

ORDINANCE NO. 97-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR INSTITUTIONAL USES FOR A CHURCH AND SCHOOL ON A TRACT OF LAND DESCRIBED HEREIN; 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 Institutional Uses for a church and school in an Agricultural zoning district on a tract of land described in Exhibit "A" has been requested by Rockwall Church of Christ; 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 institutional uses for a church and school in the Agricultural zoning district on a tract of land described in Exhibit "A".

Section 2. 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 and the following condition:

- A. The CUP be reviewed in two years.
- B. Any additional school buildings not shown on the attached site plan Exhibit "B" will require approval of the City Council after review by the Planning and Zoning Commission.

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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 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 cases provides.

DULY PASSED AND APPROVED this 6th day of October, 1997.

Cindy Kindred
ATTEST
Cindy Kindred, City Secretary

George R. Hatfield
APPROVED
George R. Hatfield, Mayor

1st Reading 9/15/97

2nd Reading 10/06/97



EXHIBIT A - BOUNDARY DESCRIPTION

The subject site is legally identified in the following metes and bounds survey:

BEING a tract of land situated in the N. M. BALLARD SURVEY, ABSTRACT NO. 24, and the A. HANNA SURVEY, ABSTRACT NO. 99, Rockwall County, Texas, and further being part of that tract as recorded in Volume 131, Page 405, Deed Records, and part of a 48.033 acre tract recorded in Volume 103, Page 791, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South Line of Interstate Highway No. 30 and the East Line of the A. Hanna Survey, Abstract No. 99, a 1/2" iron stake found for corner;

THENCE, S. 0° 08' E., leaving the said South Line of Interstate Highway No. 30 and along the East line of the A. Hanna Survey, and the N. M. Ballard Survey, a distance of 869.36 feet to a point for corner;

THENCE S. 89° 32' W., a distance of 261.39 feet to a point for corner;

THENCE N. 0° 08' W., a distance of 806.31 feet to a point on the South Line of Interstate Highway No. 30, an iron stake found for corner;

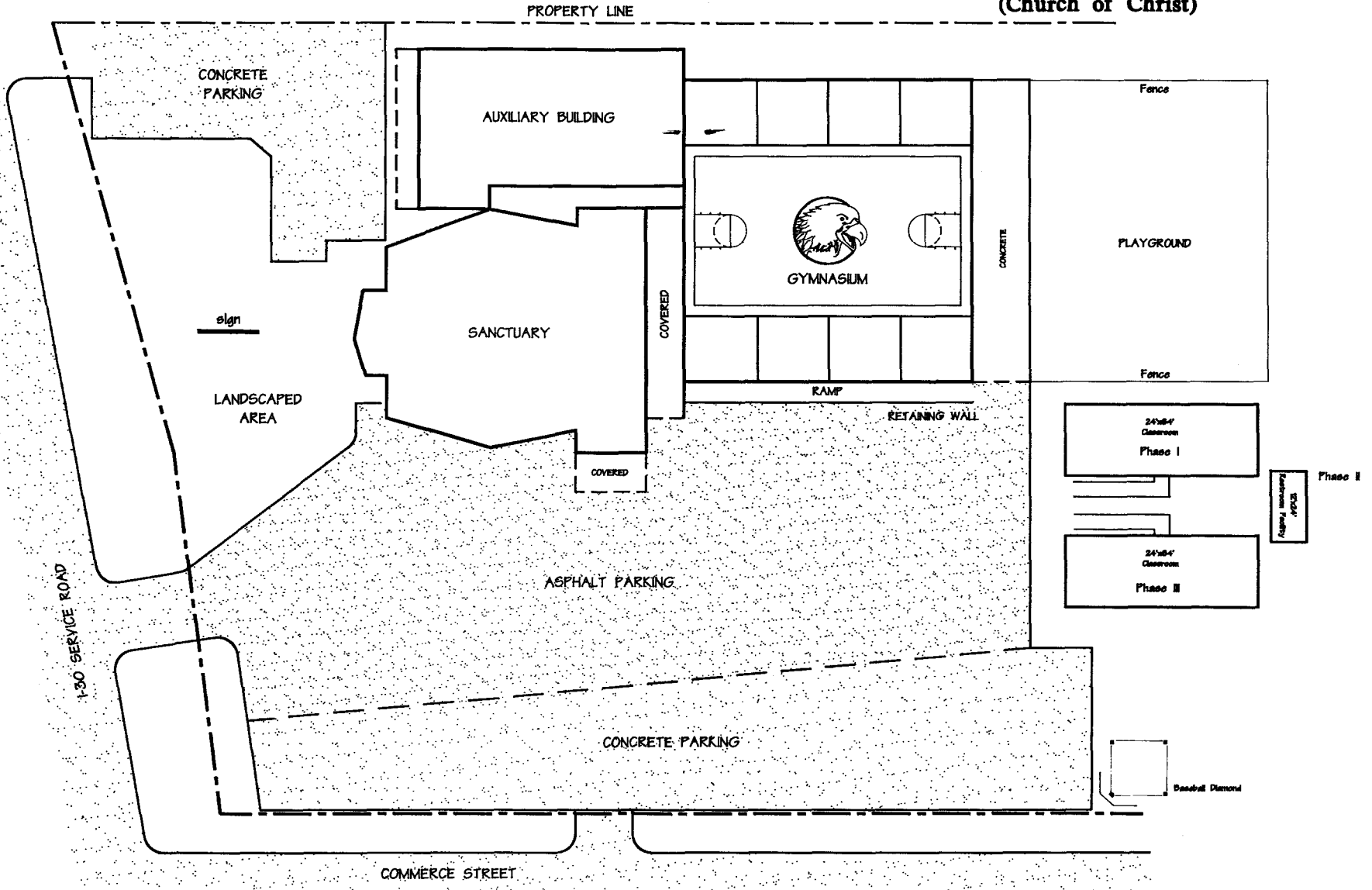
THENCE, along the said South line of Interstate Highway No. 30 the following:

N. 80° 18' E., a distance of 115.78 feet to a 1/2" iron stake set for corner;

N. 73° 19' 25" E., a distance of 153.57 feet to the PLACE OF BEGINNING and containing 3.003 acres of land;

Heritage Christian Academy Expansion (Church of Christ)

EXHIBIT "B"



97-59