

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 82-7 Filing Fee \$ 50.00 Date 6/28/82

Applicant ~~Paul Davis / Gerry Heftin~~ A.P. Roffino

Mailing Address _____ Phone No. _____

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED:
(if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

see attached description

I hereby request that the above described property be changed from its present zoning which is "PD" "Planned Development" District Classification to a "PD" "Planned Development" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Amend existing PD ordinance to increase density in MF areas
2. Expand Commercial / Retail Area
- 3.

THERE ^(ARE) (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner Tenant _____ Prospective Purchaser _____

I have attached hereto as Exhibit "A" a Plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

A.P. Roffino
APPLICANT

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

[Signature]
Surveyor or Attorney for Applicant
(Mark out one.)

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 6-30-82

NAME Donald C. Carr

ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>you city</i>	<i>50.00</i>	

Received By _____

1436
FORM G-1

~~Tract I~~

Being a part of the Edward Teal I&L Survey, Abst. #207, and being out of the North corner of that certain $18\frac{1}{2}$ acre tract of land conveyed to James E. Floyd by H. H. Hickok, by deed dated February 1, 1901, recorded in volume W, Page 179, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by metes and bounds as follows:

Tract I

Beginning at the North corner of said $18\frac{1}{2}$ acre tract, said point being in the center of public road;

Thence S 45 W with the center of said road 210 feet, stake for corner;

Thence S 45 E 210 feet to stake for corner;

Thence N 45 E 210 feet to a point in center of public road;

Thence N 45 W 210 feet with the center of said road to the place of beginning and containing 1 acre of land, more or less.

Tract II

Beginning at a point on the Southwest line of a Public Road, said point being the most Easterly North corner of said 14,502 acre tract, as from stake found, far corner;

Thence 8, $45^{\circ} 37'$ E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;

Thence, 8. $44^{\circ} 23'$ W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;

Thence N. $45^{\circ} 40'$ W., a distance of 370.37 feet to an iron stake set for corner;

Thence, N. $44^{\circ} 43'$ E., along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner;

Tract III

Being a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978 and being more particularly described as follows:

Beginning at a point on the southwest line of a public iron, said point being the west corner of a 14.302 Acre tract of land.

Thence: $N44^{\circ} 43'$ E along the Southeast line of a public road ^{234.82'} to a point
A
for a corner:

Thence: $S45^{\circ} 40'$ E leaving said public road a distance of 370.37 feet to a point for corner;

Thence $S44^{\circ} 23'$ W a distance of 234.83 feet to a point for a corner:

Thence: $N45^{\circ} 00'$ W a distance of 371.74 feet to the place of beginning and containing 2.0 Acres of land.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
Jerry Heflin & Paul Davis for a ~~change of zoning from~~
"PD" Planned Development* District Classification,
~~to~~ _____ District Classification,
on the following described property:

*for the construction of condo-
miniums not to exceed 13 units/acre

See Attached description

As an interested property owner, it is important that you attend this
hearing or notify the commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 82-7.



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-7

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____
Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

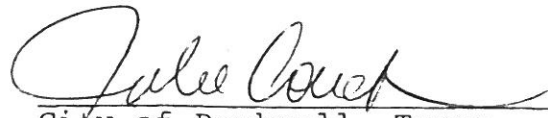
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Case No. 82-7

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1.

2.

3.

Signature Mrs H C Neil
Address 6418 Chen Chase

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

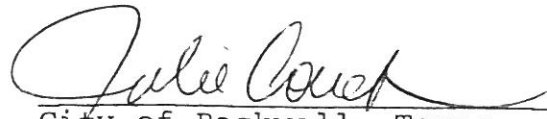
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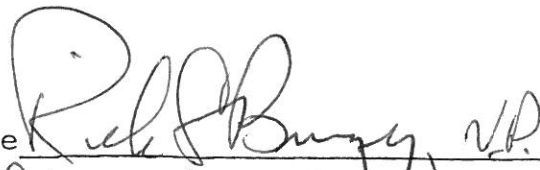
I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. In accordance with the Concept Plan approved

2.

3.

Signature 
Address Chandler's Landing

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

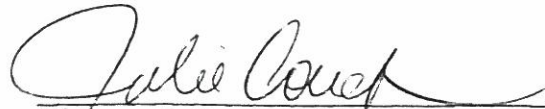
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I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1.

2.

3.

