

EXISTING CONSTRUCTION
FINISH FLOOR ELEV 539.00'
**Dobbs
Elementary**

EDGE OF EXISTING
PAVING

Portable
Classroom Bldg

EXISTING
CONCESSION STAND

30' COTONWOOD
TREE

EXISTING CHAIN
LINK FENCE

EXISTING
CONCRETE
STADIUM

EXISTING
CHAIN LINK
FENCE

EXISTING
POWER POLES

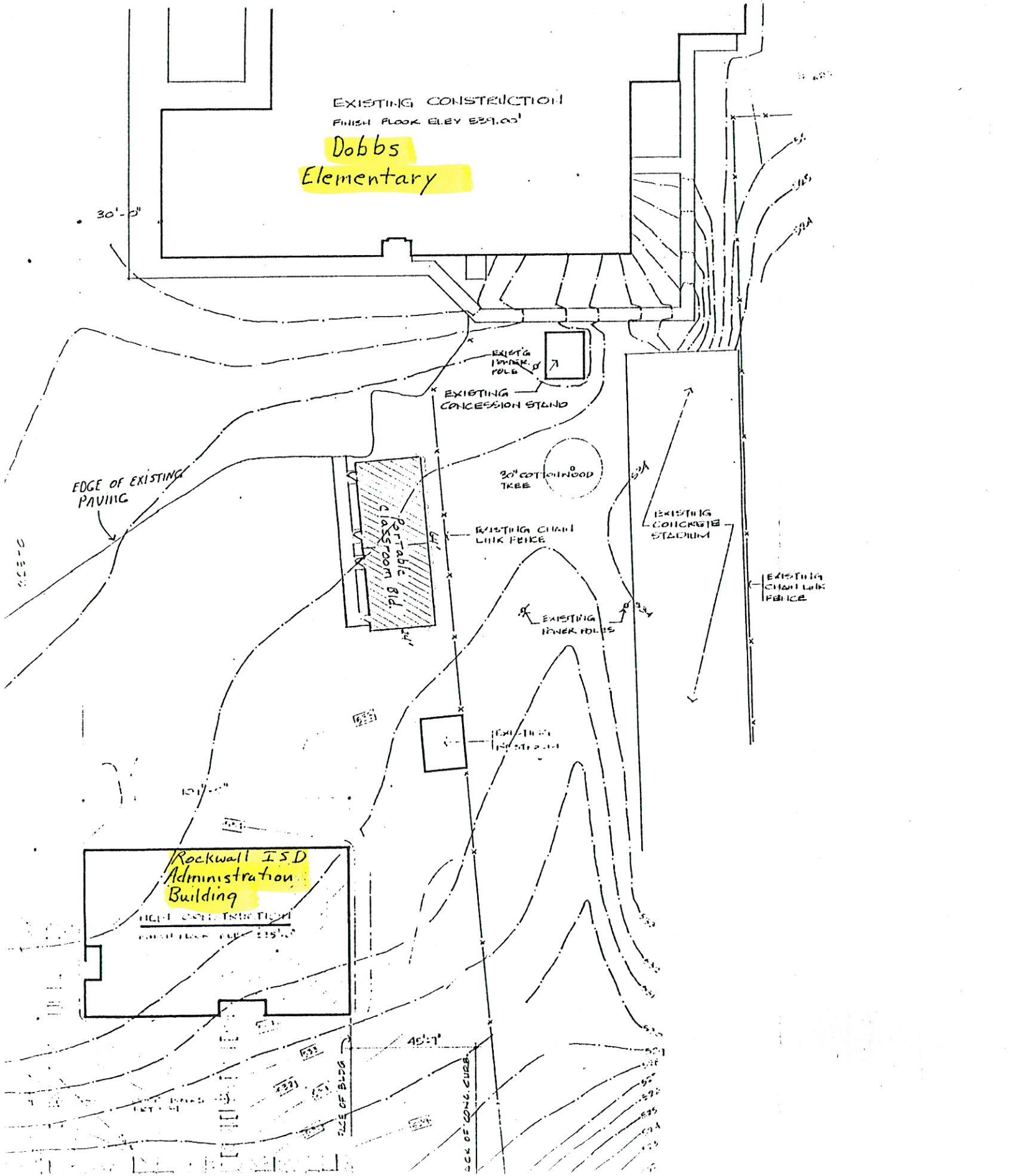
**Rockwall ISD
Administration
Building**

