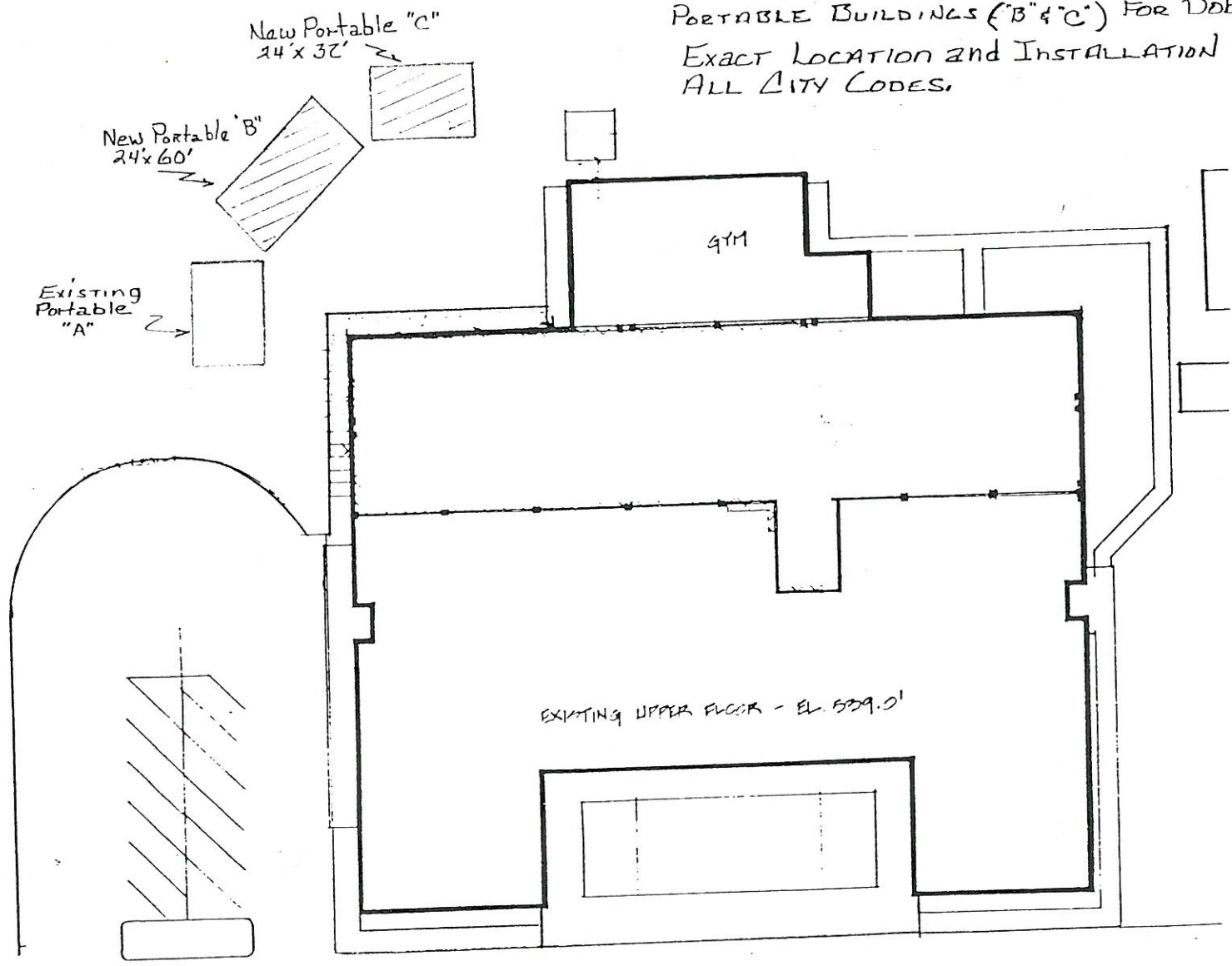


APPROXIMATE LOCATIONS OF TWO ADDITIONAL
PORTABLE BUILDINGS ("B" & "C") FOR DOBBS ELEM.
EXACT LOCATION AND INSTALLATION TO MEET
ALL CITY CODES.



Dobbs Elem.

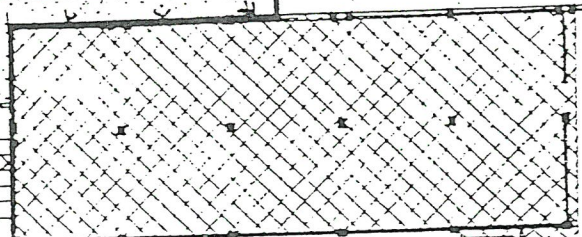
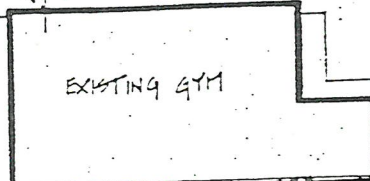
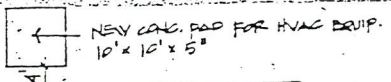
Site Plan

Not To Scale
March 29, 1993

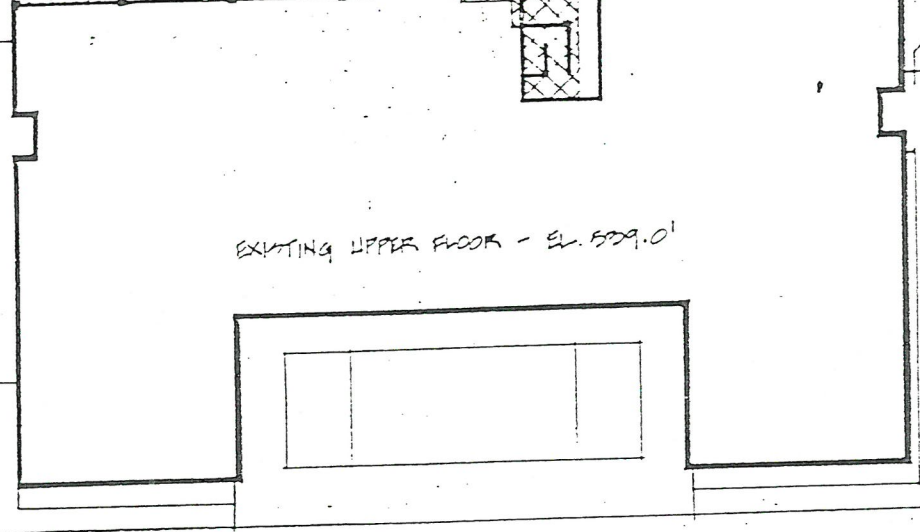
One room portable classroom
Approx 24' x 32'



Exact location to meet
City Codes -



EXISTING LOWER FLOOR - EL. 528.0'



EXISTING UPPER FLOOR - EL. 509.0'

FRONT



Dobbs Elem.

