

ORDINANCE NO. 92-20

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 GUEST QUARTERS IN A RESIDENTIAL ZONING DISTRICT ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR CONDITIONS; 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 guest quarters in a residential zoning district in a residential area has been requested by Darlene Hawk for a tract of land described herein; 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 guest quarters in a residential zoning district on a tract of land described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That the Conditional Use Permit shall conform to all requirements as set forth in the Comprehensive Zoning Ordinance and shall be subject to the following special conditions:

1. That the guest quarters shall not be used for rental purposes.

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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.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

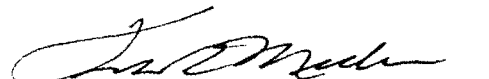
Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense 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 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 1st day of June, 1992.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 5/18/92

2nd reading 6/1/92

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Revised 1-1-76
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

DEED OF TRUST TO SECURE ASSUMPTION

(WHERE BENEFICIARY IS LIABLE ON NOTE ASSUMED)

THE STATE OF TEXAS
COUNTY OF ROCKWALL

}

KNOW ALL MEN BY THESE PRESENTS:

EXHIBIT "A"

That I, DARLENE C. HAWK,

of Rockwall County, Texas, hereinafter called Grantors (whether one or more) for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto EDMUND R. WOOD Trustee, of Dallas County, Texas, and his substitutes or successors, all of the following described property situated in Rockwall County, Texas, to-wit:

Being a tract of land in the N. M. BALLARD SURVEY, ABSTRACT NO. 24 and being part of the First and Second Tracts of land conveyed to J. C. Tadlock and wife, Eva E. Tadlock of record in Volume 48, Page 493, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the North line of State Highway 276, South 87 degrees 18 minutes 09 seconds West 197.3 feet from Southeast corner of the N. M. Ballard Survey, Abstract No. 24;

THENCE South 87 degrees 18 minutes 09 seconds West, with the Right of Way of Highway 276, 117.5 feet to an iron rod for corner;

THENCE North 02 degrees 41 minutes 51 seconds West 185.00 feet to an iron rod for corner;

THENCE North 87 degrees 18 minutes 09 seconds East, 117.5 feet to an iron rod for corner;

THENCE South 02 degrees 41 minutes 51 seconds West, 185.00 feet to the place of beginning and containing .5 acres of land.