FINISH FLOOR ELEV 535.00'

45'-1"

FACE OF BLDG

ACK OF CONC CURB



NOT TO SCALE

One room portable classroom
Approx 34' X 32'



Exact location to meet
city codes -

NEW CAB. POD FOR HVAC EQUIP.
10' x 10' x 5'

EXISTING GYM

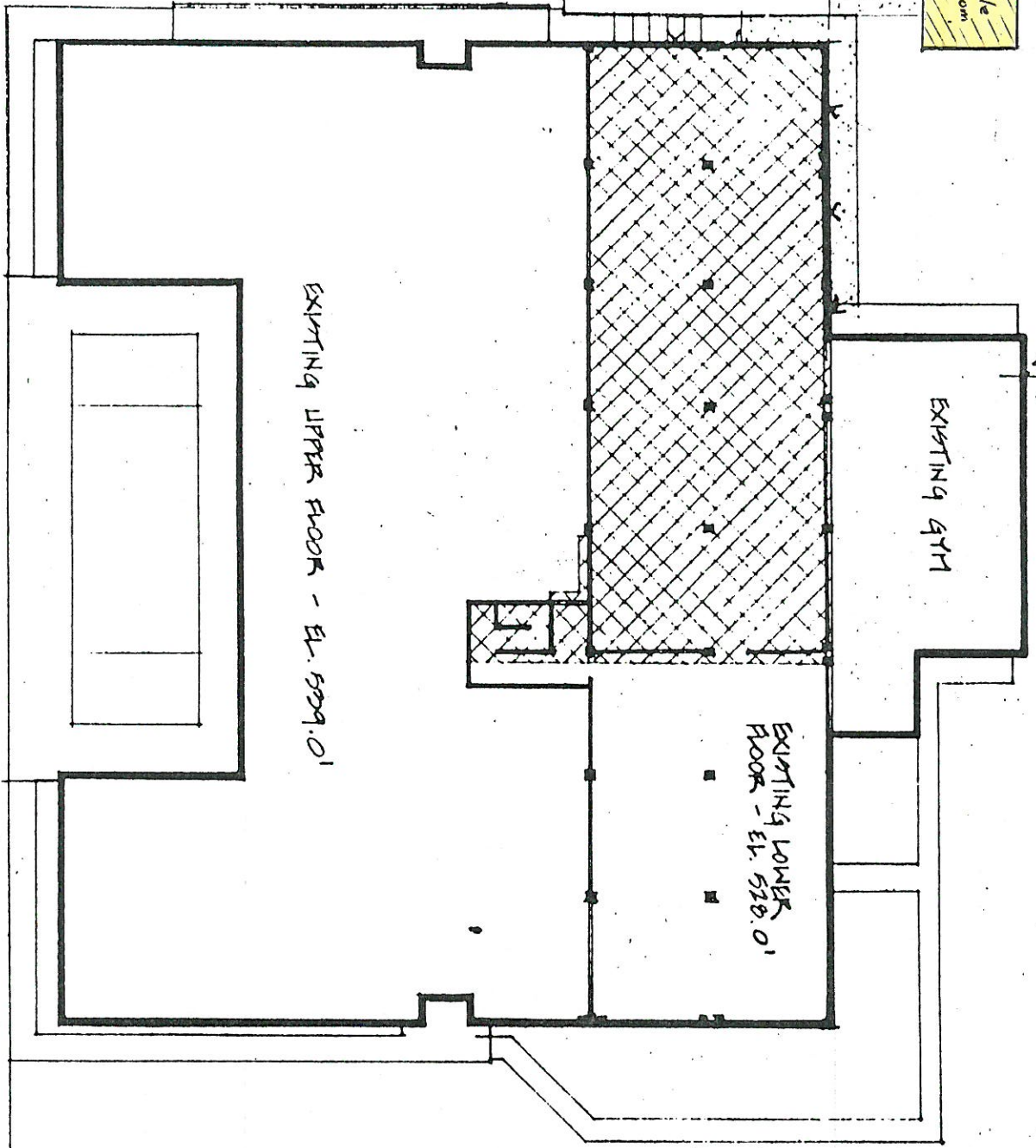
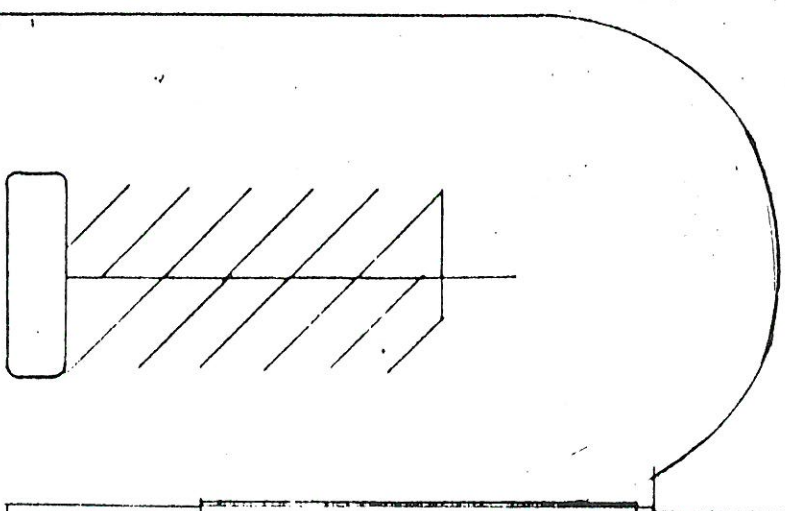
EXISTING LOWER
FLOOR - EL. 528.0'

