

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 A STRUCTURE WITH LESS THAN 100% NONCOMBUSTIBLE STRUCTURAL MATERIALS IN A COMMERCIAL DISTRICT ON LOT 2, BLOCK A, PANEX LTD. ADDITION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) 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, and 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 a structure with less than 100% noncombustible structural materials on a tract of land described as Lot 2, Block A, Panex Ltd. Addition.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.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 3. That the following construction methods and practices be followed:

- a. Floor systems - Wood floor trusses be used throughout as long as the entire floor system is a minimum rating of one (1) hour fire resistive construction, to be constructed with minimum of $\frac{1}{2}$ inch plywood subfloor, covered with a minimum of $1\frac{1}{2}$ inch of lightweight concrete over 15 lbs. felt moisture barrier.
- b. Exterior Wall Coverings - To be 100% brick masonry construction.

- c. Wall systems - All wall systems whether load bearing or non-load bearing shall be a minimum of one (1) hour fire resistive construction throughout, which consist of one layer of TYPE X FIRE RATED SHEETROCK on both sides of any and all wood frame walls.
- d. Unit separation Walls - Each common wall that separates any one unit from another shall be rated as a two (2) hour fire resistive wall, that extends from sub grade through the attic and extend 5 ft. 0 in. parallel to the botton of the roof truss top chords.
- e. Electrical Systems - Each individual unit must have an independent electrical service supplied and be metered to that individual unit and be totally separate from any other system.
- f. Pre-fabricated Fireplace Installation - All pre-fabricated fireplace installation chase walls shall be lined with two layers of TYPE X FIRE RATED SHEETROCK from base of firebox through roof chimney cap. All metal fire boxes must be supported off the floor by masonry blocks.
- g. Ceiling Construction - All ceiling construction must be one (1) hour fire rated throughout complex and within each unit. The one (1) hour rated ceiling must be a minimum of ½ inch TYPE X GYPSUM SHEETROCK applied at right angles to resilient furring channels with 1 inch TYPE S drywall screws 12 inches O.C.

SECTION 4. That there shall be no time limit on the Conditional Use Permit.

SECTION 5. 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, as amended herein by granting of this zoning change, and as may be amended in the future.


SECTION 6. 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, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of fine not to exceed the sum of One Thousand Dollars (\$1,000.00) for each

offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. Whereas, it appears that the above described property requires classification so as to grant a Conditional Use Permit for a structure with less than 100% noncombustible structural materials 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 March, 1984.

APPROVED:



Mayor

ATTEST:



City Secretary