

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 87-59-2 Filing Fee 101.00 Date 9-17-87
Applicant MICHAEL BRADY Phone 722-4721
Mailing Address P.O. Box 332
ROCKWALL, TEXAS 75087

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.)¹

I hereby request that the above described property be changed from its present zoning which is

Agricultural District Classification to
Commercial District Classification for
for the following reasons: (attach separate sheet if necessary)

to own & operate a grocery store/gas station there.

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:² Owner _____ Tenant _____

Prospective Purchaser ✓ MB

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 concerning the importance of my submitting to the City a sufficient legal description.

Signed Michael Brady

NOTE:

¹The 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.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

COMMERCIAL ZONING REVIEW CHECKLIST

* Applicant Mike Brady
 * Current Zoning A Land Use Plan Indicates _____
 * Proposed Zoning C
 * Location SH276 E of SH205

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

I. Planning and Engineering

	<u>Yes</u>	<u>No</u>
A. Is the proposed zoning (development) strip development?	_____	_____
1. Is the parcel(s) too shallow? (200 foot depth minimum)	_____	_____
2. Is the parcel(s) owned in small pieces by different owners?	_____	_____
3. Is there a potential for an excess of curb cuts?	_____	_____
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area?	_____	_____
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	_____	_____
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	_____	_____
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	_____	_____

- G. Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas? _____
- H. Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets? _____
- I. Does the proposed development mix traffic generated from retail activity with wholesale trucking operations? _____
- J. Is the overall transportation system adequate to handle the additional traffic? _____
- K. Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection? _____
 - 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services? _____
- L. Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use? _____
- M. Does the proposed rezoning significantly alter the desired percentage of land uses? _____
- N. Is the proposed zoning change in conflict with the Master Plan? _____
- O. Has there been a lack of significant change since the Master Plan Update was adopted that would favor approval of the request though not in conformance with the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.) _____

- P. Could the request be considered premature? (Are other things required to happen before the use recommended becomes viable?)

II. Existing Zoning Pattern (Neighborhood)

- A. What is the existing zoning adjacent to site?
 - 1. What is the predominant zoning in the area?
 - 2. Is the area developed the same as it is zoned?
- B. Is the requested zoning incompatible with the existing zoning pattern?
- C. Will the requested change alter a logical transition between zoning types?
- D. Will the proposed use change the stability of the zoning pattern?
- E. Could this property be effectively utilized without the zoning being changed?
- F. Is there another, less intense zoning classification that permits the proposed use?
- G. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash?

If "yes", what are they? _____

Comments: _____

of Rockwall County, Texas, hereinafter called Grantors (whether one or more) for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto Billie J. Bell, Trustee, of Rockwall County, Texas, and his substitutes or successors, all of the following described property situated in Rockwall County, Texas, to-wit: See Exhibit "A" attached hereto:

Exhibit "A"

lot, tract or parcel of land, situated in Rockwall County, Texas, ^{all that certain} and located in the N. M. Ballard Survey, Abstract No. 24, being a part of the first and second tracts of land conveyed to J. C. Tadlock et ux Eva E. Tadlock of record in Vol. 48, Pg. 493, Deed Records, Rockwall County, Texas and being more particularly described as follows: BEGINNING at an iron rod for corner in the N. line of State Hwy. 276, S. 87 deg. 18' 09" W., 314.80 ft. from the SE corner of the N. M. Ballard Survey, A-24; THENCE S. 87 deg. 18' 09" W., with the ROW of Hwy. 276, 127.00 ft. to an iron rod for corner; THENCE N. 02 deg. 41' 51" W., 185 ft. to an iron rod for corner; THENCE N. 87 deg. 18' 09" E., 127.00 ft. to an iron rod for corner; THENCE S. 02 deg. 41' 51" E 185.00 ft. to the PLACE OF BEGINNING and containing 0.539 acres of land, more or less.

TO HAVE AND TO HOLD the above described property, together with the rights, privileges and appurtenances thereto belonging unto the said Trustee, and to his substitutes or successors forever. And Grantors do hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend the said premises unto the said Trustee, his substitutes or successors and assigns forever, against the claim, or claims, of all persons claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST to secure payment of two (2) promissory notes of even

City of Rockwall Planning and Zoning Applicant Receipt

Date 9/17/87

Applicant Michael Brady Phone _____

Address _____

Development Michael's Super Stop

The following items have been received on this date by the City of Rockwall Administrative Office:

_____ Site Plan Application

_____ Prel. Plat Application

_____ Final Plat Application

Zone Change Application

_____ Sign Board Application

_____ Board of Adj. Application

_____ Front Yard Fence Application

_____ CUP Application

_____ () sets/site plans - Submission # _____

_____ () sets/prel. plats - Submission # _____

_____ () sets/final plats - Submission # _____

_____ () sets/executed final plats/mylars

_____ () sets/engineer drawings - Submission # _____

Filing fee \$ 101⁰⁰

Other legal described maps & bounds

*Council
7:00 P.M.
Nov 2, 1987*

With this application, you are scheduled to appear before the

P & Z Commission

on October 8, _____

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nichols

DESCRIPTION

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas and being part of the First and Second tracts recorded in Volume 48, Page 493, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the North line of State Highway No. 276, said point being S. 87° 18' 23" W., a distance of 314.21 feet from the Southeast corner of the N.M. Ballard Survey, Abstract No. 24, a 1/2" iron stake found for corner;

THENCE S. 87° 18' 23" W., along the North line of State Highway No. 276, a distance of 127.00 feet to a 1/2" iron stake found for corner;

THENCE N. 2° 35' 41" W., leaving the said North line of State Highway No. 276, a distance of 185.11 feet to a 1/2" iron stake found for corner;