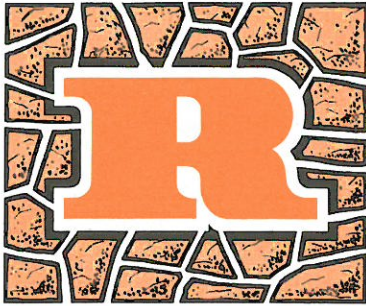
EXISTING UPPER FLOOR - EL. 509.0'

FRONT



Dobbs Elem.
Site Plan





ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON • ROCKWALL, TEXAS 75087 • (214) 771-0605

Wayne Bingham,
Superintendent

October 13, 1992

Deanna Parks,
Special Programs
Coordinator

Dear Mr. Howlett,

The Head Start Application for expansion funding was approved for the school year 1992-93. Head Start is providing funds necessary to build a portable in Rockwall ISD. The Rockwall center has changed from a double session center based program to an extended day session. The Center is located at Dobbs Elementary School where enrollment figures are as follows:

Dobbs Elementary

Capacity: 605 children

Enrollment Figures:

1991-92 618 children

1992-93 637 children

During the 1991-92 school year, Head Start shared space with three prekindergarten groups:

Room 1

A.M. - Head Start (20 children)

P.M. - Prekindergarten (18 children)

Room 2

A.M. PreKindergarten (18 children)

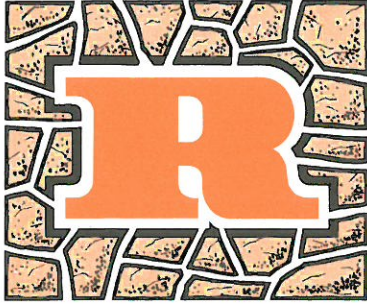
P.M. Prekindergarten (19 children)

When the Head Start day was extended to a full day class, there was a shortage of one room. The spacious campus at Dobbs will accommodate a portable building where Head Start can be located in a space designed and equipped for providing the educational experiences required by Head Start performance standards.

Thank you for your attention to this matter.