Signature  _____
Address _____

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City of Rockwall

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Case No. 82-7

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. It is a well planned Master Concept that is contiguous to existing zoning
2. It will be an asset to community.
3. It blends in with master plan for area with good accessibility

Signature 
Address 10341 Plummer Dr
Dallas, Texas 75228

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1.

2.

3.


Signature _____
Address _____

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City of Rockwall

MINUTES OF THE ROCKWALL CITY COUNCIL

August 2, 1982

Members present were Mayor Leon Tuttle, Councilmen Richard Slaughter, Bob Lackland, Ken Dickson, Bob Sparks, and Arthur Kuhlman. The meeting was called to order at 7:40 P.M. The Council first considered approval of the minutes of July 6 and July 19, 1982. There being no additions or deletions, Councilman Lackland moved approval, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of the Consent Agenda which included the following items:

- A. Approval of an Ordinance Annexing 11.502 Acres of Land Adjacent to FM-740 and North of Chandlers Landing
- B. Consider Authorizing the Use of \$1,500 from the Fire Equipment Fund for Acquisition of Helmets

There being no changes or discussion, Councilman Kuhlman moved approval of the Consent Agenda, Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then met with Sam and John Buffington concerning the installation of culverts in their area. The Buffingtons requested that the residents of the area be allowed to pay out the cost of purchasing their culverts that are needed to complete the street and drainage improvements in the area. They explained that most of the residents in the area cannot afford to pay the total amount at one time. Mayor Tuttle stated that he would be in favor of the payout program on replacement of culverts, not on culverts utilized in new construction. After a brief discussion, Councilman Dickson made a motion to authorize the Mayor to work out a payout plan for replacement culverts needed by property owners. Councilman Lackland seconded the motion, the same was voted on and carried unanimously.

The Council then met with Paula Peters with the Texas Historical Commission. Ms. Peters made a presentation on the Main Street Project and answered questions from the Council and from the audience.

The Council then held a public hearing and considered approval of an ordinance amending Ordinance 73-47 to revise Planned Development "PD-7". The Mayor opened the public hearing. Tony Roffino presented his revised site plan to the Council, explaining that it complied with the Concept Plan approved by the City Council. Mayor Tuttle explained that the Planning and Zoning Commission had approved the site plan revision, subject to three changes. Those changes are: 1 - the road leading from Kirby Albright's property and tying into the main collector should

reflect 60 ft. of right-of-way; 2 - the condominium area in No. 6 needs to provide for the looping of private streets in order to provide a second means of access; 3 - the entrance to the hotel and the proposed collector on the north end of the property must be aligned. There being no further comments, the Mayor closed the public hearing. After a brief discussion, Councilman Lackland moved approval of the ordinance revising the site plan subject to the incorporation of the three changes, Councilman Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing and considered approval of an ordinance establishing zoning to "PD" Planned Development for the construction of condominiums on a tract of land containing approximately 4 acres west of FM-740. The Mayor opened the public hearing and called for comments concerning the zoning. Harold Evans explained that the zoning request basically complied with the Concept Plan as it was approved. He said that they were requesting to go to fifteen units per acre rather than thirteen units per acre as shown on the Concept Plan to equal the density approved on the bulk of Mr. Roffino's "PD-7". There was some discussion concerning the increased density. The Mayor then closed the public hearing and called for consideration of the ordinance. Councilman Sparks made a motion to approve the zoning request, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing and considered approval of an ordinance establishing zoning on 11.502 acres of land to "PD" Planned Development for the construction of condominiums at a density of fifteen units per acre. The Mayor opened the public hearing. Harold Evans explained that the group that owned this tract of land had also basically complied with the use as shown on the approved Concept Plan, but that they also wished to increase their density from thirteen units to the acre to fifteen units to the acre. After a brief discussion Mayor Tuttle closed the public hearing and Councilman Sparks made a motion to approve the zoning ordinance, Councilman Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing to determine the existence of blighted or economically depressed areas within the City of Rockwall, Texas, and considered approval of a resolution designating an eligible blighted area under the Development Corporation Act of 1979, as Amended, and the rules and regulations adopted by the Texas Industrial Commission, making certain findings in connection therewith, and providing an effective date. Mayor Tuttle opened the public hearing and called for comments. There being none, the Mayor closed the public hearing and the Council considered approval of the resolution. Councilman Kuhlman moved approval of the resolution, Councilman Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a preliminary plat on Bluffview Apartments, Phases I and II, located on Yellowjacket