THENCE N. 87° 19' 26" E., a distance of 127.00 feet to a 1/2" iron stake found for corner;

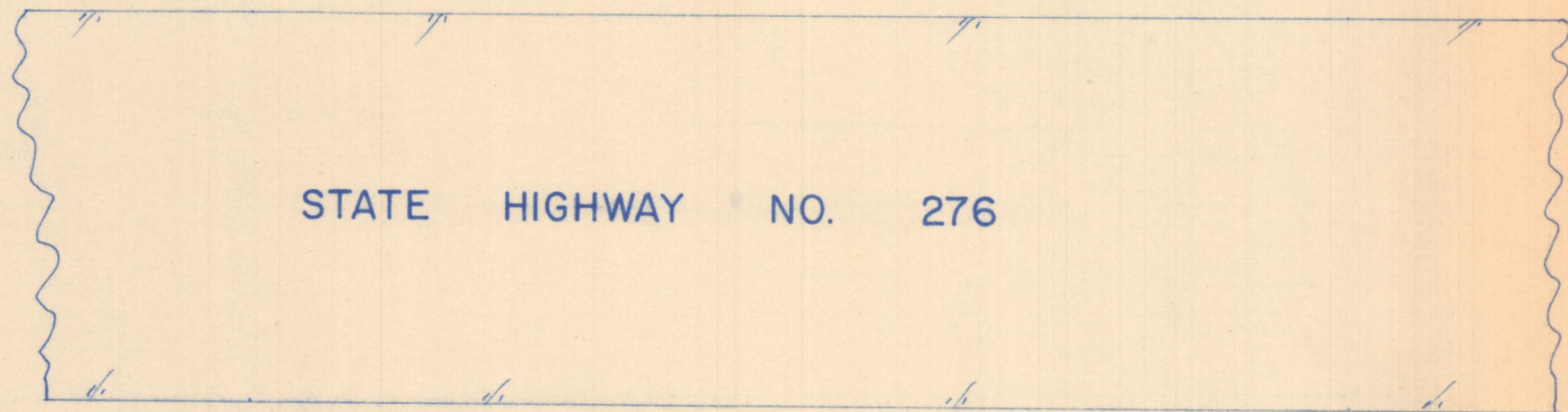
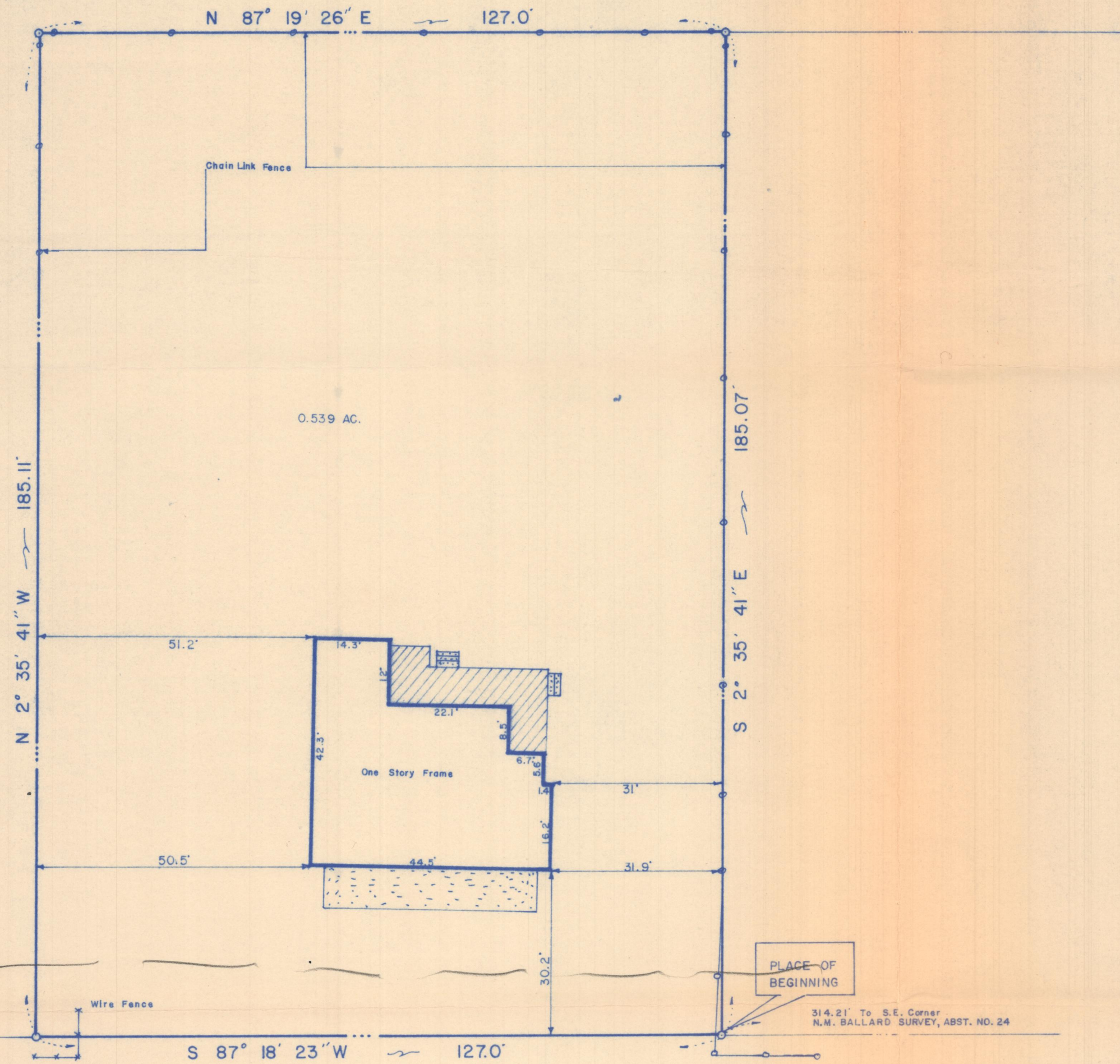
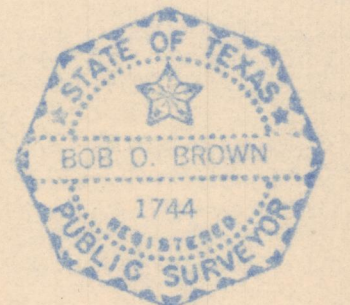
THENCE S. 2° 35' 41" E., a distance of 185.07 feet to the PLACE OF BEGINNING and containing 0.539 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on February 3, 1983.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 3 survey. This plat is for the exclusive use of W.D. Harmon and the undersigned surveyor is not responsible to any others.