Sincerely,

Deanna Parks
Special Programs Coordinator



ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON · ROCKWALL, TEXAS 75087 · (214) 771-0605

Wayne Bingham,
Superintendent

Bill Howlett,
Assistant Superintendent
For Business

October 14, 1992

Mrs. Julie Couch
City of Rockwall
Rockwall, Texas 75087

Dear Julie:

As most of us are aware, the school district is rapidly outgrowing its facilities at almost every location and classroom space is always needed. The Federal Head Start Program, in which we participate, will fund a portable classroom building to be located at the Dobbs Elementary campus easing the situation there. The school district is, therefore, again petitioning the City for a Conditional Use Permit extending indefinitely for this building. Your consideration of our request is, as always, appreciated. Should details be needed please don't hesitate to call.

Sincerely yours,

Bill Howlett

ORDINANCE NO. 90-18

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 SCHOOL WITHIN AN "SF-7" SINGLE FAMILY ZONING CATEGORY AND AN ACCESSORY BUILDING NOT MEETING MATERIALS REQUIREMENTS AND EXCEEDING 225 SQUARE FEET ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, ROCKWALL SCHOOL ADDITION NO.1; 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 a school in an "SF-7" Single Family District and an accessory building not meeting materials requirements and exceeding 225 square feet has been requested by the Rockwall Independent School District for the property described as Lot 1, Block A, Rockwall School Addition No.1 commonly known as Dobbs Elementary School; 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 a school and an accessory building not meeting materials requirements and exceeding 225 square feet in a residential zoning category on the property described herein.

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

1. The permit is limited to one accessory building
2. The permit is issued for a period of three years from the date of approval. At the conclusion of the three year period, public hearings shall be held in the manner prescribed in the Comprehensive Zoning

Ordinance to determine if the Conditional Use Permit shall be continued or removed

3. The accessory building shall comply with the general location, materials, and dimensions as submitted and approved
4. Any major improvement, expansion or change in the approved site plan shall be submitted for approval to the Planning and Zoning Commission and City Council.

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 2nd day of July 1990

Mary Nichols
ATTEST

J. L. Wheeler
APPROVED

ORDINANCE 92-40

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE 90-18 AND THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, ROCKWALL SCHOOL ADDITION NO.1; 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 accessory structure exceeding 225 square feet in a residential zoning classification has been previously approved for the Rockwall Independent School District for the property described as Lot 1, Block A, Rockwall School Addition No. 1, commonly known as the Dobbs Elementary School; and

WHEREAS the RISD has submitted a request to amend the conditions of the Conditional Use Permit; 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 previously given the requisite notices by publication and otherwise, and have previously 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, and Ordinance 90-18 be and the same is hereby amended by amending Section 2.1. and 2.2. to hereafter read as follows(language shown in brackets is to be deleted, language shown in quotations is to be added):

1. The permit is limited to [one]"two" accessory building"s", as shown on the attached Exhibit A-1 and A-2, attached hereto and made a part hereof.
2. The permit for the building shown on Exhibit A-2 is hereby approved with no time limit. The permit [is] issued for "the building shown on Exhibit A-1" is

approved for" a period of three years from the date of approval. At the conclusion of the three year period, public hearings shall be held in the manner prescribed in the Comprehensive Zoning Ordinance to determine if the Conditional Use a permit shall be continued or removed.

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, 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 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. 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 2nd day of November, 1992.

APPROVED:


Mayor

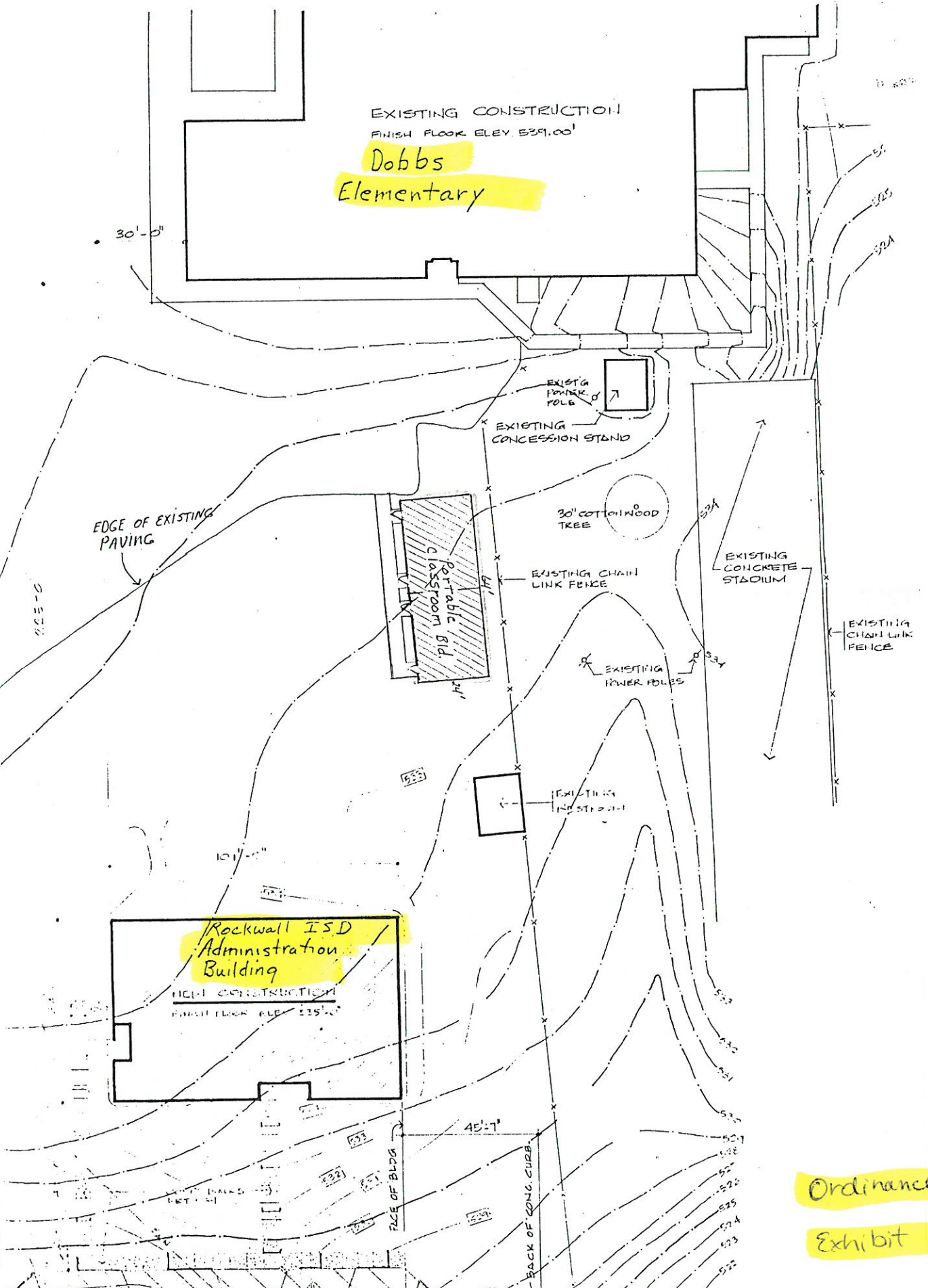
ATTEST:

BY Hilda Crangle

1st reading 10/19/92

2nd reading 11/2/92

EXISTING CONSTRUCTION
FINISH FLOOR ELEV. 539.00'
**Dobbs
Elementary**



Ordinance 92-40

Exhibit A-1

One room portable classroom
Approx 34' X 32'

Exact location to meet
City Codes -



NOT TO SCALE

NEW CONC. PAD FOR HVAC EQUIP.
10' X 10' X 5"

EXISTING 4TH

EXISTING LOWER
FLOOR - EL. 529.0'

EXISTING UPPER FLOOR - EL. 529.0'

FRONT

Ordinance 92-40
Exhibit A-2



Dobbs Elem.
Site Plan

