

**ORDINANCE NO. 00-01**

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 NEW CAR DEALERSHIP ON A TRACT OF LAND FURTHER DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a conditional use permit has been requested by Chrysler Realty Corporation for a new car dealership in the "C" Commercial zoning district on a tract of land situated in and known as the J.D. McFarland Survey; 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 ordinance 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, and 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, Texas as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a new car dealership in the "C" Commercial Zoning District on the land situated on and known as the J. D. McFarland Survey and more sepecifically described in Exhibit A attached hereto and made a part hereof for all purposes.

**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, as heretofore amended, as amended hereby with the approval of this Conditional Use Permit, as may be amended in the future, and in accordance with the following:

- a. The conditional use permit is granted for a new car dealership, and said dealership, shall not have an auto body or auto paint component as part of this facility.

**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) for each offense and each and every day such offense continues 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 be and the same area hereby repealed to the extent of that conflict.

**SECTION 6.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

DULY PASSED AND APPROVED this 18<sup>th</sup> day of January, 2000

Scott L. Self

APPROVED

Belinda Page

ATTEST

1ST READING 01/03/00

2ND READING 01/18/00

## EXHIBIT "A"

### LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 20.045 ACRE TRACT AS RECORDED IN VOLUME 753, PAGE 108, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF INTERSTATE HIGHWAY NO. 30 FROM WHICH A CONCRETE MONUMENT FOUND BEARS NORTH 33°27'36" EAST, A DISTANCE OF 1.42 FEET, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID 20.045 ACRE TRACT AND ALSO BEING THE MOST SOUTHERLY CORNER OF A CALLED 6.056 ACRE TRACT AS CONVEYED TO THE ROCKWALL INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 1648, PAGE 155, OF SAID DEED RECORDS;

THENCE, SOUTH 36°25'00" WEST, ALONG THE NORTHWEST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 490.23 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°09'09" AND A RADIUS OF 3,669.66 FEET, A CHORD DISTANCE OF 9.77 FEET THAT BEARS SOUTH 36°29'35" WEST;

AROUND SAID CURVE, AN ARC DISTANCE OF 9.77 FEET TO A 1/2" IRON ROD SET FOR CORNER;