Site Plan

PORTABLE BLDG. 'A' Nov 10 '92

PORTABLE BLDG. B MARCH 29 '92



EXISTING CONSTRUCTION
FINISH FLOOR ELEV 829.00'

Dobbs
Elementary

30'-0"

EDGE OF EXISTING
PAVING

EXIST'G
POWER
POLE

EXISTING
CONCESSION STAND

30' COTTONWOOD
TREE

EXISTING CHAIN
LINK FENCE

Portable
Classroom Bld.

EXISTING
CONCRETE
STADIUM

EXISTING
CHAIN LINK
FENCE

EXISTING
POWER POLES

EXISTING
RESTROOM

Rockwall I.S.D.
Administration
Building

EXISTING CONSTRUCTION
FINISH FLOOR ELEV 835.00'

0.575
Auto
Garage (1st Building)

45'-1"

FACE OF BLDG

BACK OF CONC. CURB

SEE PLANS
LET 101

829
828
827
826
825
824
823
822
821
820

ROCKWALL INDEPENDENT SCHOOL DISTRICT

SPECIFICATIONS FOR PORTABLE BUILDING DOBBS ELEMENTARY PREKINDERGARTEN

BASIC DESCRIPTION: A twenty-four by thirty two foot modular building, with one exterior entrance, designed to accommodate pre-kindergarten age children. Containing one restroom, eight foot kitchen type cabinet counter with two single sinks with washing and drinking faucets at each sink. Overhead cabinet section, Hot water heater, chalk board and shelving. Building to be accessible via a wood deck and ramp. (see attached drawing)

GENERAL INFORMATION: All structures shall be designed to be transported to the site as completed structures or as completed modules in a multi-modular single story building or complex. They shall have the capability of being relocated at a later date with relatively minor inconvenience and expense. The building system shall utilize wood framing in floors, wall, and roof constructions, with all studs and plates being Southern Pine, Spruce, or Fir, stud grade or equal. Contractors' buildings are built according to the SBCC, UBC, ABC, BOCA, NEC and can meet any specific city, county, or state code requirements. Special consideration shall be given to the unusual stresses incurred during the manufacturing of the above mentioned Relocatable Buildings shall be carefully selected on the basis of availability, weight, cost and general overall quality.

TERMINOLOGY: Throughout these specifications and on all drawings and construction documents, the terms "Purchaser", "Customer", and "Owner" are considered to refer to the party that is actually entering into an Agreement with Contractor. Contractor to furnish said pre-engineered structures, or his legally qualified representative.

TEXAS CERTIFIED: All building contractors doing business as a modular builder must be registered with the state of Texas as a certified modular builder. Plans must be sealed and built in accordance with the Texas Industrial Housing Act. Texas State Seal shall be applied to this structure.

ADMINISTRATION OF CONTRACT: The Contract will be administered in accordance with the terms and conditions as set forth in the preprinted Sales Contract and Custom of Modular Building Addendum forms of the Contractor.

PERMITS AND FEES: All necessary permits and fees for surveys, licenses, and site preparation, utility connections to comply with applicable state and local codes or statutes and other similar charges, except those required for transportation of the structure, will be the responsibility of the Purchaser unless the Contract specifically states otherwise.

TEMPORARY UTILITIES: The owner shall make available at no cost to the Contractor sanitary facilities, lights, power, and water connections in close proximity of the building site(s) as may be required during the course of construction and installation.

MATERIAL SUBSTITUTION: In some instances, circumstances may dictate substitutions. All changes and/or substitutions of materials, products, equipment, etc., as specified herein may be made by the Contractor, provided that such change and/or substitution be of like grade and equal or better quality than the originally specified items.

HEATING VENTILATING AND AIR CONDITIONING

WALL HUNG CENTRAL 36,000 BTU: Heating, ventilation and air conditioning shall be provided by completely self-contained unit mounted on the outside of the exterior wall. The system shall be completely enclosed in weatherproof enamel coated steel cabinet. The built-in through-the-wall unit shall be in Intertherm or equal. Units available carry between 8.2 and 9.3 Seasonal Energy Efficiency Ratings (SEER) depending on size required. Range is up to 20% automatic fresh air intake at full blower power. The return air shall enter the unit directly through the exterior wall on which the unit will hang. Air shall blow freely into the building through a single wall-mounted diffuser to eliminate the need for duct work. Intertherm's WallKing comes with a five-year extended warranty on its compressor and a one-year warranty on all parts. Power requirement is 208/230v.

DOORS AND HARDWARE

EXTERIOR DOORS: Door to be a wood-styled foam filled exterior grade door, 1 11/16" x 24 gauge galvanized, primed steel rolled to lock into stiles and rails. The core consists of rigid, self-extinguishing, pressure-injected polyurethane, giving the door an "R" value of 14.69. This door carries a class "C" fire rating. The door is hung with 1 1/2 pair of 4" x 4" full butt hinges, and latching hardware as indicated on the plan. Door is painted with one coat and finished with one coat of latex exterior grade paint. Color to match trim unless otherwise specified. Door shall be available with an 18 gauge steel jamb.