Bob O. Brown

Bob O. Brown, Registered Public Surveyor No. 1744



NO.	DATE	REVISION	BY
SHEET TITLE LAND TITLE SURVEY N.M. Ballard Survey, Abstract No. 24 Rockwall County, Texas			PROJECT NO. 6992 SCALE 1" = 20' DATE 2-3-83 DRAWN BY M.B. CHECKED BY Notes D.B. DRAWING NO.
PROJECT 0.539 acres Volume 48, Page 493			BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522
_____ OF _____ SHTS			

after Pt 2 consideration:

~~If approved:~~

Scheduled for City Council..... 11/2

Notice sent to newspaper..... 10/13

Notice sent to property owners..... 10/23

Prepared notes and supporting information for City Council..... _____

If approved:

Notified applicant of results..... _____

Prepared ordinance..... _____

1st reading of ordinance..... _____

2nd reading of ordinance..... _____

Caption to newspaper..... _____

Update office map..... _____

Notified Inspection Dept. of change..... _____

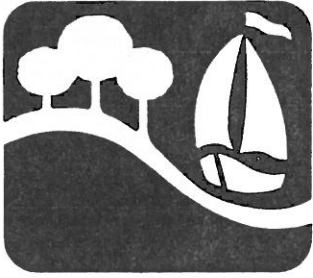
Included map in update file..... _____

Included in CUP list (if applicable)..... _____

↙
Permit activated within 6 months..... _____

↘
If not activated, applicant notified permit is void..... _____

Included in PD file (if applicable)..... _____



CITY OF ROCKWALL
"THE NEW HORIZON"

November 4, 1987

Mr. Michael Brady
P. O. Box 332
Rockwall, Texas 75087

Dear Mr. Brady:

On November 2, 1987, the Rockwall City Council held a public hearing and approved a change in zoning from "A" Agricultural to "C" Commercial on .539 acres located on SH-276 east of SH-205.

A change in zoning must be adopted by an ordinance read at two separate meetings of the Council. The second reading is scheduled for November 16, 1987. If approved, you may apply for a sign permit the following day.

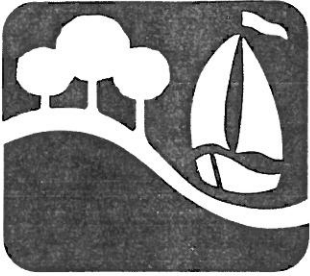
Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

November 24, 1987

Mr. Michael Brady
P. O. Box 332
Rockwall, Texas 75087

Dear Mr. Brady:

On November 16, 1987, the Rockwall City Council approved an ordinance authorizing a "C" Commercial zoning classification on your property located on SH-276. You may now apply for a sign permit meeting requirements of the Sign Ordinance.

As we have discussed, prior to issuance of any building permit for expansion or renovation, your lot must be platted and a site plan is required to be presented to the Planning and Zoning Commission and the City Council.

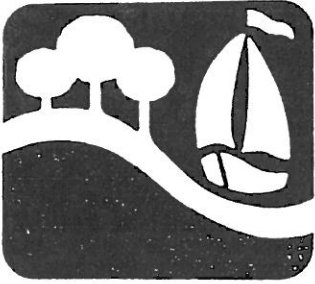
Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

Dear Applicant:

