

ORDINANCE NO. 99-22

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 STRUCTURE NOT MEETING THE EXTERIOR MATERIALS REQUIREMENTS 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 a structure not meeting the exterior materials requirements for the Commercial zoning district on a tract of land known as 1701 Interstate 30 has been requested by Lake Pointe Baptist Church; 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 addition to an existing structure not meeting the exterior materials requirements on the land known as 1701 Interstate 30.

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 conditions:

1. This permit will be issued for a period of five years and will be reviewed in three years from the date of approval to determine if permanent buildings are planned to replace these structures.
2. Any additional buildings must be approved by the Planning and Zoning Commission and City Council.

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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.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 July, 1999.

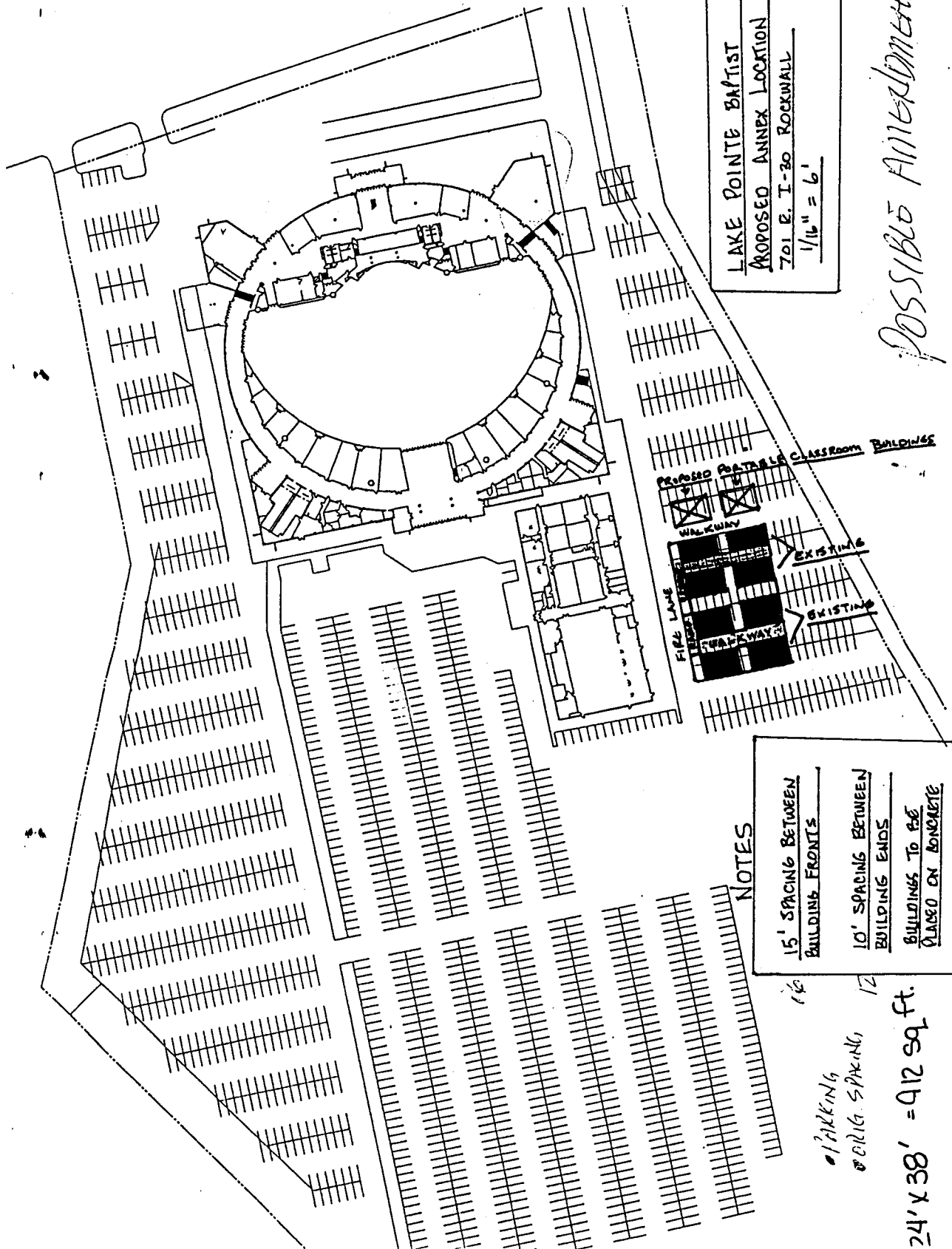
Cindy Kindred
ATTEST, Cindy Kindred,
City Secretary

Scott L. Self
APPROVED Scott Self, Mayor

1st Reading 6/21/99

2nd Reading 7/6/99





LAKE POINTE BAPTIST
 PROPOSED ANNEX LOCATION
 701 E. I-20 ROCKWALL
 1/16" = 6'

POSSIBLE AMENDMENT

PROPOSED PORTABLE CLASSROOM BUILDINGS
 WALKWAY
 FIRE LANE
 WALKWAY
 EXISTING
 EXISTING

NOTES
 15' SPACING BETWEEN BUILDING FRONTS
 10' SPACING BETWEEN BUILDING ENDS
 BUILDINGS TO BE CLASSED ON CONCRETE

12
 12
 PARKING
 PUBLIC SPACING
 24' X 38' = 912 sq. ft.