

ORDINANCE NO. 91-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A GARDEN CENTER TO BE LOCATED ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A Conditional Use Permit for a garden center has been requested by Michael Stephenson for the property described as Lot 1, Block A, Henry Africa Addition; and

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 so as to grant a Conditional Use Permit for a garden center on the property as Lot 1, Block A, Henry Africa Addition.

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

1. That the garden center shall conform to the approved site plan attached hereto as Exhibit "A"
2. That the future greenhouse identified on the site plan shall be screened from the I-30 frontage with an evergreen planting hedge, and that bagged inventory will be stored behind the hedge
3. That the owner be required to maintain the outside storage areas in a neat and orderly manner free from debris and that the screening areas be maintained at all times.
4. That the Commission shall be notified of any change in ownership of the garden center approved herein and dependent upon changed circumstances the

Commission and the Council reserve the right to hold hearings to consider revoking the permit granted herein.

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 Conditional Use Permit and as may be amended in the future.

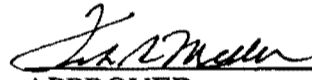
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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 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.1 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 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 7th day of October, 1991.

  
APPROVED

  
ATTEST

1st Reading 9/16/91  
2nd Reading 10/7/91

# Exhibit "A"

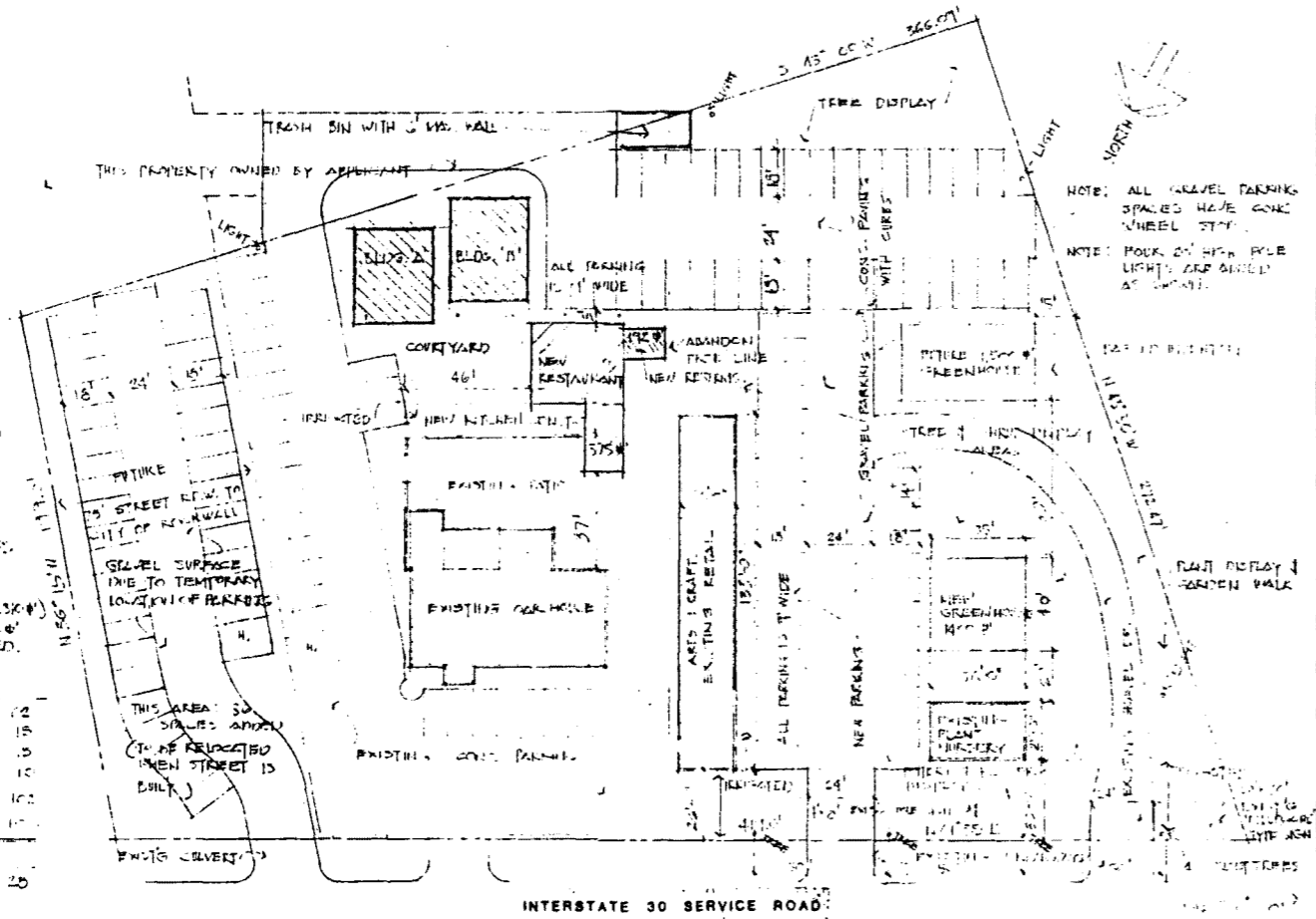
TOTAL STRUCTURES: 10,197 S.F.

LOT AREA: 131,220 S.F. (1.3 AC)

NOTE: BLDG'S A & B ADD 5,000 S.F.

**IRRIGATION NOTES:**  
 EXISTING CAR HOLE HAS A LANDSCAPE IRRIGATION PLAN.  
 NEWLY ADDED CRAFT BUILDINGS ARE ON 50,42 S.F. OF LAND. REG. INNS 5,247 S.F. OF IRRIGATED LANDSCAPE. THE YARD AREA BETWEEN 1-30 AND FRONT OF BUILDING PROVIDES 4,400 S.F. PLUS 110 S.F. BETWEEN CRAFT BUILDING AND PARKING. 5,300 S.F. NEW BLDG. COVERS 4,500 S.F. OF LAND. 1,800 S.F. IRRIGATED.

PARKING:	
EXISTING CAR HOLES	22
NEW RETAIL BAY	15
ARTS & CRAFT BAY	10
NEW PARKING	10
TOTAL	102
LESS	82
<b>NET GAIN IN PARKING:</b>	<b>20</b>



INTERSTATE 30 SERVICE ROAD