

ORDINANCE NO. 86-27

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 THE TEMPORARY LOCATION OF ONE (1) MOBILE HOME ON A TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; 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 grant a Conditional Use Permit for the temporary location of one (1) mobile home on a tract of land more particularly described in Exhibit "A".

Section 2. This Conditional Use Permit is granted subject to the following conditions:

- a. A time limit of one year or less is placed upon this Conditional Use Permit.

- b. The mobile home must be located in a manner so as to have access to a public right-of-way within 200 ft.
- c. The mobile home must be connected to an approved water/sewer system.
- d. The mobile home must have provision for garbage and trash collection.
- e. The mobile home must tie down and meet all other applicable ordinances related to mobile homes.

Section 3. That the 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 Conditional Use Permit, and as may be amended in the future.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor 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 5. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications

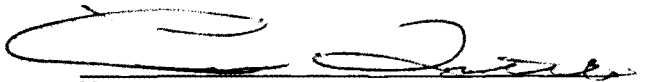
of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. 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.

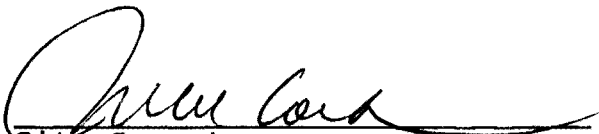
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 8th day of April, 1986.

APPROVED:


Mayor

ATTEST:


City Secretary

1st reading 3/31/86

2nd reading 4/8/86

EXHIBIT "A"

FIRST TRACT: All that certain lot, tract or parcel of land, a part of the J. M. Allen and a part of the W. A. Baird Surveys in Rockwall County, Texas, described as follows:

BEGINNING at the southwest corner of a tract of land conveyed by C. A. Coates and wife to E. D. Foree by deed dated Sept. 25, 1915, the same being 2455 feet West of the east line of the W. H. Baird Survey;

THENCE NORTH $3/4$ deg West with the west line of said tract sold by C. A. Coates to said Foree 2692 feet to a stake in fence line on the north line of the J. M. Allen Survey;

THENCE NORTH 89 deg. 50 Min. West with fence 1049 feet to A. M. Garrett's NE corner;

THENCE SOUTH $1/4$ deg West at 2600 feet the South line of the J. M. Allen survey and the north line of the W. H. Baird Survey at 2699 feet, A. M. Garrett's SE corner in middle of Rockwall-Blackland public road;

THENCE NORTH 89 deg 50 Min East with the middle of said Public road to the place of beginning, containing 66.26 acres of land, and being same tract of land conveyed by C. O. Lofland and wife, Ollie Lofland to Sam Underwood by deed dated Dec. 14th AD 1921 and recorded in Vol. 21 on Page 348 of the Deed Records of Rockwall County, Texas.