

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 TEMPORARY GUN CLUB AND TARGET RANGE ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) 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 a temporary gun club and target range on the tract of land described in Exhibit "A".

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

1. Permit is subject to review one year from the date of passage of this ordinance.
2. Permit is subject to review at any time when the development process is initiated on adjacent or nearby property.
3. Permit shall include a temporary portable building.
4. Building permit for construction of said building may be issued without requiring the property to be platted.
5. Only skeet shooting will take place as an activity on the property by club members.

SECTION 3. 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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.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 4. 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 5. 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.

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SECTION 6. 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 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 of this ordinance are declared to be severable.

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 4th day of May, 1987.

APPROVED:

J. R. Miller

ATTEST:

By: *Julie Cole*

1st reading 4/20/87
2nd reading 5/4/87

EXHIBIT "A"

All that certain tract or parcel of land situated in Rockwall County, Texas, described as follows:

J.H.B. Jones Survey, Abstract No. 125 and the J. A. Ramsey Survey, Abstract No. 774, described as follows:

BEGINNING at the intersection of the North line of the Rockwall and Nadine road with the East line of the Forney Farmersville public road, said beginning point also being the Southwest corner of this tract of land;

THENCE East along the said North line of said Rockwall and Nadine public road 950 varas to a stake for corner;

THENCE North parallel to the Forney and Farmersville public road 475 varas to a stake for corner;

THENCE West and parallel with the Rockwall and Nadine public road 950 varas to a stake for corner in the East line of said Forney and Farmersville public road;

THENCE South along said road 475 varas to the place of beginning, containing eighty (80) acres of land;

SAVE AND EXCEPT 1.197 acres conveyed off the West end for right-of-way for Farm to Market Road No. 549 by deed recorded in Volume 42, Page 317, Deed Records of Rockwall County, Texas; and

SAVE AND EXCEPT 2.315 acres conveyed off the South side of said tract for right-of-way for Farm to Market Road No. 1143 by Deed recorded in Volume 45, Page 182 Deed Records of Rockwall County, Texas, leaving a net remainder in this tract of 76.488 acres of land.