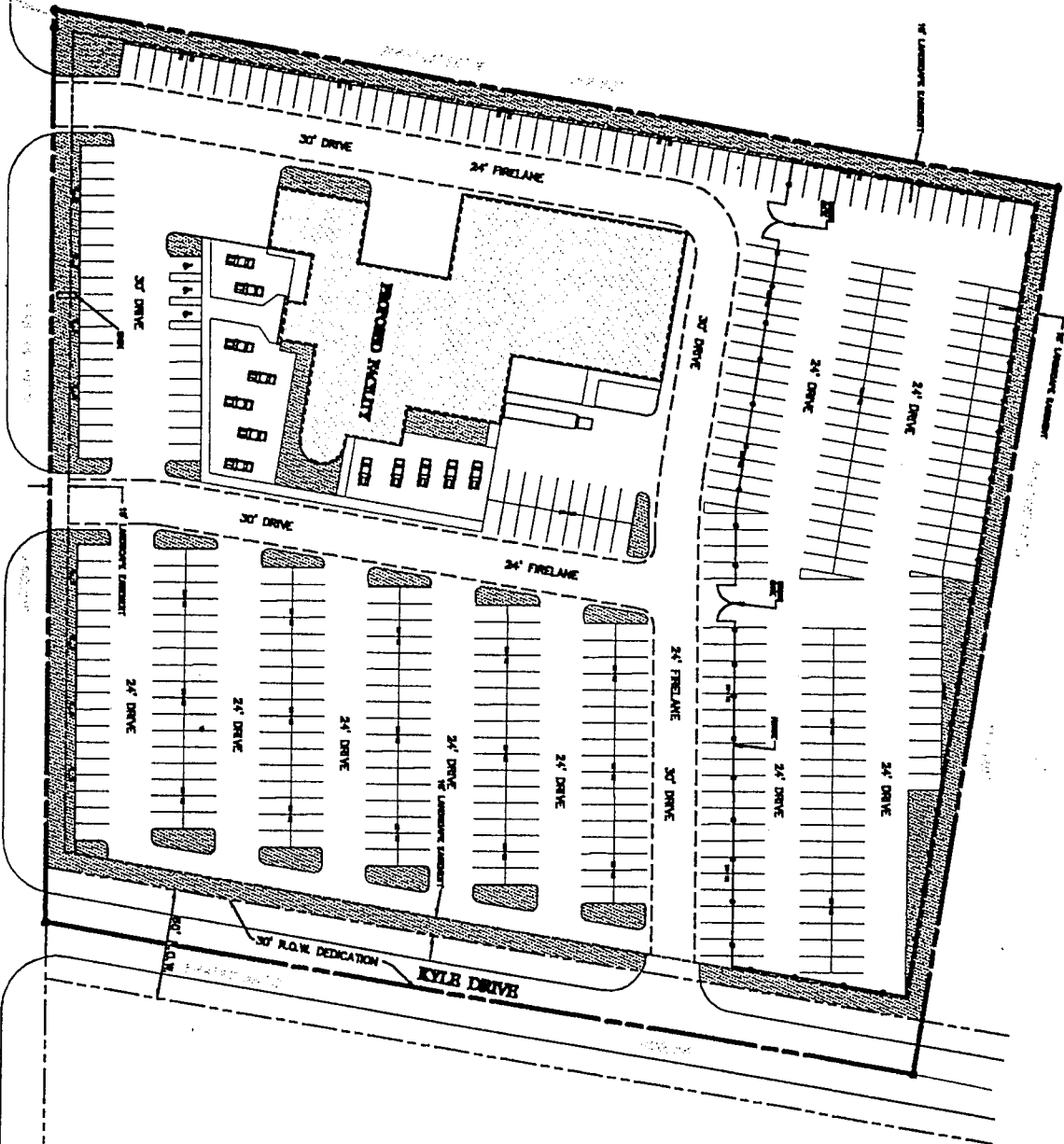
THENCE, NORTH 44°21'16" WEST, LEAVING THE NORTHWEST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 567.78 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF SAID 20.045 ACRE TRACT AND ALSO BEING THE SOUTHEAST LINE OF ROCKWALL HIGH SCHOOL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN SLIDE C, PAGES 147 AND 148, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, NORTH 45°16'11" EAST, ALONG THE SOUTHEAST LINE OF SAID ROCKWALL HIGH SCHOOL ADDITION, PASSING A 1/2" IRON ROD FOUND AT 464.25 FEET FOR A TOTAL DISTANCE OF 494.06 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY OF KYLE DRIVE (A 30' R.O.W. AT THIS POINT) AND BEING ON THE SOUTHWEST LINE OF SAID 6.056 ACRE ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE, SOUTH 44°17'36" EAST, ALONG THE SOUTHWEST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL TRACT, A DISTANCE OF 490.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND.

# EXHIBIT "A"

SERVICE ROAD ON INTERSTATE HIGHWAY NO. 30



TOTAL LAND 5.88 ACRES NET

LANDSCAPING 28,700 SQ. FT. OR 11.6% OF SITE

LANDSCAPED AREAS

PARKING SPACES COUNT	
USED CAR DISPLAY	103
NEW CAR SERVICE	118
NEW CAR SERVICE	118
SERVICE FLOOR	12
OUTDOOR PARKING	80
EXTERIOR PARKING	20
TOTAL SPACES	514



CONCEPT PLAN  
CHRYSLER DEALERSHIP  
CITY OF ROCKWALL  
HENDERSON COUNTY, TEXAS

DOCUMENT PREPARED BY ASSOCIATES, INC.  
10000 W. 10TH STREET, SUITE 1000  
DALLAS, TEXAS 75243  
PHONE (214) 343-1000 FAX (214) 343-1001

EXHIBIT "A"

DATE	1/11/88
BY	...
CHECKED	...
APPROVED	...
SCALE	AS SHOWN
PROJECT	...
CLIENT	...