PANIC HARDWARE: The Von Duprin Series 22NL exit devices incorporate durability and economy with modern touch pad styling. This unit is finished in either a sprayed dirrondie (SP313) or sprayed aluminum (SP28). All units are to be installed per manufacturer's recommendations.

DOOR CLOSER: Automatic closers to be surface-mounted and have a closing and latching speed adjustment controlled by means of a single regulating valve fully adjustable after installation. Closer shall have a rack and pinion mechanism contained in a high tensile aluminum precision housing. Hydraulic fluid shall be stable for any climatic operation and constant lubrication.

INTERIOR DOORS: Interior partition doors shall be 1 3/8" pre-finished, textured hollow core doors. The hollow core door shall be hung with one pair full mortise butt hinges. Frames to be steel jams.

ELECTRICAL AND LIGHTING

DISTRIBUTION SYSTEM FOR MODULAR BUILDINGS: Module shall be independently wired with a separate distribution panel. This shall be a flush mounted, surface opening, UL approved box with a door. The panel shall be capable of containing two (2) 2-pole NA or 4NA breakers or combinations, rated at 120/240 VAC, 1 phase, 3 wire. Panels shall be sized for a maximum load of 100 amps for each module, unless specified otherwise on plan. The service entrance shall be 2" EMT conduit stubbed out through the exterior wall unless noted otherwise. A pull wire for the on site electrician to install a ground wire shall be provided from the distribution panel through the top plate of the building.

The distribution panels shall have enough space to accommodate a double pole breaker.

Interconnection of panels, if necessary, and final wiring to existing service shall be the responsibility of the purchaser.

All wiring shall be accomplished in accordance with the National Electric Code (and other state and local codes as applicable).

WIRING - COPPER ROMEX: All wiring shall be executed with copper romex, 12 gauge or larger, in accordance with the National Electric Code.

RESTROOM RECEPTACLES: Shall be provided with GFCI protection.

FLUORESCENT LIGHT FIXTURES: Fluorescent lighting shall be provided with 24" x 48" lay-in fixtures. Each fixture will contain 4 tubes. Unit to be wired with U.L. approved ballast. Diffusers to be provided.

EXIT LIGHTING: Exit lights shall be wall mounted near the ceiling level immediately adjacent to exit. Each exit light shall be wired in with a battery pack. Connection to panel box shall be by the Contractor.

PLUMBING AND FIXTURES:

WATER LINES: All water lines shall be type "L" copper with sweat copper fittings.

WASTE LINES: All waste lines shall be PVC DWV-SCH-40 drain, waste, and vent lines manifolded to one outlet.

WATER HEATER: Water heater to be 10 gallon and 110 volts electric with single element and T&V valve.

WATER CLOSET: Shall be white vitreous china type of a size to accommodate pre-kindergarten children.

LAVATORY: Shall be white vitreous china type of a size to accommodate pre-kindergarten children.

SINKS: Shall be single bowl, standard grade, 22 gauge high nickel content stainless steel, satin buffed finish, insulated sides and bottom. Each shall have a two handle faucet with hot and cold water on one side and a single handle, bubbler type drinking fountain on the opposite side of the sink. Faucets shall be of two handle, goose neck design.

DRINKING FOUNTAIN: Shall be lever handle, bubbler design. i.e. Halsey Taylor model 2507.

CABINETS: Shall be of solid construction with vinyl laminate on all surfaces. Dimensions shall be (approximately) eight feet long, two feet wide and two feet high. Overhead cabinets shall be of like construction. Mounted four feet from the finished floor directly over the floor unit. Dimensions shall be eight feet long, eighteen inches deep, three feet high.

CHALKBOARD: Shall be a 8' x 4' aluminum framed unit, green or blue in color. Mounted so bottom is 2 feet from the floor.

SHELVING: Shall be of solid construction, vinyl laminate covered, with double coat hangers mounted on the bottom, each approximately 1 foot apart. Shelf is to be mounted 3 feet from the floor. Dimensions shall be 1 foot wide, 10 feet long.

FLOORING:

FLOOR STRUCTURAL SYSTEM:

PRESSURE TREATED SKIDS: Floor framing systems shall be built on rough sawn #2 Southern Yellow Pine graded in accordance with S.P.I.B. specifications for beams or skids. Skids shall be pressure creosoted and/or CCA treated in accordance with the AWWA requirements of intended use and exposure.

TREATED FLOOR JOISTS: All floor joists shall be PQ-8 antimicrobial treated lumber. All joists shall be 2" x 8" at 16" o.c. For attachment specifications, see STRUCTURAL HARDWARE.

SUBFLOORING-PLYWOOD: All flooring shall be exterior glued American Plywood Association plywood which is plugged and touch sanded. Flooring shall be installed with face grain perpendicular to the floor joist, with solid blocking at all unsupported plywood joints. Plywood decking to be 3/4" tongue and groove and glued to joists.

CARPET: Carpet and cove base to be installed in accordance with manufacturer's recommended method. Color to be selected by the owner. Carpet to be Mohawk "Top Notch" or equal.

TILE: 1/8" vinyl composition tile.

INSULATION AND MOISTURE PROTECTION

BUTYL AND SILICONE CAULKING: Butyl caulking shall be of skinning type. Material shall be of butyl polymers with inert reinforcing pigments, non-volatile plasticizer and polymerizable dryers. Should cure to a tack-free surface in 24 hours.

Silicone caulking shall be used as required for roof caulking.

STEEL TRIM: All exterior trim shall be 26 gauge electro-galvanized steel with baked-on-enamel finish on both sides. All edges of all corner and door trim shall be hemmed so that no sharp edges are exposed.

