

ORDINANCE 93-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO APPROVE A CONDITIONAL USE PERMIT FOR CARETAKERS QUARTERS IN A LIGHT INDUSTRIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 caretakers quarters in a Light Industrial zoning classification has been requested by Robert Chambers for the property described in Exhibit "A", attached hereto; 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 previously given the requisite notices by publication and otherwise, and have previously 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 granting a Conditional Use Permit for a caretakers quarters in a Light Industrial zoning classification to be located within the existing building on a tract of land described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. Any person, firm or corporation violating any of the provisions of this ordinance 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 3. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the

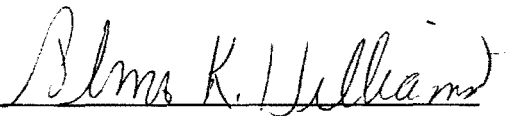
Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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. 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 case provides.

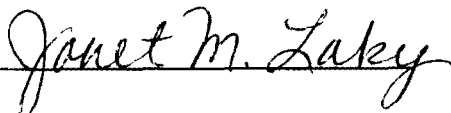
DULY PASSED AND APPROVED this 2nd day of August, 1993.

APPROVED:



Mayor

ATTEST:

BY 

1st reading 7/19/93

2nd reading 8/2/93

LEGAL DESCRIPTION

1651 AIRPORT ROAD

TRACT I:

BEING a tract of land in the N. Butler Survey, Abstract No. 20, Rockwall County, Texas, and being a part of a 14.01 acre tract of record in Volume 52, Page 64, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of the said 14.01 acre tract, an iron rod for corner in the margin of a gravel road;

THENCE South with the West margin of said road and the East line of said 14.01 acre tract, 246.2 feet to an iron rod for corner;

THENCE North 88 degrees 15 minutes West, 175.0 feet to an iron rod for corner;

THENCE North 146.2 feet to an iron rod on the North line of said 14.01 acre tract in a fence line and hedge row;

THENCE South 88 degrees 15 minutes East with the North line of said 14.01 acre tract and fence line and hedge row, 175.0 feet to the PLACE OF BEGINNING and containing 0.988 acres of land, more or less.

TRACT II:

BEING property located at :Rockwall Airport in Rockwall County, Texas, and being out of the N. Butler Survey, Abstract No. 20 and being a part of a 14.01 acre tract as described in Volume 52 at Page 64 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the Southeast corner of a 0.988 acre tract of land as conveyed to Bruce Sidlinger and Wife, Joanne Sidlinger, as filed in Volume 142 at Page 85 of the Deed Records of Rockwall County, Texas, said beginning point being located South 246.2 feet from the Northeast corner of said 14.01 acre tract of land;

THENCE South with the east line of said 14.01 acre tract 35 feet to an iron stake set for corner;

THENCE North 88 degrees 15 minutes West parallel to said 0.988 acre tract and continuing for a total distance of 308.19 feet to an iron stake for corner;

THENCE North parallel to the West line of said 0.988 acre tract 281.20 feet to an iron stake set in old fence line and on the North line of said 14.01 acre tract;

THENCE South 88 degrees 15 minutes East generally with fence and the North line of said 14.01 acre tract 133.19 feet to an iron stake located for corner and being the Northwest corner of said 0.988 acre tract;

THENCE South with the West line of said 0.988 acre tract 246.20 feet to an iron stake located for corner at the Southwest corner of said 0.988 acre tract;

THENCE South 88 degrees 15 minutes East with the South line of said 0.988 acre tract 175 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.