

ORDINANCE 94-16

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 MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL 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 a maximum of four fuel pumps as an accessory to a permitted retail use in a general retail zoning classification has been requested by Tom Shirey for the property described as Lot 1, Block A, Hillcrest Center 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 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 maximum of four fuel pumps as an accessory to a permitted retail use in a general retail zoning classification with the following conditions:

1. That the building shall conform to the site plan attached hereto as Exhibit "A" 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.

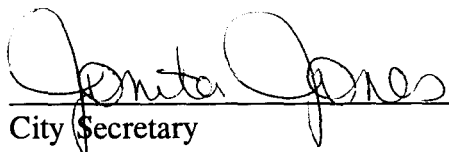
DULY PASSED AND APPROVED this 4th day of April, 1994 .

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 03-21-94

2nd reading 04-04-94

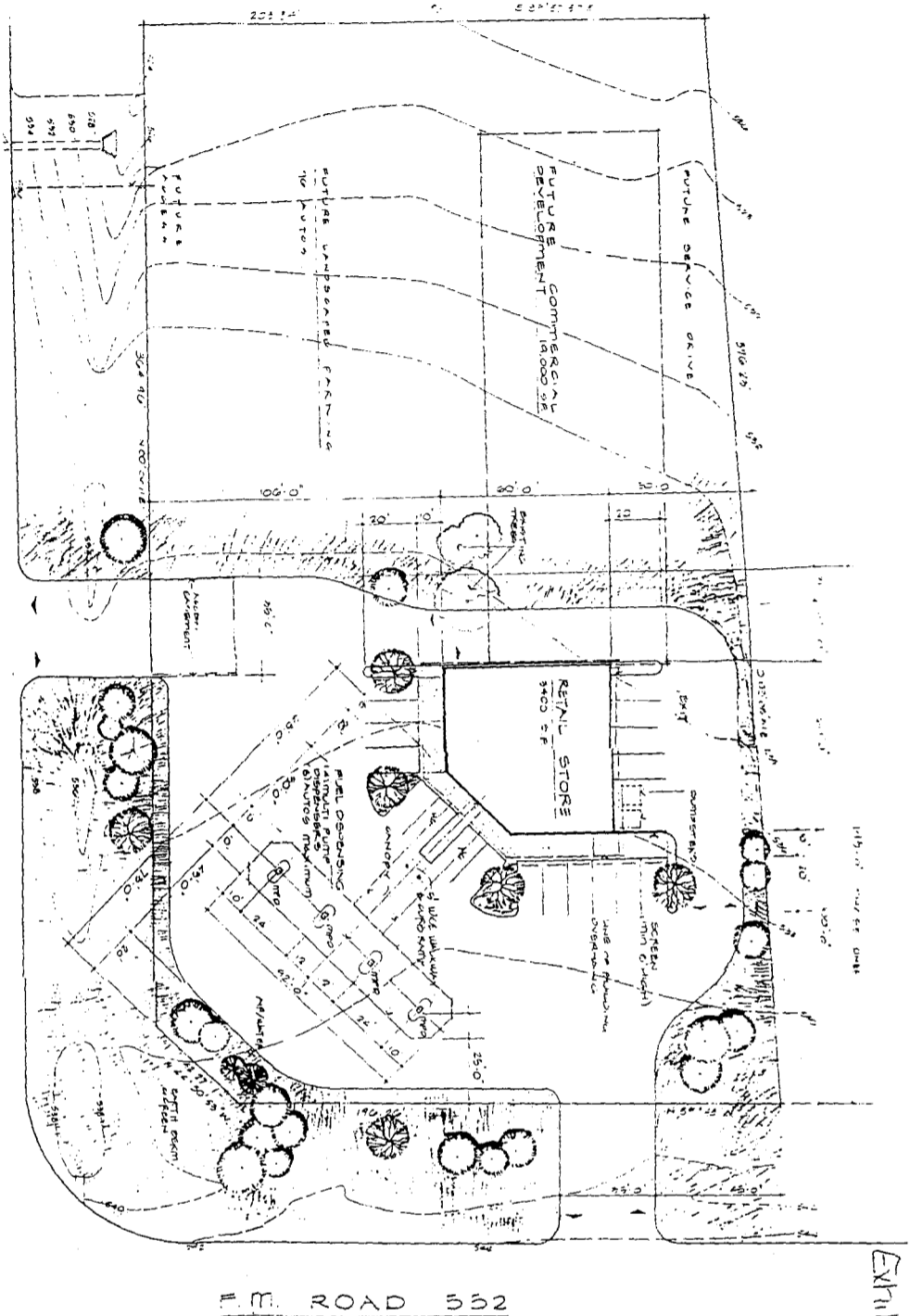


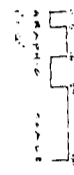
Exhibit "A"

STATE HIGHWAY 203

F.M. ROAD 552



SITE DEVELOPMENT PLAN



PHASE ONE UVA
 INCLUDES 10 ACRES
 LAND AREA 21,000 SQ. FT.
 UNDEVELOPED AREA 6,000 SQ. FT.

A COMMERCIAL DEVELOPMENT
 ROCKWALL, TEXAS
 TOM SHIREY