

ORDINANCE NO. 99-53

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 AN INSTITUTIONAL USE IN A SF-10 ZONING DISTRICT TO BE LOCATED 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 an institutional use in a SF-10 zoning classification has been requested by Dr. George Roland for the property described on Exhibit "A"; 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 an institutional use in a SF-10 zoning classification on the property described on Exhibit "A" attached hereto and made a part hereof.

**Section 2.** That the Conditional Use Permit shall be subject to the following condition:

The permit is limited to the institutional use of a church and/or associated uses for the property as described on Exhibit "A".

**Section 3.** 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 as heretofore amended, as amended herein by granting of this Conditional Use Permit and as may be amended in the future.

**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all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.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.** 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 6.** 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 7.** 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 20<sup>th</sup> day of December

Belinda Page  
ATTEST

Scott L. Self  
APPROVED

1st Reading 11/15/99  
2nd Reading 12/20/99



Exhibit "A"

(1127.37) 975.22

TR. 4-13  
4.456 Acs  
565.68

SHAD  
TR. 54  
1.17 Acs  
365

TR. 35  
1.092 Acs  
370

HIGHLAND  
ACRES

TR. 142  
0.71 Acs  
125

TR. 143  
0.71 Acs  
125

220.00

SCENIC ESTS  
Lot 2  
TR 136

E. TEAL A-207

BENTON  
COURT  
# 3096

BENTON WOODS  
16.014 Acs  
# 3099

TR. 104-1R  
3.515 Acs

TR. 7-2-1R  
2.421 Acs

TR. 7-5-1R  
3.773 Acs

TR. 104-1HR  
0.50 Acs

TR. 104-1  
0.50 Acs

TR 104  
7.090 Acs

TR. 7-2  
5.931 Acs

TR. 7-5  
2.840 Acs

SITE  
LOCATION

TR. 104-2R  
3.744 Acs

TR. 7-2-2R  
3.648 Acs

TR 7-5-2R  
1.387 Acs

TR.  
1.865  
303.2

BROWN WHITE ROAD

FM 740

ING

H 10  
#3350

SEE SHT. 2-6

SEE SHT. 2-6

EXHIBIT "A"