

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 REMODELING OF A STRUCTURE WITH LESS THAN 100% NONCOMBUSTIBLE STRUCTURAL MATERIALS ON A TRACT OF LAND DESCRIBED MORE FULLY AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, A-65 AND BEING A PART OF A 17.1 ACRE TRACT CONVEYED TO JAMES R. DUDNEY OF RECORD IN VOLUME 47, PAGE 599, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 205, 577.14 FEET, SOUTH 30°40'00" EAST OF THE SOUTHEAST INTERSECTION OF STATE HIGHWAY 205 AND YELLOW-JACKET LANE AND ON THE SOUTHWEST CORNER OF THE FINA TRACT; THENCE NORTH 45°27'45" EAST WITH THE SOUTH LINE OF SAID FINA TRACT, 300 FEET, IN ALL A TOTAL DISTANCE OF 636.21 FEET TO AN IRON ROD IN FENCE LINE; THENCE SOUTH 45°02'21" EAST WITH FENCE LINE 350.58 FEET TO AN IRON ROD IN FENCE CORNER; THENCE SOUTH 45°21'37" WEST WITH FENCE LINE 225.77 FEET TO AN IRON ROD IN FENCE CORNER; THENCE SOUTH 25°48'39" EAST WITH FENCE LINE 125.41 FEET TO AN IRON ROD IN FENCE CORNER; THENCE SOUTH 23°16'43" WEST WITH FENCE LINE 122.03 FEET TO AN IRON ROD IN FENCE CORNER; THENCE SOUTH 64°04'48" WEST WITH FENCE LINE 127.71 FEET TO AN IRON ROD IN FENCE CORNER; THENCE NORTH 32°04'27" WEST WITH FENCE LINE 132.86 FEET TO AN IRON ROD IN FENCE CORNER; THENCE SOUTH 51°50'37" WEST WITH FENCE LINE 247.90 TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY OF HIGHWAY 205; THENCE NORTH 30°40'00" WEST WITH THE EAST RIGHT-OF-WAY OF HIGHWAY 205, 327.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.158 ACRES OF LAND, MORE OR LESS; 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 remodeling of a structure with less than 100% noncombustible structural materials on a tract of land described as:

Being a tract of land situated in the Joseph Cadle Survey, A-65 and being a part of a 17.1 acre tract conveyed to James R. Dudney of record in Volume 47, Page 599, Deed Records, Rockwall County, Texas, and more particularly described as follows:

BEGINNING on the East right-of-way of State Highway 205, 577.14 feet, South 30°40'00" East of the Southeast intersection of State Highway 205 and Yellowjacket Lane and on the Southwest corner of the Fina tract;
THENCE North 45°27'45" East with the South line of said Fina tract, 300 feet, in all a total distance of 636.21 feet to an iron rod in fence line;
THENCE South 45°02'21" East with fence line 350.58 feet to an iron rod in fence corner;
THENCE South 45°21'37" West with fence line 225.77 feet to an iron rod in fence corner;
THENCE South 25°48'39" East with fence line 125.41 feet to an iron rod in fence corner;
THENCE South 23°16'43" West with fence line 122.03 feet to an iron rod in fence corner;
THENCE South 64°04'48" West with fence line 127.71 feet to an iron rod in fence corner;
THENCE North 32°04'27" West with fence line 132.86 feet to an iron rod in fence corner;
THENCE South 51°50'37" West with fence line 247.90 to a concrete monument on the East right-of-way of Highway 205;
THENCE North 30°40'00" West with the East right-of-way of Highway 205, 327.31 feet to the place of Beginning and containing 6.158 acres of land more or less.

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

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

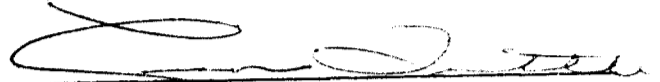
SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction 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 6. Whereas, it appears that the above described property requires classification so as to grant a Conditional Use Permit for remodeling of 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 and 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 4th day of June, 1984.

APPROVED:



Mayor

ATTEST:



City Secretary