Your request to appear before the City of Rockwall _____

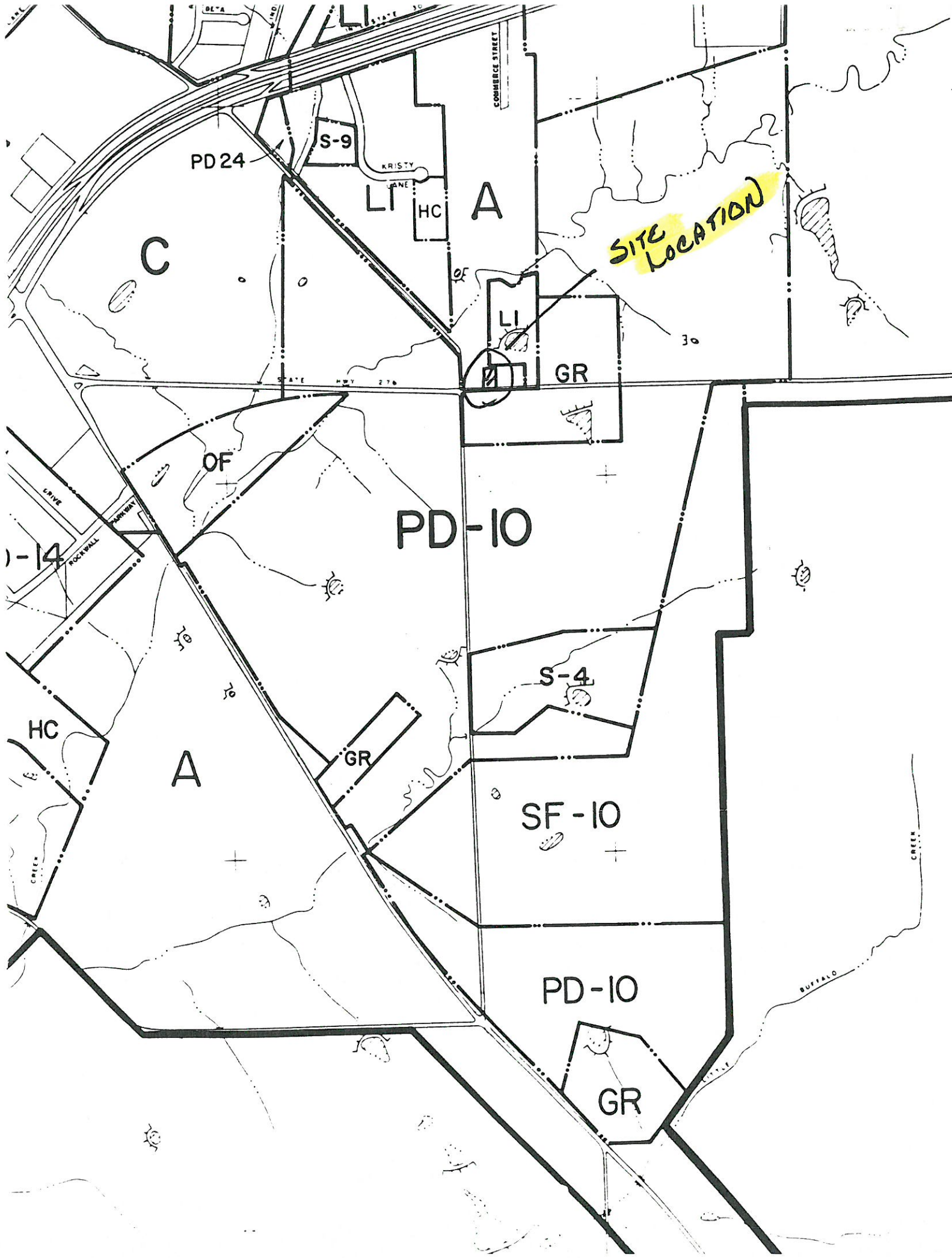
Planning & Zoning Commission

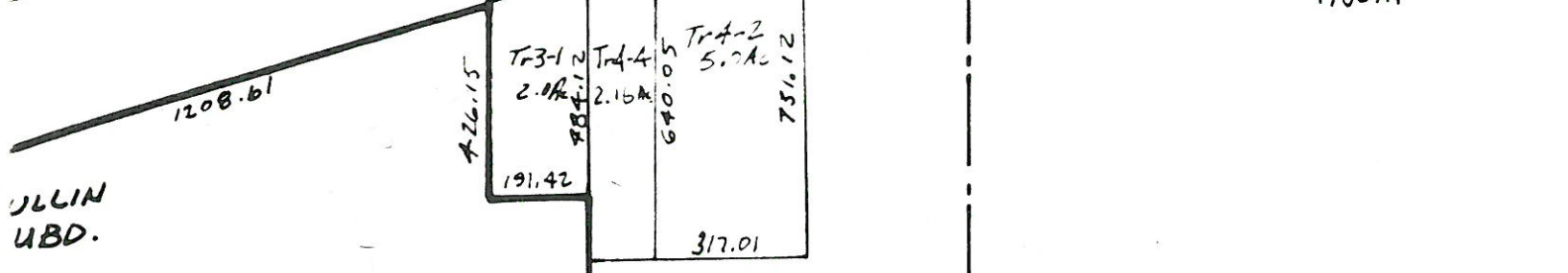
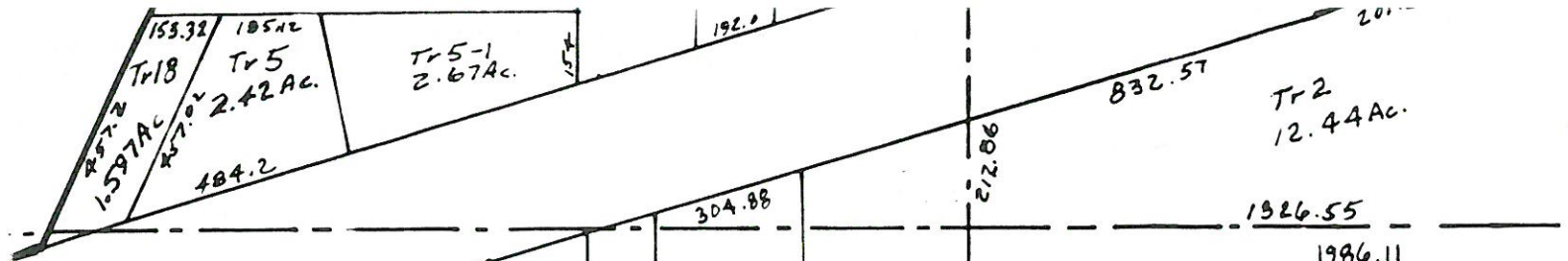
has been set for 7:30 P.M. on October 8, 1987.

The meeting will be held at City Hall, 205 W Rusk
Rockwall, Texas.

If you have any questions concerning your Agenda request,
call City Hall at 722-1111.

