

ORDINANCE NO. 41-50

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 SATELLITE RECEIVER EXCEEDING THE ALLOWED HEIGHT IN A RESIDENTIAL DISTRICT ON THE PROPERTY DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) 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 satellite receiver exceeding the allowed height in a residential district has been requested by Ricky Smith for Lot 9, Block C, Turtle Cove 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 satellite receiver exceeding the allowed height in a residential district on Lot 9, Block C, Turtle Cove Addition.

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

1. the CUP is limited to receiver as shown on the approved site plan attached as Exhibit "A".
2. that the maximum height of the receiver is 20 feet.

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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.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

Mary Nichols
ATTEST

J. R. Mack
APPROVED

1st Reading September 16, 1991
2nd Reading October 7, 1991

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at No. 2122 Turtle Cove Blvd. in the City of Rockwall, Texas, being Lot No. 9, Block C, of Turtle Cove, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Slide B, Page 235, Map Records of Rockwall County, Texas.

ACCORDING TO THE COMENITY - PANEL NO. 180547-00058 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OR FLOOD HAZARD BOUNDARY MAP DATED July 16, 1989, THE PROPERTY SHOWN IS NOT LOCATED IN ZONE A (100 YEAR FLOOD HAZARD AREA).