FIBERGLASS INSULATION: All insulation shall be low density continuous roll fiberglass blanket or batts of moisture-resistant, odorless fiber of the flame-blown type, bonded with fire resistant thermosetting resin. Insulation shall be installed in a manner to prevent hollow areas and voids. The structural systems have calculated overall coefficients of resistance to heat flow ("R") as follows:

Floor R- 11 Wall R- 11 Roof R- 19

ROOFING:

ROOF FRAMING: All roof framing members shall be of heavy timber construction. Roof beams shall transfer loads directly onto loadbearing walls, partitions, and trusses. Beams shall be Southern Pine, Spruce, or Fir, sized and spaced to meet requirements for all dead loads plus a minimum live load of 20 lbs. per sq. ft.,

ASPHALT COMPOSITION OR FIBERGLASS SHINGLED ROOF: Roof material shall be either 240# asphalt composition shingles or 215# fiberglass shingles installed over 15# felt with 5/8" plywood roof sheathing. Shingles to be installed on plywood deck in accordance with the standard practices recommended by the manufacturer.

METAL ROOF: Shall be 26 gauge high rib steel installed over one layer 15# felt.

OVERHANG: Roofing material shall overhang from perimeter wall in accordance with the distances and locations as indicated below.

Front 24" Back 24" Left side 12" Right side 12"

GUTTER AND DOWNSPOUTS: All gutters and downspouts shall be baked-on-enamel aluminum or steel. Gutters to be installed with adequate downspouts.

CEILING SYSTEMS:

SUSPENDED CEILING: Ceiling to be a metal suspension acoustical tile and lay-in ceiling. Exposed grid to be a 24" x 24" with Armstrong Miniboard Fire Guard-Fissured 896 acoustical ceiling board of equal.

WALLS AND PARTITIONS:

WALL FRAMING: All framing members shall be 2 x 4 Southern Pine, Spruce, or Fir @ 16" O.C. with double studs at all exterior door and window openings, triple studs at all exterior corners, and double top plates on exterior walls. All headers shall be sized to meet or exceed the applicable roof and wind loads called for in local code. Wind bracing shall be 1 x 4 wind bracing mortise into framing diagonally. For attachment specifications, see STRUCTURAL HARDWARE.

STEEL SIDING: Siding shall be 26 gauge high-ribbed, heavy-duty baked-on-enamel steel siding. Steel shall be 55,000 psi. Baked-on-enamel finish shall be a 5-step process, including full 1.25 oz. galvanized zinc coating per sq. ft., chemical coating on bonderite zinc phosphate for added adhesion, polyester on both sides of the metal. Baked-on-enamel steel siding is applied with double zinc unichrome plated screws which are painted to match the siding. 3/8" exterior grade sheathing shall be under the siding.

INTERIOR PRE-FINISHED 1/4" PANELING: Interior wall finish shall be random groove woodgrain paneling. Material to be attached to framing with painted ring shank paneling nails. Material has flame spread rating of 75-200 according to ASTM E-84 Tunnel Test.

5/8" "FIRE STOP" GYPSUM BOARD: 5/8" "Fire Stop" Gypsum board on outside of studs under siding of interior wall coverings. This "Fire Stop" material has an "Unexpanded Vermiculite" core. When the board gets hot, the Vermiculite expands and holds the boards together. One layer of this material shall be placed under the paneling.

WINDOWS:

VERTICAL SLIDING WINDOWS: Three windows to be 36" x 48" Vertical Sliders, with tinted glass. Frame and sash members to be heavy gauge aluminum extrusions.

WINDOW SCREENS: Window screens shall have aluminum foiled frames with fiberglass mesh screening. Screen shall be self-storing within the window frame and shall be easily removable from the inside.

STRUCTURAL HARDWARE AND FASTENERS:

DOUBLE FLOOR FRAMING SKIDS: Each floor joist to be attached to skid with one 40d spike and one 10d cement coated nail at each connection. In addition, TECO CL & CR framing anchors shall be installed at approximately 8' O.C. along with each skid. Framing anchors are to be installed with 1 1/2" barbed nails.

DOUBLE SIDE BAND TO FLOOR JOISTS: Plywood floor shall be attached to joists, sidebands, and floor blocks with 10d cement coated nails, at approximately 6" o.c. perimeter and approximately 8" o.c. intermediate spacing. Solid blocking to be installed at all unsupported plywood joints.

FLOORING TO FRAMING: Plywood floor shall be attached to joists, sidebands, and floor blocks with 10d cement coated nails, at approximately 6" o.c. perimeter and approximately 8" o.c. intermediate spacing. Solid blocking to be installed at all unsupported plywood joints.

BOTTOM PLATE TO FLOOR: The bottom plate of each wall section is nailed into the end joists or sideband with 10d nails approximately 12" o.c. and bolted with 4" heat-treated lag bolts at approximately 4' o.c. alternating between joists and sideband. Lag bolts are also used to tie pairs of corner studs together.

WIND BRACING: Wind bracing shall be 1 x 4 mortise into studs diagonally at the corners of the building and at points along wall sections where applicable. Bracing is attached at each end and at each stud with 10d cement coated nails.

ROOF BEAMS: All roof beams shall be supported by blocking into framing or by framing anchors installed with 10d nails.

FOUNDATIONS, ANCHORING AND SITE WORK:

FOUNDATION BY CONTRACTOR: Contractor shall be provided with a graded and level site with adequate clear access for semi-trailer trucks and other necessary equipment as required for the delivery and installation of building modules. The site shall be free of all debris, trees, rocks, and other foreign matter that would require removal or relocation before modules could be delivered and set on foundation.

Contractor shall furnish all blocks and leveling pads. Contractor shall provide a typical detail for anchoring of building which meets all codes.

SKIRTING TO MATCH: The entire perimeter of each building will be skirted from the bottom of the floor to grade with the same material as used for the siding. The skirting will also be provided with vents on all sides and will be equipped with access doors.

PORCH/DECK/STEPS: Decks and porches to be wolmanized wood with steps of same construction. Railing shall be of same wood construction to match porch/deck.

RAMPS: Outdoor ramps and railing for the handicapped to be constructed using wolmanized wood.