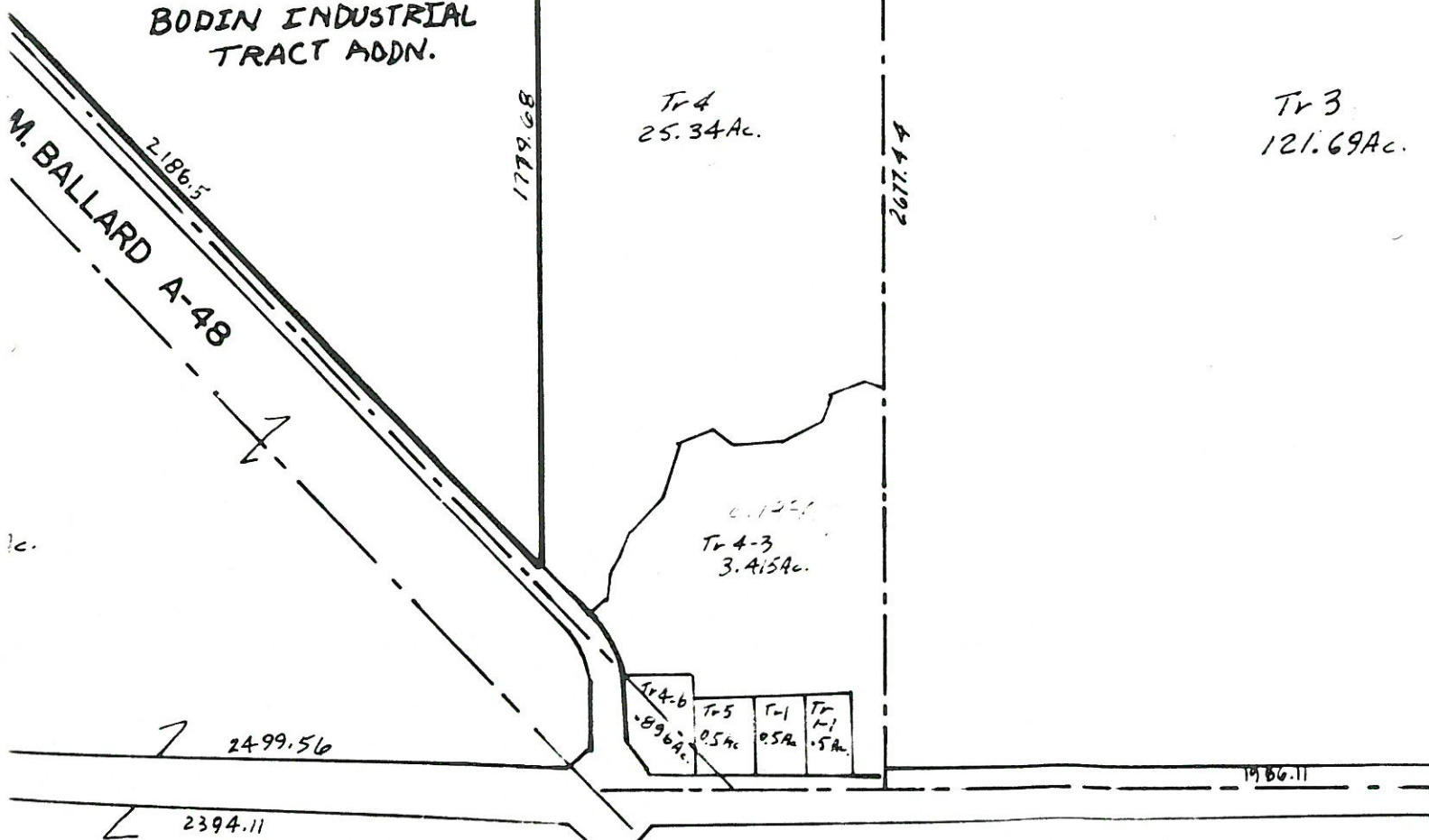
Julie Couch
Julie Couch
Assistant City Manager



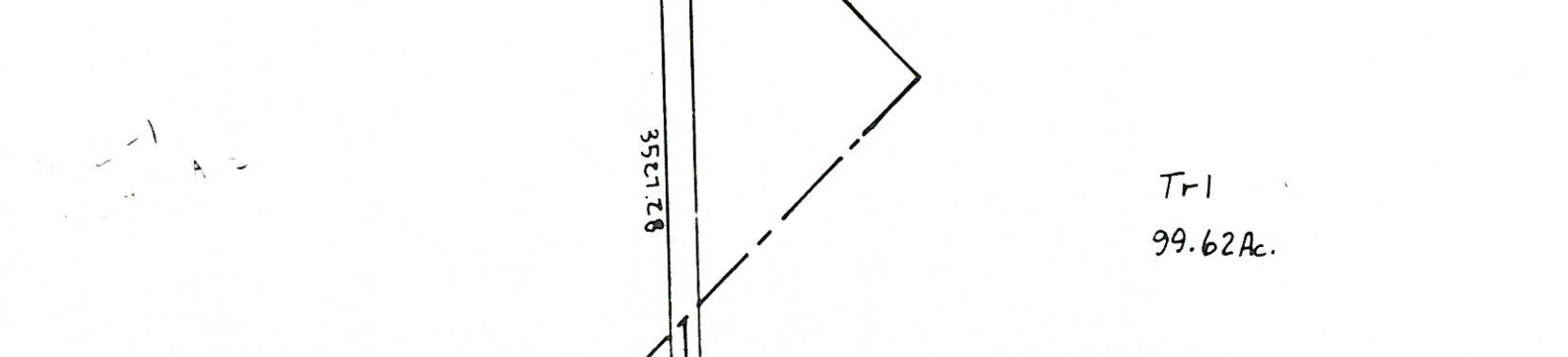


N.M. BALLARD A-24

BODIN INDUSTRIAL TRACT ADDN.