Lane. Harold Evans presented a preliminary Concept Plan of the area. After a brief discussion, Councilman Lackland moved approval of the preliminary plat, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

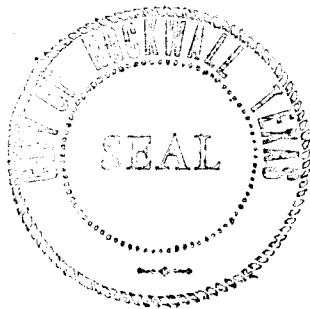
The Council then considered approval of a final plat on Spyglass Hill, Phase II, located on Henry M. Chandler Drive. Harold Evans presented the plat, explaining that this was the second phase of the Spyglass Hill Condominiums. Ed Heath explained that it was still undergoing engineering review and that approval needed to be subject to final engineering approval. After a brief discussion, Councilman Sparks made a motion to approve the final plat subject to engineering approval, Councilman Lackland seconded the motion, the same was voted on and carried unanimously.

The Council then considered allowing the extension of overhead power lines to serve the new YMCA facility. Dewayne Cain was present to explain the request, stating that the lines would be located solely on YMCA property and would substantially reduce their line installation costs. After a brief discussion, Councilman Dickson made a motion to approve the request, Councilman Slaughter seconded the motion, the same was voted on and carried unanimously.

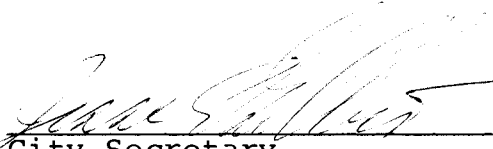
The Council then considered participating with Texas Municipal League in a joint study of the Lone Star Gas rate increase request. After a brief discussion, Ken Dickson made a motion to participate in the study, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered changing the regular meeting date for September to September 7th due to the Labor Day Holiday. Councilman Dickson made a motion to change the meeting date to September 7th, Councilman Kuhlman seconded the motion, the same was voted on and carried, with Councilmen Dickson, Kuhlman, Slaughter, and Lackland voting for, and Councilman Sparks voting against.

After some additional discussion, the meeting was adjourned at 9:50 P.M.



ATTEST:


City Secretary

APPROVED:


Mayor

ACTION RECORD

CASE NAME: Heflin / Davis P/D for Condominium

CASE NO.: 82-07

	Planning and Zoning Commission		City Council		Date
	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	✓	_____	<u>7-8-82</u> ✓	_____	<u>8-2-82</u>

Changes: at P+Z requested a density of 15 units per acre this was granted. also at council

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE FOLLOWING DESCRIBED TRACTS TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 19 SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED AS FOLLOWS: TRACT I: BEING A PART OF THE EDWARD TEAL L&L SURVEY, ABST. #207 AND BEING OUT OF THE NORTH CORNER OF THAT CERTAIN 18½ ACRE TRACT OF LAND CONVEYED TO JAMES E. FLOYD BY H. H. HICKOK, BY DEED DATED FEBRUARY 1, 1901, RECORDED IN VOLUME W, PAGE 179, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, THE TRACT HEREIN CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TRACT I: BEGINNING AT THE NORTH CORNER OF SAID 18½ ACRE TRACT, SAID POINT BEING IN THE CENTER OF PUBLIC ROAD; THENCE S 45° W WITH THE CENTER OF SAID ROAD 210 FEET, STAKE FOR CORNER; THENCE S 45° E 210 FEET TO STAKE FOR CORNER; THENCE N 45° E 210 FEET TO A POINT IN CENTER OF PUBLIC ROAD; THENCE N 45° W 210 FEET WITH THE CENTER OF SAID ROAD TO THE PLACE OF BEGINNING AND CONTAINING 1 ACRE OF LAND, MORE OR LESS; TRACT II: BEING A TRACT OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A TRACT AS CONVEYED TO WHILDEN CONSTRUCTION CO. AS RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND FURTHER BEING PART OF A 14.502 ACRE TRACT AS SURVEYED BY ROBERT H. WEST 2/7/78 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, SAID POINT BEING THE MOST EASTERLY NORTH CORNER OF SAID 14.502 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER; THENCE S, 45° 37' E., ALONG THE SOUTHWEST LINE OF A PUBLIC ROAD, A DISTANCE OF 165.81 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, S 44° 23' W., LEAVING THE SAID SOUTHWEST LINE OF A PUBLIC ROAD, A DISTANCE OF 225.24 FEET TO AN IRON STAKE SET FOR CORNER; THENCE N. 45° 40' W., A DISTANCE OF 370.37 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, N. 44° 43' E., ALONG THE SOUTHEAST LINE OF A PUBLIC ROAD, A DISTANCE OF 28.77 FEET TO AN IRON STAKE FOUND FOR CORNER; THENCE, S. 45° 40' E., LEAVING THE SAID SOUTHEAST LINE OF A PUBLIC ROAD, A DISTANCE OF 201.25 FEET TO AN IRON STAKE FOUND FOR CORNER; THENCE N. 45° 18' E., A DISTANCE OF 196.75 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND; TRACT III: BEING A TRACT OR PARCEL OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO JERRY W. HEFLIN AND WIFE BY DEED DATED APRIL 14, 1978, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, SAID POINT BEING THE WEST CORNER OF A 14.502 ACRE TRACT OF LAND; THENCE N 44° 43' E ALONG THE SOUTHEAST LINE OF A PUBLIC ROAD 234.82 FEET TO A POINT FOR A CORNER; THENCE: S 45° 40' E LEAVING SAID PUBLIC ROAD A DISTANCE OF 370.37 FEET TO A POINT FOR CORNER; THENCE S 44° 23' W A DISTANCE OF 234.83 FEET TO A POINT FOR A CORNER; THENCE N 45° 00' A DISTANCE OF 371.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TOW HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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, 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 further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 19 on the following described property:

TRACT I. Being a part of the Edward Teal L&L Survey, Abst. #207, and being out of the North corner of that certain 18½ acre tract of land conveyed to James E. Floyd by H. H. Hickok, by deed dated February 1, 1901, recorded in Volume W, Page 170, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by metes and bounds as follows:

Beginning at the North corner of said 18½ acre tract, said point being in the center of public road;
Thence S 45° W with the center of said road 210 feet, stake for corner;
Thence S 45° E 210 feet to stake for corner;
Thence N 45° E 210 Feet to a point in center of public road;
Thence N 45° W 210 feet with the center of said road to the place of beginning and containing 1 acre of land, more or less;

Tract II. Being a tract of land situated in the Edward Teal Survey Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:
Beginning at a point on the southwest line of a Public Road, said point being the most Easterly North corner of said 14.502 acre tract, an iron stake found for corner;
Thence S, 45° 37' E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;
Thence, S. 44° 23' W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;
Thence N. 45° 40' W., a distance of 370.37 feet to an iron stake set for corner;
Thence, N. 44° 43' E., along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner;
Thence, S. 45° 40' E., leaving the said Southeast line of a Public Road, a distance of 201.25 feet to an iron stake found for corner;
Thence, N. 45° 18' E., a distance of 196.75 feet to the Place of Beginning, and containing 1.00 acre of land.

Tract III. Being a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978, and being more particularly described as follows:

Beginning at a point on the southwest line of a public road, said point being the west corner of a 14.502 acre tract of land.
Thence: N 44° 43' E. along the Southeast line of a public road 234.82 feet to a point for a corner;
Thence: S 45° 40' E leaving said public road a distance of 370.37 feet to a point for corner;
Thence S 44° 23' W a distance of 234.83 feet to a point for a corner;
Thence N 45° 00' W a distance of 371.74 feet to the place of beginning and containing 2.0 acres of land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 19 to the above described tracts of land are subject to the following special conditions:

(a) The above described tracts shall be used for residential condominium development not to exceed a density of 15 units per acre.

(b) Prior to the issuance of any building permit in Planned Development District No. 19, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls

or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(c) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 19 unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

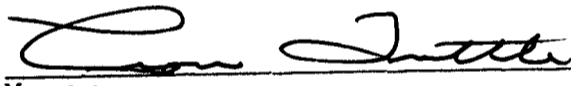
(d) All development of property covered by Planned Development District No. 19 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

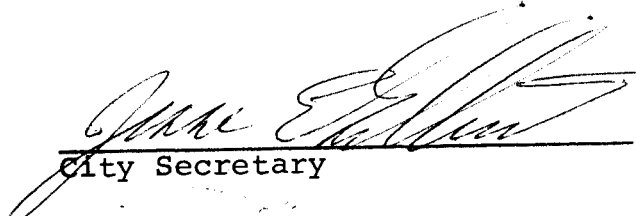
DULY PASSED BY the City Council of the City of Rockwall, Texas, on the 2nd day of August, 1982.

APPROVED:



Mayor

ATTEST:



City Secretary