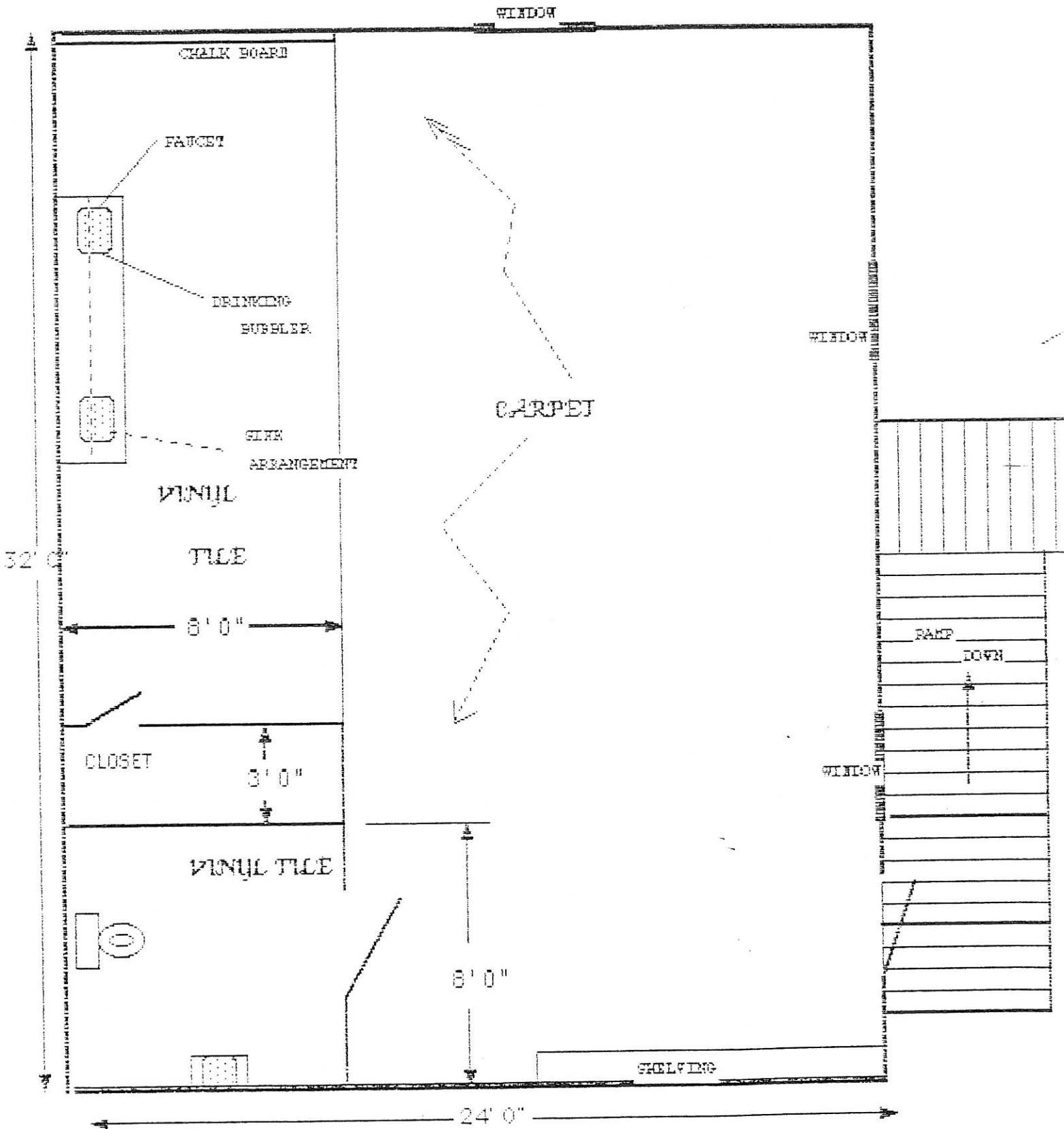
SIDEWALKS: To be provided by owner.

TIME OF DELIVERY: Building should be in place by January 1, 1993.