CADLE A-65



JLLIN UBD.

Ac.

Agenda Notes
P&Z - 10/8/87

III.

- B. P&Z 87-59-Z - Hold Public Hearing and Consider Approval of a Request from Michael Brady for a Change in Zoning from "A" Agricultural to "C" Commercial on .539 Acres Located on SH-276 East of SH-205

Michael Brady has submitted a request for a change in zoning from "A" Agricultural to "C" Commercial. Mr. Brady operates "Michael's" which is a convenience grocery and gas sales, on SH-276. The use was there when the property was annexed in 1985 and was therefore classified as a nonconforming use. Our ordinances are designed to insure that nonconforming properties are brought into compliance through restrictions on expansion or additions prior to obtaining the proper zoning and/or platting.

Mr. Brady plans to put up some new signs on his site and our Sign Ordinance does not allow general business signs Agricultural zoning. Therefore, Mr. Brady has submitted a request for "C" zoning. The Land Use Plan indicates Multifamily in this area. This was shown because there was some existing "MF" located in this general area in the Cambridge and the planner extended that to the proposed extension of High School Road. An argument could be made for having Commercial along both sides of the collector at that intersection. Additionally, there is already General Retail on the south side of SH-276 and Light Industrial to the north and further to the east of this site. Attached is a location map showing the location of the site and the surrounding zoning.

2. A request from Michael Brady for a change in zoning from "A" Agricultural to "C" Commercial on .539 acres located on SH-276 east of SH-205, further described as follows:

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas and being part of the First and Second tracts recorded in Volume 48, Page 493, Deed Records, Rockwall County, Texas and being more particularly described as follows:

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THENCE S. 2° 35' 41" E., a distance of 185.07 feet to the PLACE OF BEGINNING and containing 0.539 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on February 3, 1983.

3. A request for a Conditional Use Permit for a private club and less than 100% noncombustible materials for a proposed restaurant to be located within the Rockwall Village Shopping Center off the south I-30 service road west of FM-740, further described as Lot 2, Block A, Carlisle Plaza Addition.

CITY OF ROCKWALL
Council Agenda

AGENDA DATE: November 2, 1987

AGENDA NO. IV. F.

AGENDA ITEM: P&Z-87-59-Z - Hold Public Hearing and Consider Approval of a Request from Michael Brady and an Ordinance Authorizing a Change in Zoning from "A" Agricultural to "C" Commercial on .539 Acres Located on SH-276 East of SH-205

ITEM GENERATED BY: Michael Brady, Applicant

ACTION NEEDED: Hold public hearing and approve or deny ordinance granting change. If it is denied, the denial would be with prejudice unless otherwise stated in the motion.

Michael Brady has submitted a request for a change in zoning from "A" Agricultural to "C" Commercial. Mr. Brady operates "Michael's" which is a convenience grocery and gas sales, on SH-276. The use was there when the property was annexed in 1985 and was therefore classified as a nonconforming use. Our ordinances are designed to insure that nonconforming properties are brought into compliance through restrictions on expansion or additions prior to obtaining the proper zoning and/or platting.

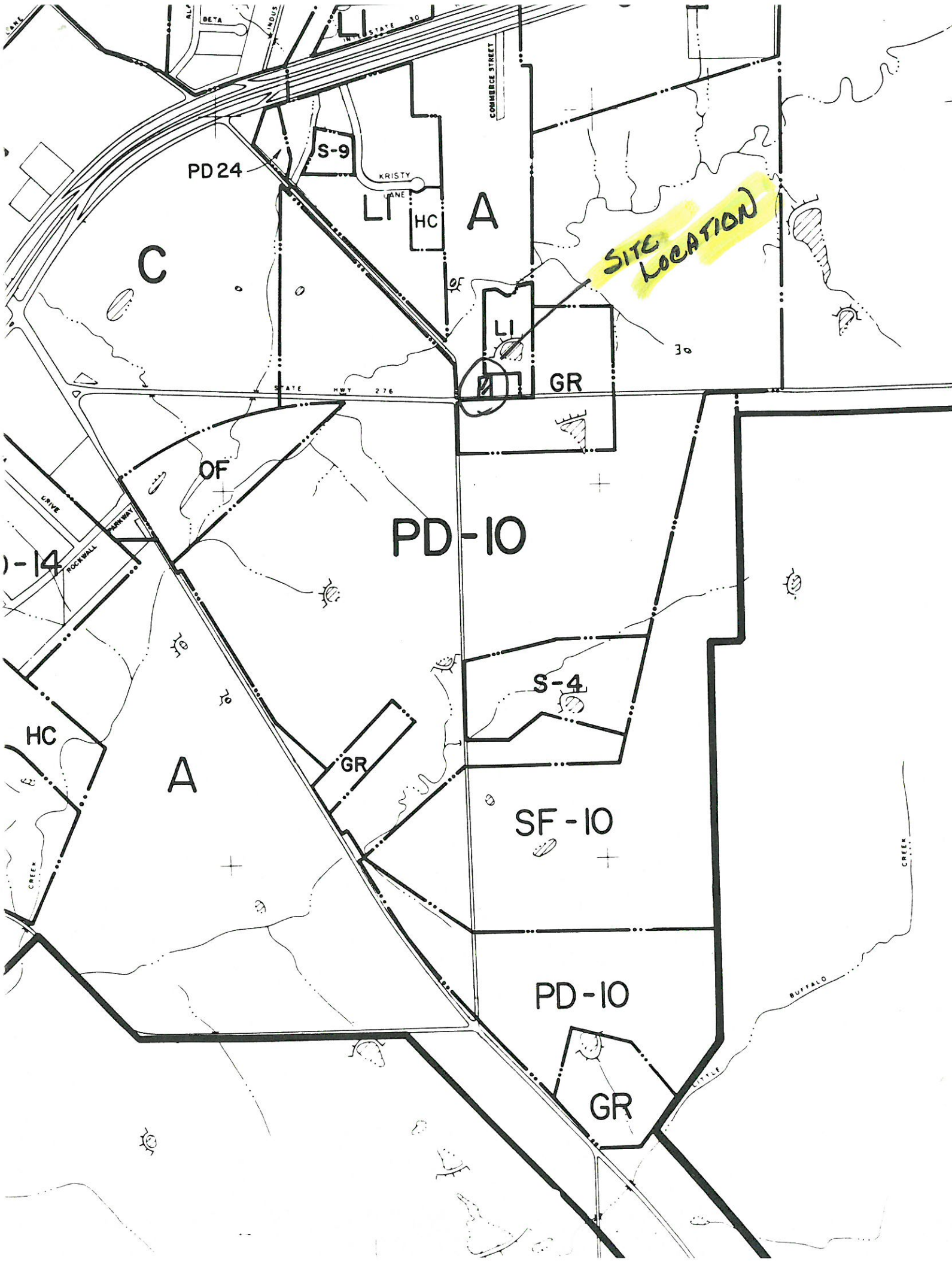
Mr. Brady plans to put up some new signs on his site and our Sign Ordinance does not allow general business signs in Agricultural zoning. Therefore, Mr. Brady has submitted a request for "C" zoning. The Land Use Plan indicates Multifamily in this area. This was shown because there was some existing "MF" located in this general area in the Cambridge property and the planner extended that to the proposed extension of High School Road. An argument could be made for having Commercial along both sides of the collector at that intersection. Additionally, there is already General Retail on the south side of SH-276 and Light Industrial to the north and further to the east of this site. Attached is a location map showing the location of the site and the surrounding zoning.

