

**CITY OF ROCKWALL, TEXAS**

**ORDINANCE NO. 03-21**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A NEW BUILDING OVER 5,000 SQUARE FEET WITH COMBUSTIBLE STRUCTURAL MATERIALS ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; 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**, an amendment to the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) has been initiated by the City of Rockwall to provide for a conditional use permit for a new building over 5,000 square feet with combustible structural materials on a 1.02-acre tract of land zoned Planned Development No. 9 (PD-9) with underlying General Retail (GR) zoning known as Horizon Ridge Addition; Lot 13R; Block 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 (Ord. No. 83-23) has been initiated by the City of Rockwall to provide for a conditional use permit for a new building over 5,000 square feet with combustible structural materials on a 1.02-acre tract of land zoned Planned Development No. 9 (PD-9) with underlying General Retail (GR) zoning known as Horizon Ridge Addition; Lot 13R; Block A with the following conditions:

1. Submittal and approval of the necessary building permits required for the development of the site known as Horizon Ridge Addition; Lot 13R; Block A.
2. Adherence to any requirements specified by the City of Rockwall Fire Department.
3. The CUP is granted for the development as shown on the Attached Exhibit "A" and any significant amendments to the site plan must be submitted to the City of Rockwall Planning and Zoning Commission.

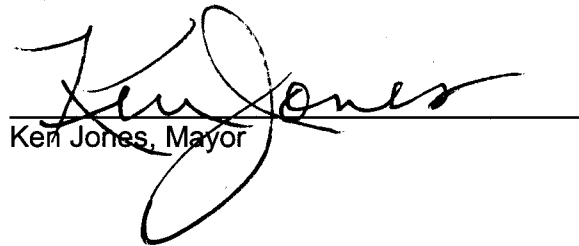
**Section 2.** Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate 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, 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.

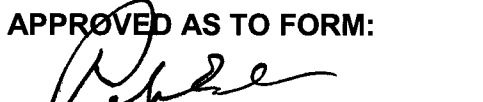
**Section 4.** This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

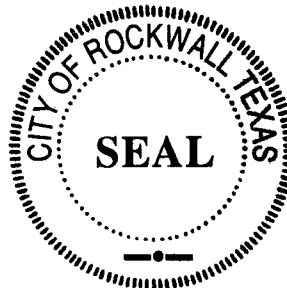
**Section 5.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21<sup>st</sup> day of July, 2003.**

  
\_\_\_\_\_  
Ken Jones, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Pete Eckert, City Attorney

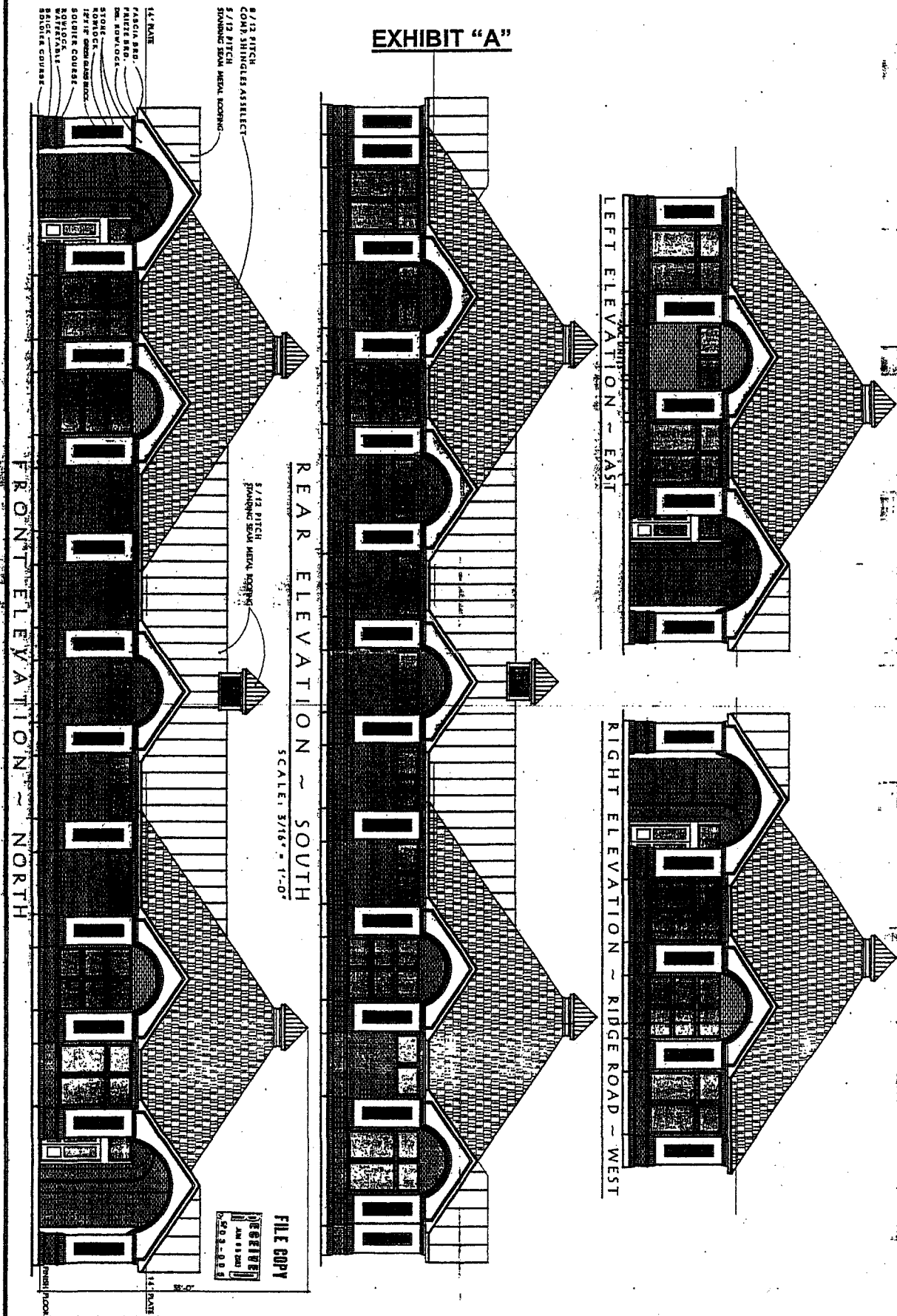


1<sup>st</sup> Reading: July 7, 2003

2<sup>nd</sup> Reading: July 21, 2003



**EXHIBIT "A"**



Proposed OFFICE BUILDING for Dr. MAUL

Mike MISHLER - Builder - 214-502-3895

Lot 13 Block A - HORIZON RIDGE ADDITION - City of ROCKWALL, ROCKWALL Co., TEXAS



Z2003-004

Horizon Ridge Addn, 13R, A  
CUP for > 5K s.f. bldg. w/ combustible  
construction materials



1" = 200'