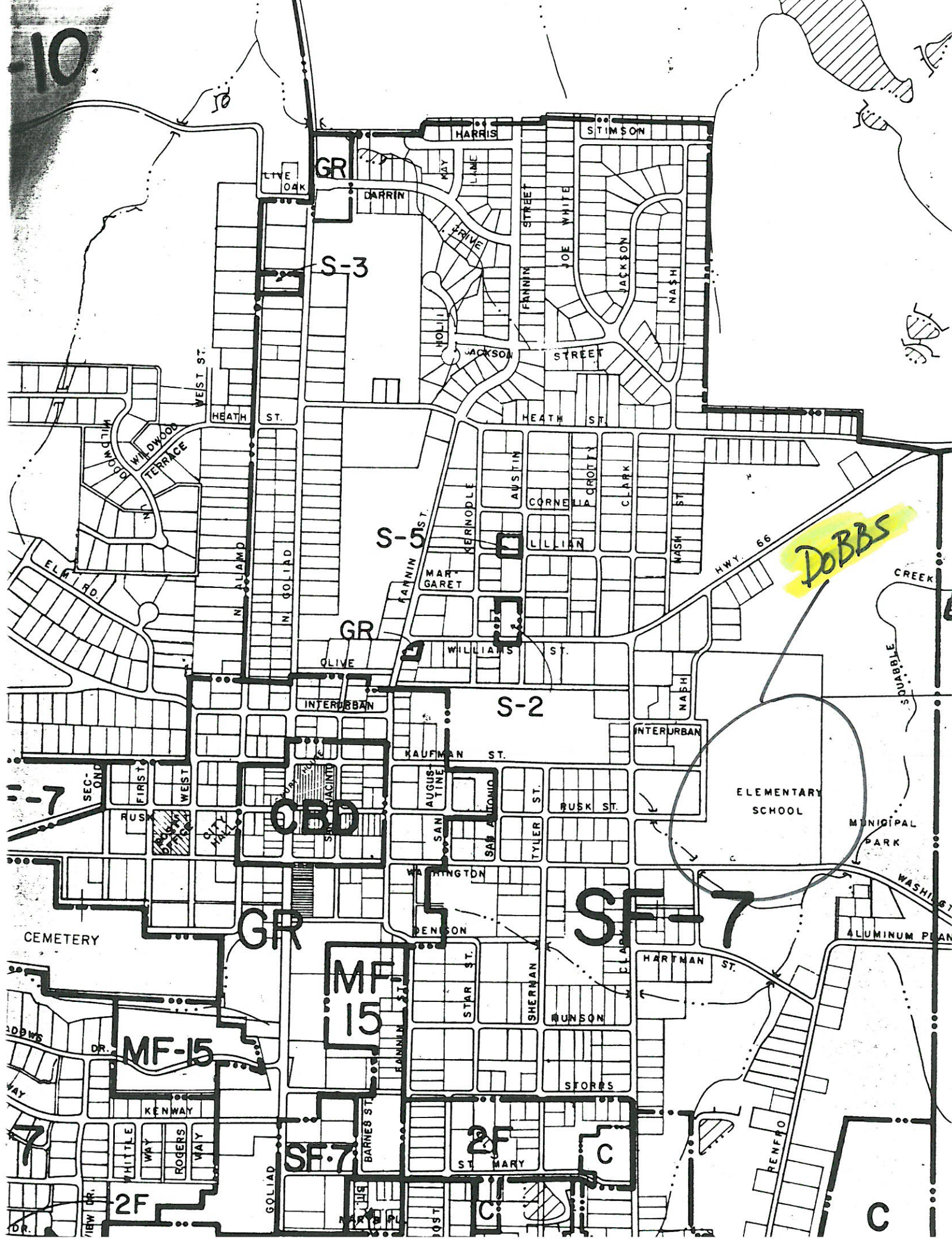
DOBBS ELEMENTARY PORTABLE BUILDING

APPROXIMATE CONFIGURATION

NOT TO SCALE



10



DOBBS

CBD

SF-7

MF-15

MF-15

SF-7

SF-7

2F

C

C

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: April 8, 1993

Agenda No: III. D.

Agenda Item: Discuss and Consider Recommending Approval of an Amendment to the CUP for Dobbs Elementary Regarding Accessory Structures Exceeding 225 sq. ft.

Item Generated By: RISD

Action Needed: Consider approving the amendment to the CUP with any conditions.

Background Information:

The RISD was granted approval for an amendment to the existing CUP at Dobbs Elementary last year for an additional portable building to be used for the Head Start program. The original CUP was granted for the use of one portable building located on the south side of the school. The school district has received approval for the purchase of one more Head Start portable building and they would like to amend the CUP for this additional building. In addition, they would like to possibly add one more portable building from the current middle school site to Dobbs this summer in conjunction with the changes the district will be making with the move to the new middle school and high school.

If the amendment as requested is approved there would be a possible total of 4 portable buildings at Dobbs elementary. Two would be for Head Start, and two would be for general classroom use. Attached is a site plan showing each of the 4 buildings. The first building was approved for a period of three years that will expire this summer. The first Head Start building was approved without any time limit. It is my understanding that they would prefer no time limit on the two additional buildings.

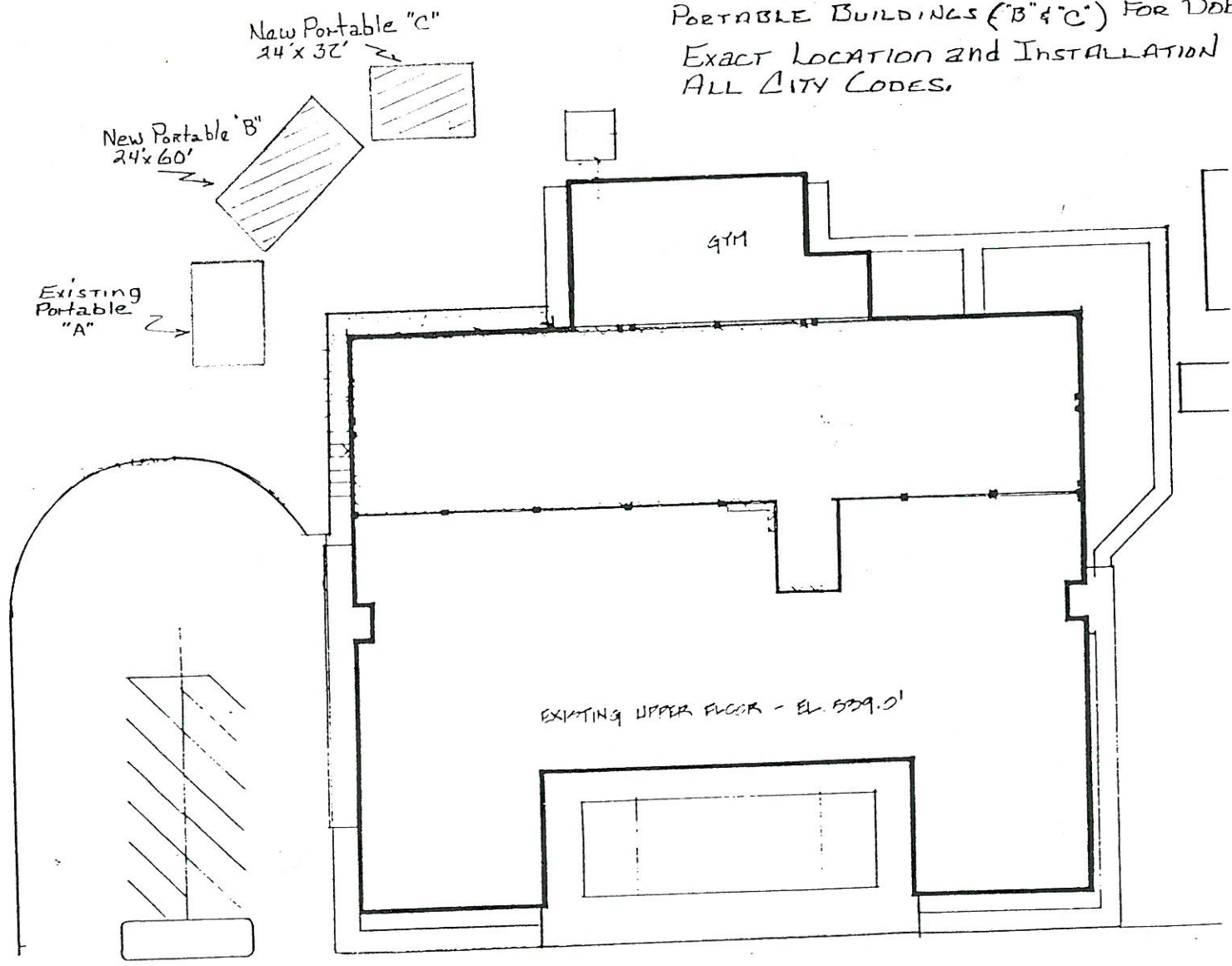
Attachments:

1. Site Plans

Agenda Item: Amendment to the CUP for Dobbs Elementary

Item No: III. D.

APPROXIMATE LOCATIONS OF TWO ADDITIONAL
PORTABLE BUILDINGS ("B" & "C") FOR DOBBS ELEM.
EXACT LOCATION AND INSTALLATION TO MEET
ALL CITY CODES.



← N —

Dobbs Elem.

Site Plan

Not To Scale
March 29, 1993

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 19, 1993

Agenda No: VI. C.

Agenda Item: Discuss and Consider Approval of an Ordinance Approving an Amendment to the CUP for Dobbs Elementary Regarding Accessory Structures Exceeding 225 sq. ft. (1st Reading)

Item Generated By: RISD

Action Needed: Consider approving the amendment to the CUP with any conditions.

Background Information:

The RISD was granted approval for an amendment to the existing CUP at Dobbs Elementary last year for an additional portable building to be used for the Head Start program. The original CUP was granted for the use of one portable building located on the south side of the school. The school district has received approval for the purchase of one more Head Start portable building and they would like to amend the CUP for this additional building. In addition, they would like to possibly add one more portable building from the current middle school site to Dobbs this summer in conjunction with the changes the district will be making with the move to the new middle school and high school.

If the amendment as requested is approved there would be a possible total of 4 portable buildings at Dobbs elementary. Two would be for Head Start, and two would be for general classroom use. Attached is a site plan showing each of the 4 buildings. The first building was approved for a period of three years that will expire this summer. The first Head Start building was approved without any time limit. It is my understanding that they would prefer no time limit on the two additional buildings.

The Commission has recommended approval with the condition that there be a time limit of three years on the two buildings.

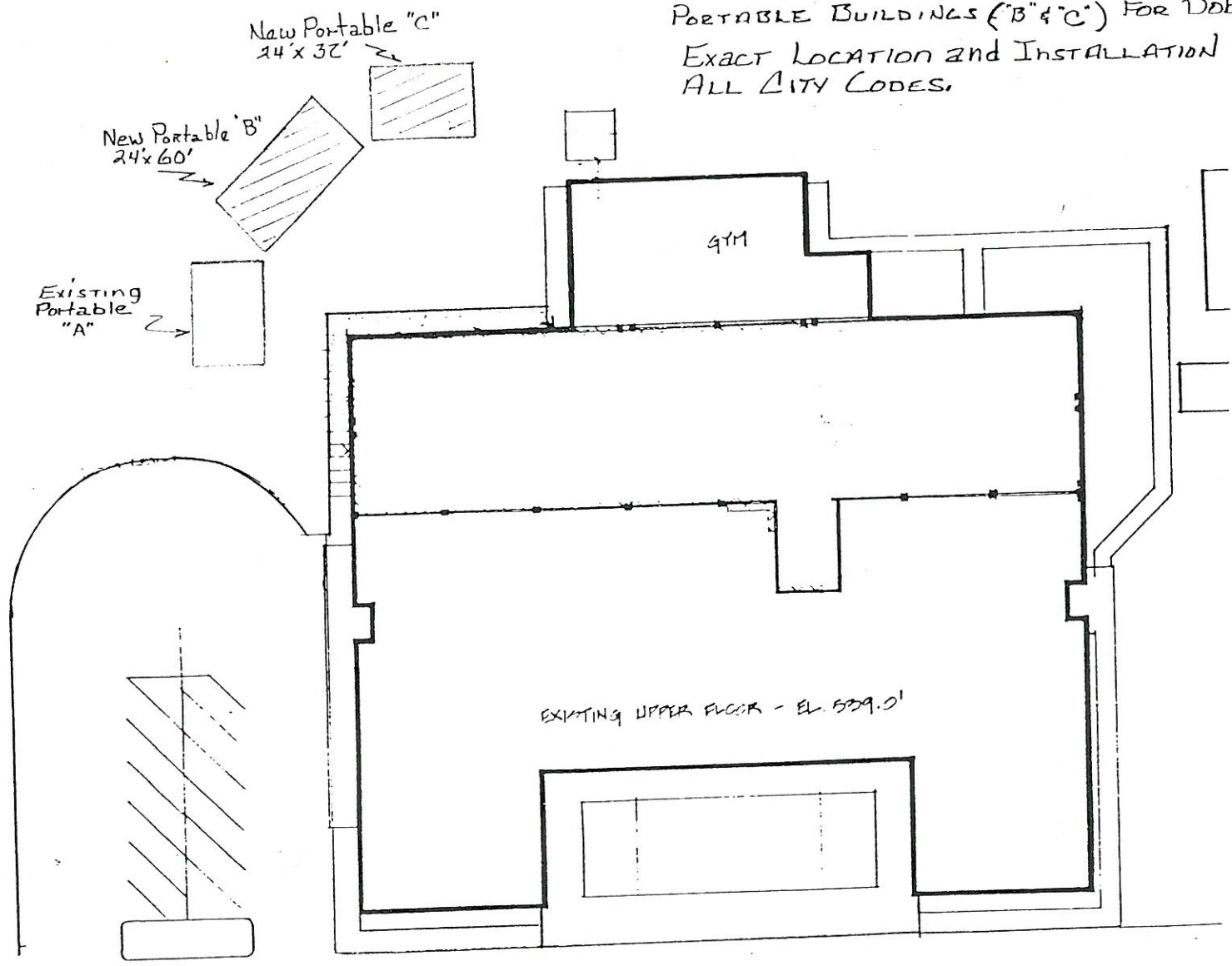
Attachments:

1. Site Plans
2. Ordinance to be sent under separate cover

Agenda Item: Amendment to the CUP for Dobbs Elementary

Item No: VI. C.