The Planning and Zoning Commission recommended approval of the request.

ATTACHMENTS: 1. Location Map
2. Land Use Map
3. Draft Ordinance

AGENDA ITEM: Brady Zone Change Request

ITEM NO. IV. F.



DESCRIPTION

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Council
mailed
on 10/23

P&Z
mailed
on 9/23

Michael's Super Stop
AB 24, TR 5

- 224 TR44. Gary Thomas
9834 Walk Ave
Conifer, Colo 80433
- TR1 Darlene C Hawk
Rt 1 Box 144
- TR 1-1 Howard L. Hesson
Rt 1 Box 144
- TR 4-3 Robert J Evans Jr
1230 Ridge Rd
- 25 TR1 Cambridge Companies
Rockwall 100 Assoc.
16660 Dallas Pkwy #2
Dallas 75248

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 October
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Michael Brady
for a change in zoning from "A" Agricultural to "C" Commercial

on the following described property:

.539 acres located on SH-276 east of SH-205, one lot east
of Old Terrell Road further described on the attached

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. The decision of the Planning and Zoning
Commission will be a recommendation for approval or denial which will be
forwarded to the City Council for a final decision. In replying please
refer to Case No. P&Z 87-59-Z

Mary A Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,
Texas 75087.

Case No. P&Z 87-59-Z

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

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

1. This business was opened without upgrading the existing septic system.
They do not keep grass and weeds cut, part of area has not been cut for 2 years.
2. Before opening we were told there would be a privacy fence put up; he now
refuses to do so.
3. This is my home and it is undesirable to have such a business so close; where in
I have no privacy from it.

They park milk trucks next to my yard, one of which has been broke down for months,
and cannot be moved.

Signature Dolores Dawk

Address Rt 1 Box 144

Rockwall TX
75087

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 October
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request of Michael Brady
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forwarded to the City Council for a final decision. In replying please
refer to Case No. P&Z 87-59-Z

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 87-59-Z

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

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

1. I believe this area is suited for commercial use, it is a growing area of Rockwall.
2. for residential and needs more commercial development to service the residential growth.
- 3.

Signature Gay Thomas

Address 9834 Wolff av.

Conifer Co 80433

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00
o'clock P.M. on the 2nd day of November, 1987
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of Michael Brady
for a change in zoning from "A" Agricultural to "C" Commercial

on the following described property:

.539 acres located on SH-276 east of SH-205, one lot east of
old Terrell Road, further described on the attached.

As an interested property owner, it is important that you attend this
hearing or notify the Council of your feeling in regard to the matter by
returning the form below.

