

ORDINANCE 94-1

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 A RESIDENTIAL USE AS AN ACCESSORY USE TO A PERMITTED USE IN THE CENTRAL BUSINESS 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 residential use as an accessory use to a permitted use in the Central Business District has been requested by Beverly Jacob for the property described as Lot 6C, Block M, Rockwall Original Town; 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 residence as an accessory use in the Central Business District to be located on a tract of land described as Lot 6C, Block M, Rockwall Original Town Addition.

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

1. Any significant changes in the floor plan of the facility attached hereto as Exhibit "A" must be approved by the planning and zoning commission.
2. That the Conditional Use Permit shall be reviewed by the Planning and Zoning Commission two (2) years after final approval to determine if hearings should be held regarding the continuation of the Permit.

SECTION 3. 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.

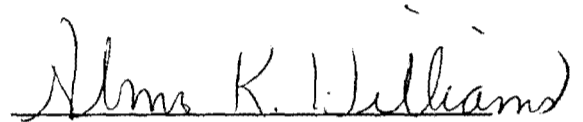
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 5. 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 6. 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.

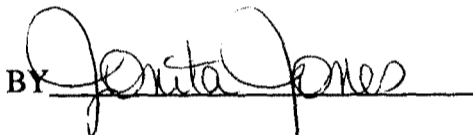
DULY PASSED AND APPROVED this 3rd day of January, 1994.

APPROVED:



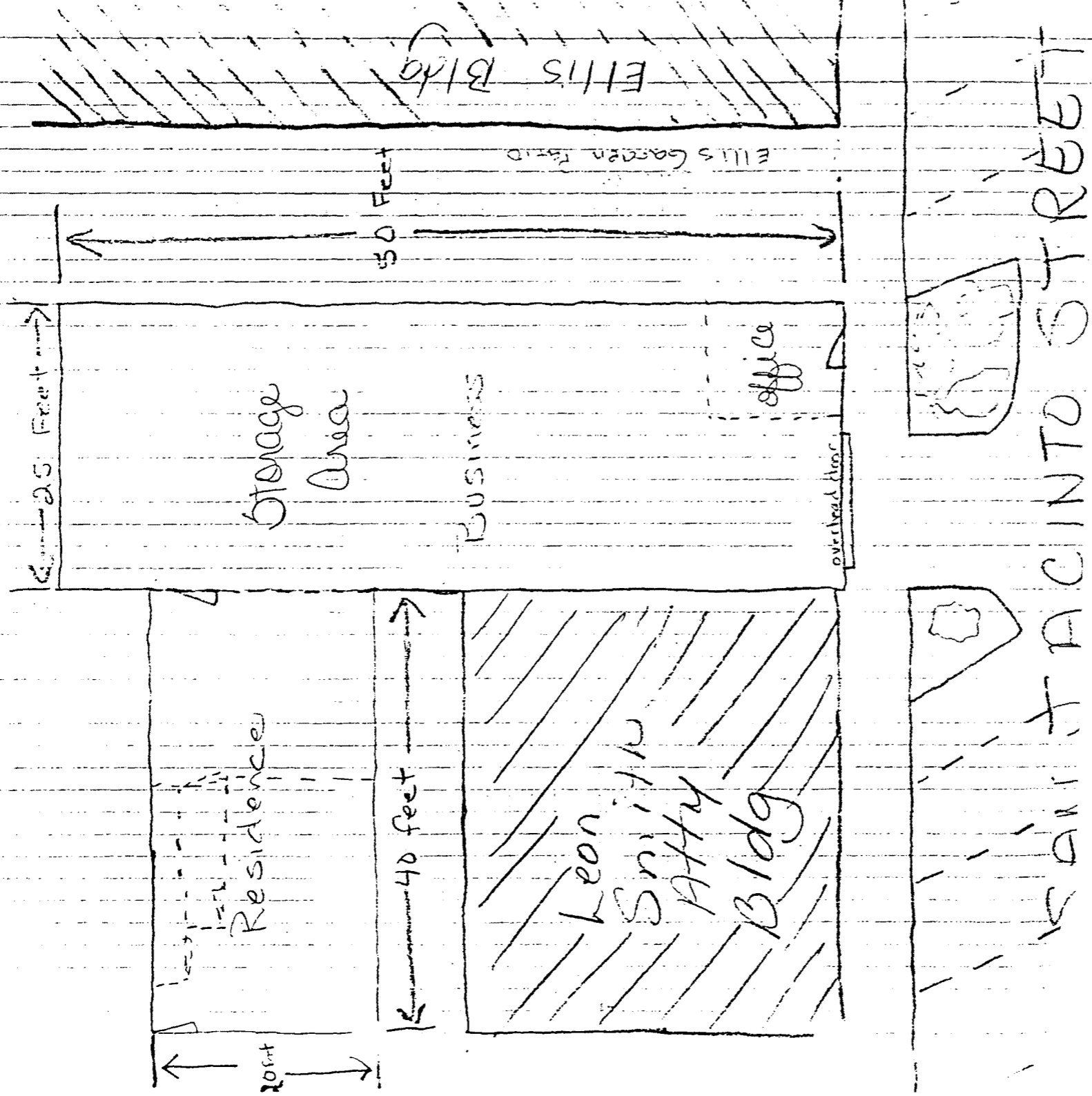
Mayor

ATTEST:

BY _____

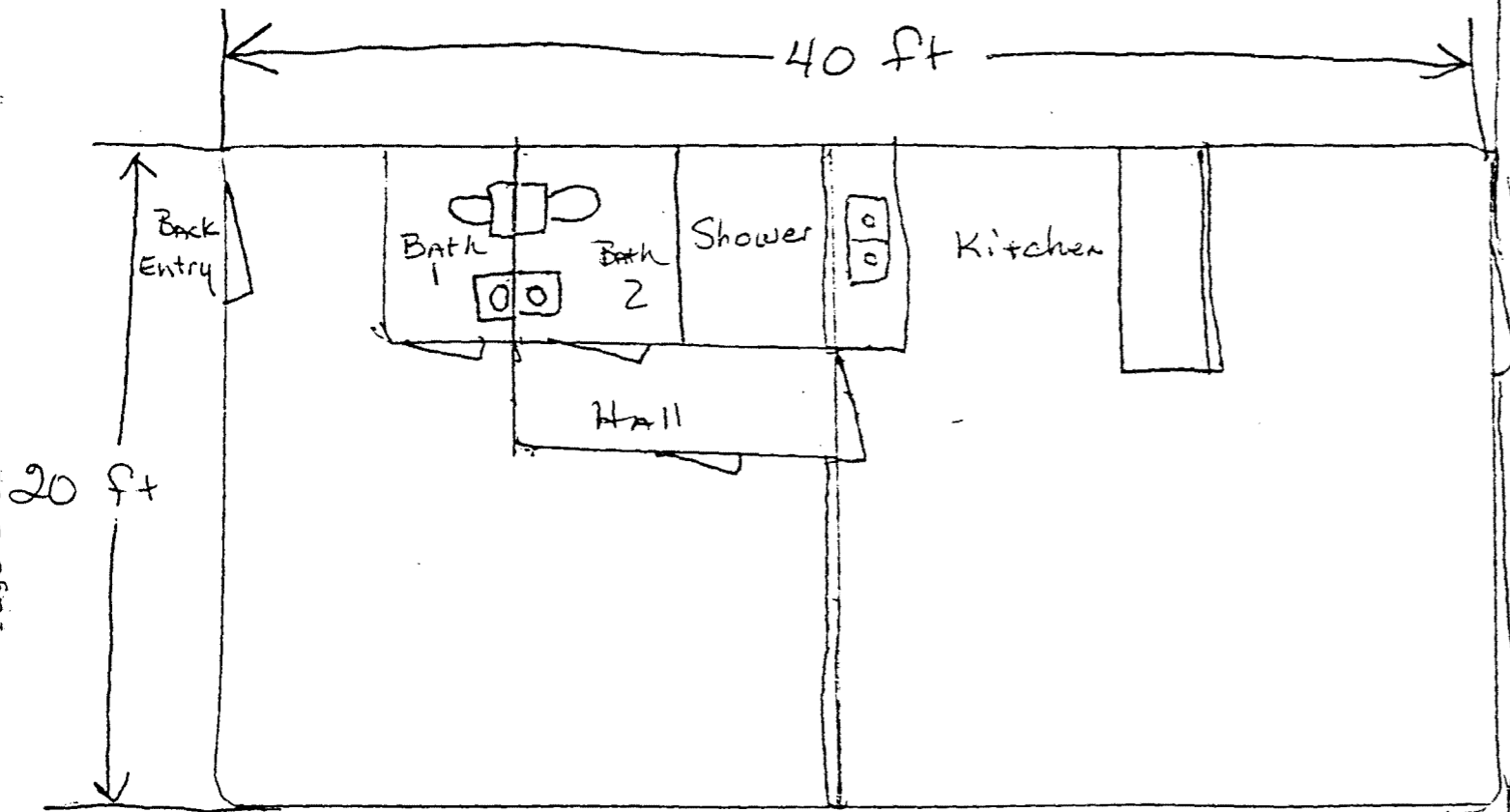
1st reading 12-20-93

2nd reading 1-03-94



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Exhibit "A"
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Business Area

No Change

Lean
2 milk
Blatg.