

ORDINANCE NO 86-6

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "SF-7" SINGLE FAMILY TO "O" OFFICE CLASSIFICATION WITH A CONDITIONAL USE PERMIT FOR A FUNERAL HOME, SAID TRACT DESCRIBED AS FOLLOWS: BEING THE W. 50' x 100' OF LOT 4, IN BLOCK J OF SANGER BROTHERS ADDITION, AN ADDITION TO THE TOWN OF ROCKWALL, ACCORDING TO THE MAP OR DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE N. E. CORNER OF SAID LOT 4; THENCE 100' IN A SOUTHERLY DIRECTION ALONG THE E. LINE OF LOT 4 100' MORE OR LESS TO THE S. E. CORNER OF SAID LOT 4; THENCE IN A WESTERLY DIRECTION 50' ALONG THE S. LINE OF LOT 4 TO A POINT FOR CORNER; THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH THE E. LINE OF LOT 4 100" MORE OR LESS TO A POINT FOR CORNER IN THE N. LINE OF LOT 4; THENCE IN AN EASTERLY DIRECTION ALONG LINE OF LOT 4 50' MORE OR LESS TO THE N. E. CORNER THEREOF BEING THE POINT OF BEGINNING; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR SPECIAL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE

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, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "O" Office classification with a Conditional Use Permit for a funeral home to the following described property:

Being the W. 50' x 100' of Lot 4, in Block J of Sanger Brothers Addition, an addition to the town of Rockwall, according to the map or deed records of Rockwall County, Texas, and being described as follows:

BEGINNING at the N. E. Corner of said Lot 4;

THENCE 100' in a southerly direction along the E. line of Lot 4 100' more or less to the S. E. corner of said Lot 4;

THENCE in a Westerly direction 50' along the S. line of Lot 4 to a point for corner;

THENCE in a Northerly direction and parallel with the E. line of Lot 4 100' more or less to a point for corner in the N. line of Lot 4;

THENCE in an Easterly direction along line of Lot 4 50' more or less to the N. E. corner thereof being the point of beginning.

SECTION 2. That no services will be conducted in the building.

SECTION 3. That the building shall be brought up to Code.

SECTION 4. That the applicant shall not be granted a waiver on the parking standards.

SECTION 5. That there will be a time limit placed on the Conditional Use Permit of twelve (12) months, at which time the permit shall be reviewed annually.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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.

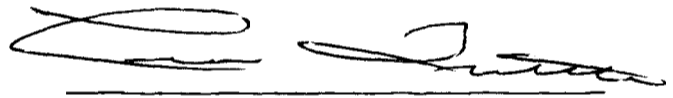
SECTION 7. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 8. 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 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.

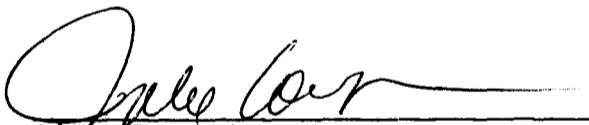
SECTION 9. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 10th day of February, 1986.

APPROVED:

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 2/3/86

2nd reading 2/10/86