

SECTION 2. That the Conditional Use Permit shall be subject to the following special conditions:

- A. There shall be no time limit on the Conditional Use Permit.
- B. This permit shall be valid only for the drive access and parking as indicated on the site plan approved by the City Council of the City of Rockwall.

SECTION 3. 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 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 (\$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, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, 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 That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.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.

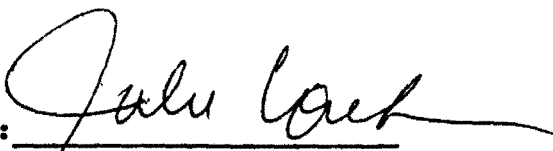
DULY PASSED AND APPROVED this 1st day of December, 1986.

APPROVED:



Mayor

ATTEST:

BY: 

1st reading 11/17/86

2nd reading 12/1/86

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a 0.4124 acre tract of land situated in the B.J.T. Lewis Survey, Abstract No. 325 and the B.F. Boydston Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron pin set in concrete in the west right-of-way line of Fannin Street (a 50' R.O.W.), said point being 146.58 feet north of the intersection of the north right-of-way line of Boydston Avenue (a 60' R.O.W.) and the said west right-of-way line of Fannin St;

THENCE, leaving said west right-of-way line S 89°09'10" W, a distance of 224.86 feet to an iron pin set in concrete;

THENCE, North, a distance of 78.29 feet to a point for corner;

THENCE, N 88°20'03" E, a distance of 224.93 feet to an iron pin set in concrete in the west right-of-way line of said Fannin Street;

THENCE, along the said west right-of-way line of Fannin Street a distance of 81.5 feet to the POINT OF BEGINNING and containing 17,963 square feet or 0.4124 acres of land.