In replying please refer to Case No. P&Z 87-59-Z

Mary Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 87-59-Z

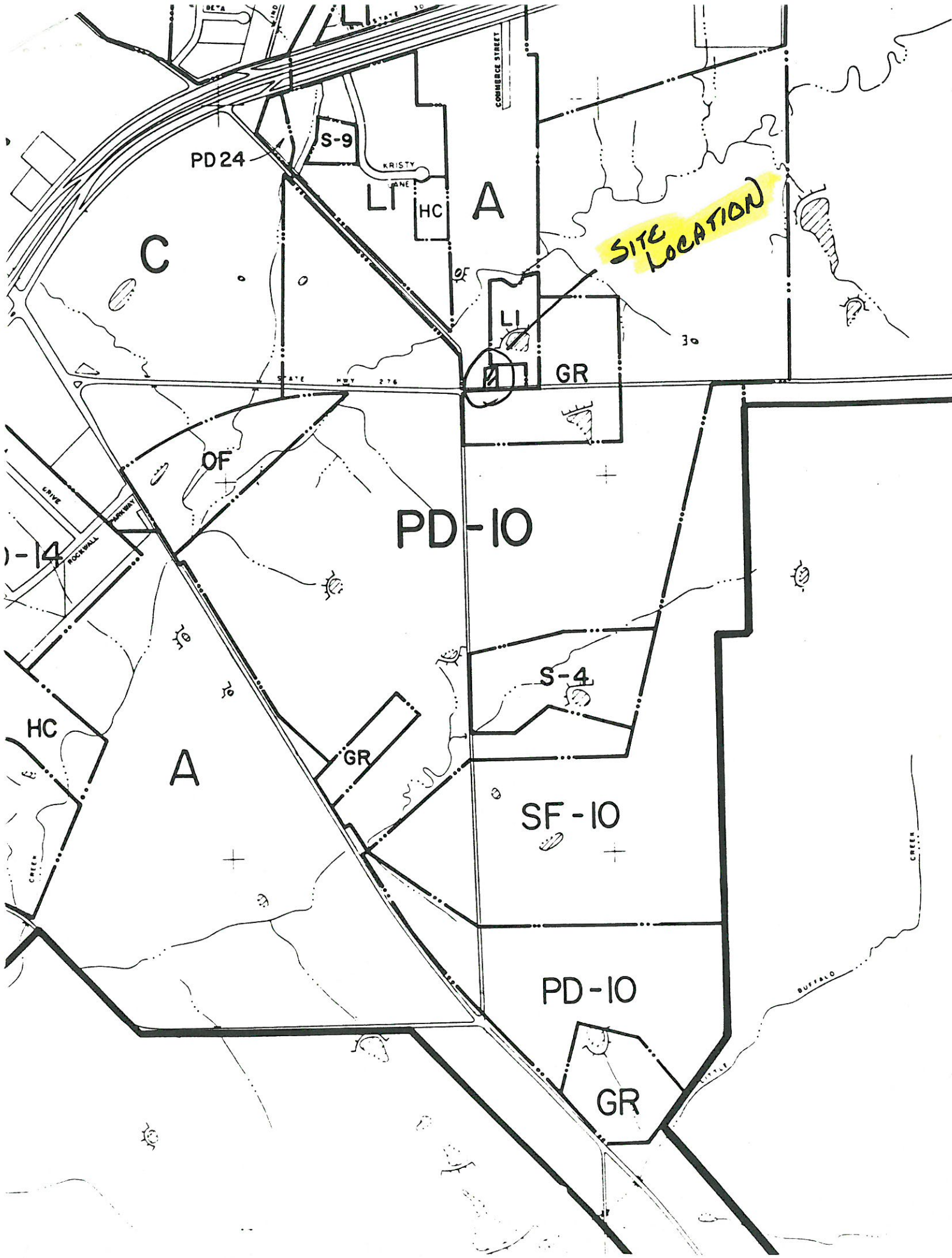
I am in favor of the request for the reasons listed below. _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____



PD-24

S-9

KRISTY LANE

LI

HC

A

SITE LOCATION

C

GR

PD-10

OF

S-4

HC

A

GR

SF-10

PD-10

GR

BUFFALO CREEK

ORDINANCE NO. 87-73

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 ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "C" COMMERCIAL CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR 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, 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 by amending the zoning map of the City of Rockwall so as to give "C" Commercial District

classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" 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 zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. 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 5. 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,

DESCRIPTION

BEING a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, Rockwall County, Texas and being part of the First and Second tracts recorded in Volume 48, Page 493, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the North line of State Highway No. 276, said point being S. $87^{\circ} 18' 23''$ W., a distance of 314.21 feet from the Southeast corner of the N.M. Ballard Survey, Abstract No. 24, a $\frac{1}{2}$ " iron stake found for corner;

THENCE S. $87^{\circ} 18' 23''$ W., along the North line of State Highway No. 276, a distance of 127.00 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE N. $2^{\circ} 35' 41''$ W., leaving the said North line of State Highway No. 276, a distance of 185.11 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE N. $87^{\circ} 19' 26''$ E., a distance of 127.00 feet to a $\frac{1}{2}$ " iron stake found for corner;

THENCE S. $2^{\circ} 35' 41''$ E., a distance of 185.07 feet to the PLACE OF BEGINNING and containing 0.539 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on February 3, 1983.

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 all ordinances of the City of Rockwall in conflict with the provisions of this 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 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 case provides.


DULY PASSED AND APPROVED this 16th day of November, 1987.

APPROVED:



Mayor

ATTEST:

By 

1st reading 11/2/87

2nd reading 11/16/87

PLANNING AND ZONING ACTION SHEET

Applicant Mike Brady Case No. Prz 87-59-2
Property Description SH276 E of SH205
Case Subject Matter "A" to "C" zone change request

CASE ACTION

Date to P&Z 10/8 Approved Disapproved Tabled
Conditions _____

Date to City Council 11/2
Conditions second reading 11/16/87

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- 89-13 Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on October 8, 1987, at 7:30 P.M. in City Hall, 205 West Rusk, to consider the following:

1. A request from Margie Peoples for a change in zoning from "SF-7" Single Family to "C" Commercial on a portion of a lot located on Emma Jane east of SH-205
2. A request from Michael Brady for a change in zoning from "A" Agricultural to "C" Commercial on .539 acres located on SH-276 east of SH-205
3. A request for a Conditional Use Permit for a private club and less than 100% noncombustible materials for a proposed restaurant to be located within the Rockwall Village Shopping Center off the south I-30 service road west of FM-740