

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 AN ELEMENTARY SCHOOL IN AN "SF-10" SINGLE FAMILY RESIDENTIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT A POINT FOR A CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF NORTHSORE, PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN VOLUME 3, PAGE 44, MAP RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE: NORTH $0^{\circ} 28' 17''$ WEST A DISTANCE OF 343.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $78^{\circ} 39' 34''$ AND A RADIUS OF 32.50 FEET; THENCE: AROUND SAID CURVE AN ARC DISTANCE OF 44.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $12^{\circ} 11' 17''$ AND A RADIUS OF 665.00 FEET; THENCE: AROUND SAID CURVE AN ARC DISTANCE OF 141.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE: NORTH $66^{\circ} 00'$ EAST A DISTANCE OF 285.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $24^{\circ} 00'$ AND A RADIUS OF 335.00 FEET; THENCE: AROUND SAID CURVE AN ARC DISTANCE OF 140.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE: EAST A DISTANCE OF 127.37 FEET TO A POINT FOR A CORNER ON THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE; THENCE: SOUTH WITH THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE AND THE ADDITION LINE OF NORTHSORE, PHASE ONE A DISTANCE OF 534.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $18^{\circ} 45' 17''$ AND A RADIUS OF 330.00 FEET; THENCE: AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION WITH SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 108.02 FEET TO A POINT FOR A CORNER ON THE NORTH LINE OF AN ALLEY AND SAID ADDITION LINE OF NORTHSORE, PHASE ONE; THENCE: WEST WITH SAID ALLEY AND ADDITION LINE A DISTANCE OF 517.89 FEET TO A POINT FOR A CORNER ON THE EAST RIGHT-OF-WAY LINE OF CARRIAGE TRAIL; THENCE: NORTH WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 77.00 FEET TO A POINT FOR A CORNER; THENCE: WEST WITH SAID ADDITION LINE A DISTANCE OF 181.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.55 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE 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 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:

NOW, 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 an elementary school in a "SF-10" Single Family Residential District on a tract of land described as follows:

BEGINNING at a point for a corner at the most Westerly Northwest corner of Northshore Phase One, an addition to the City of Rockwall, recorded in Volume 3, Page 44, Map Records of Rockwall County, Texas:

THENCE: North $0^{\circ} 28' 17''$ West a distance of 343.07 feet to the point of curvature of a circular curve to the Right having a central angle of $78^{\circ} 39' 34''$ and a radius of 32.50 feet;

THENCE: Around said curve an arc distance of 44.62 feet to the point of reverse curvature of a circular curve to the Left having a central angle of $12^{\circ} 11' 17''$ and a radius of 665.00 feet.

THENCE: Around said curve an arc distance of 141.46 feet to the point of tangency of said curve;

THENCE: North $66^{\circ} 00'$ East a distance of 285.56 feet to the point of curvature of a circular curve to the Right having a central angle of $24^{\circ} 00'$ and a radius of 335.00 feet;

THENCE: Around said curve an arc distance of 140.32 feet to the point of tangency of said curve;

THENCE: East a distance of 127.37 feet to a point for a corner on the West right-of-way line of Highland Drive;

THENCE: South with the West right-of-way line of Highland Drive and the addition line of Northshore, Phase One a distance of 534.56 feet to the Point of Curvature of a circular curve to the Left having a central angle of $18^{\circ} 45' 17''$ and a radius of 330.00 feet;

THENCE: Around said curve in a Southeasterly direction with said right-of-way line an arc distance of 108.02 feet to a point for a corner on the North line of an alley and said addition line of Northshore, Phase One;

THENCE: West with said alley and addition line a distance of 517.89 feet to a point for corner on the East right-of-way line of Carriage Trail;

THENCE: North with said right-of-way line a distance of 77.00 feet to a point for a corner;

THENCE: West with said addition line a distance of 181.51 feet to the Point of Beginning and Containing 8.55 Acres of Land.

SECTION 2. That there shall be no time limit on this Conditional Use Permit.

SECTION 3. 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 ordinance.

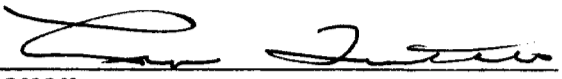
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty 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 5. Whereas, it appears that the above described property requires classification so as to grant a Conditional Use Permit for an elementary school 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 5th day of December, 1983.

APPROVED:



Mayor

ATTEST:



City Secretary