ½" IRON STAKE FOUND FOR CORNER; THENCE, N. 6 DEG. 23 MIN. 13 SEC. W., A DISTANCE OF 1342.51 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A ½" IRON STAKE FOUND FOR CORNER; THENCE, N. 71 DEG. 25 MIN. E. ALONG THE SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 260.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.010 ACRES OF LAND; AND BEING A TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200 AND THE E.P.G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF THAT TRACT DESIGNATED AS SECOND TRACT AS CONVEYED TO JIMMY WOOLDRIDGE RECORDED IN VOLUME 58, PAGE 236, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 30 WITH THE EAST LINE OF SAID TRACT RECORDED IN VOLUME 58, PAGE 236, A ½" IRON STAKE FOUND FOR CORNER; THENCE, S. 11 DEG. 18 MIN. E., LEAVING THE SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 1887.62 TO A ½" IRON STAKE FOUND FOR CORNER; THENCE, S. 45 DEG. 33 MIN. 07 SEC. W., A DISTANCE OF 140.56 FEET TO A ½" IRON STAKE FOUND FOR CORNER; THENCE, N. 45 DEG. 02. MIN. 18 SEC. W., A DISTANCE OF 200.00 FEET TO A ½" IRON STAKE SET FOR CORNER; THENCE, N. 8 DEG. 06 MIN. 41 SEC. W., A DISTANCE OF 1784.38 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A ½" IRON STAKE FOUND FOR CORNER; THENCE, N. 71 DEG. 25 MIN. E., ALONG THE SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 130.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.908 ACRES OF LAND; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, Texas, 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOT, THEREFORE, BE IT ORDAINED BY the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a Conditional Use Permit for structures with less than 100% noncombustible structural materials and 90% masonry facade on a tract of land described as follows:

BEING a tract of land situated in the James Smith Survey, Abstract no. 200 and the E.P.G. Chusum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and also being part of a 15.6 acre tract designated as First Tract as conveyed to Mrs. Carter Wooldridge, recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said 15.6 acre tract, a $\frac{1}{2}$ " iron stake found for corner;
THENCE, S. 8 deg. 06 min. 41 sec. E., leaving the said South line of Interstate Highway No. 30, a distance of 1784.38 feet to a $\frac{1}{2}$ " iron stake set for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 494.20 feet to a $\frac{1}{2}$ " iron stake found for corner;
THENCE, N. 6 deg. 23 min. 13 sec. W., a distance of 1342.51 feet to a point on the South line of Interstate Highway No. 30, a $\frac{1}{2}$ " iron stake found for corner;
THENCE, N. 71 deg. 25 min. E. along the said South line of Interstate Highway No. 30, a distance of 260.86 feet to the Place of Beginning and containing 10.010 acres of land, and

BEING a tract of land situated in the James Smith Survey, Abstract No. 200 and the E.P.G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and also being part of that tract designated as Second Tract as conveyed to Jimmy Wooldridge recorded in Volume 58, Page 236, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Interstate Highway No. 30 with the East line of said tract recorded in Volume 58, Page 236, a $\frac{1}{2}$ " iron stake found for corner;
THENCE, S. 11 deg. 18 min. E., leaving the said South line of Interstate Highway No. 30, a distance of 1887.62 to a $\frac{1}{2}$ " iron stake found for corner;
THENCE, S. 45 deg. 33 min. 07 sec. W., a distance of 140.56 feet to a $\frac{1}{2}$ " iron stake found for corner;
THENCE, N. 45 deg. 02 min. 18 sec. W., a distance of 200.00 feet to a $\frac{1}{2}$ " iron stake set for corner;
THENCE, N. 8 deg. 06 min. 41 sec. W., a distance of 1784.38 feet to a point on the South line of Interstate Highway No. 30, a $\frac{1}{2}$ " iron stake found for corner;
THENCE, N. 71 deg. 25 min. E., along the said South line of Interstate Highway No. 30, a distance of 130.56 feet to the Place of Beginning and containing 7.908 acres of land.

SECTION 2. That this Conditional Use Permit shall be limited to two years from the date of approval.

SECTION 3. That this Conditional Use Permit shall be limited to eight (8) buildings.

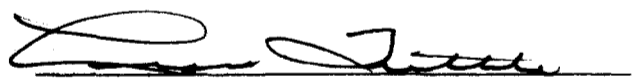
SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above described property requires classification so as to grant a Conditional Use Permit for structures with less than 100% noncombustible structural materials and 90% masonry facade in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

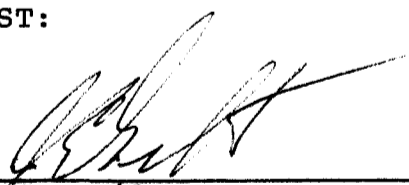
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 7th day of November, 1983.

APPROVED:



Mayor

ATTEST:



City Council