APPROXIMATE LOCATIONS OF TWO ADDITIONAL
PORTABLE BUILDINGS ("B" & "C") FOR DOBBS ELEM.
EXACT LOCATION AND INSTALLATION TO MEET
ALL CITY CODES.



← N —

Dobbs Elem.

Site Plan

Not To Scale
March 29, 1993

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

[Signature]
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:

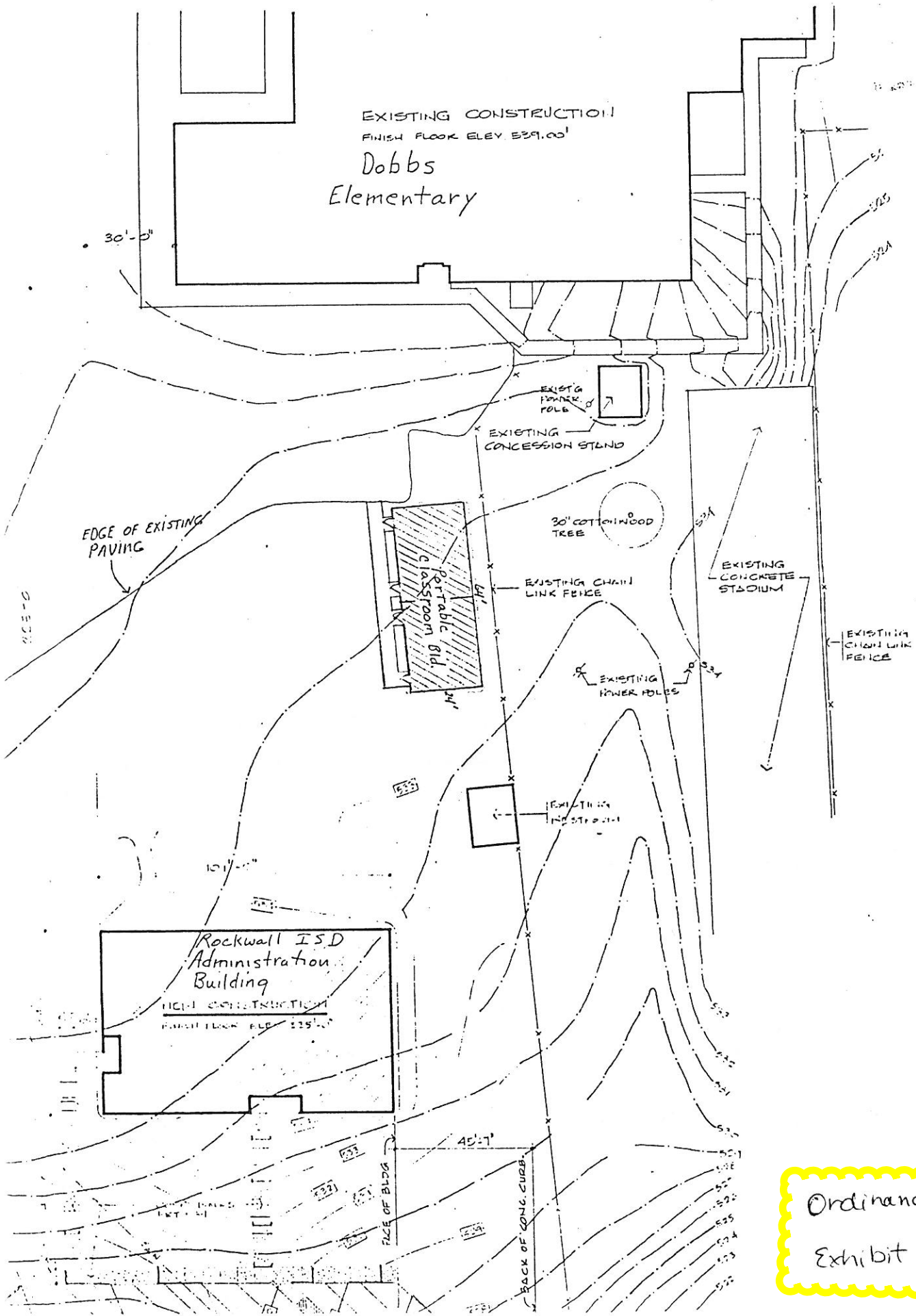

Mayor

ATTEST:

BY Hilda Crangle

1st reading 10/19/92

2nd reading 11/2/92

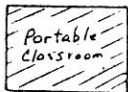


Ordinance 92-40
Exhibit A-1

NOT TO SCALE

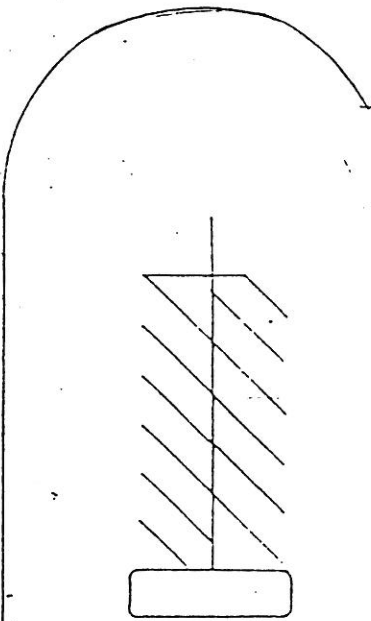
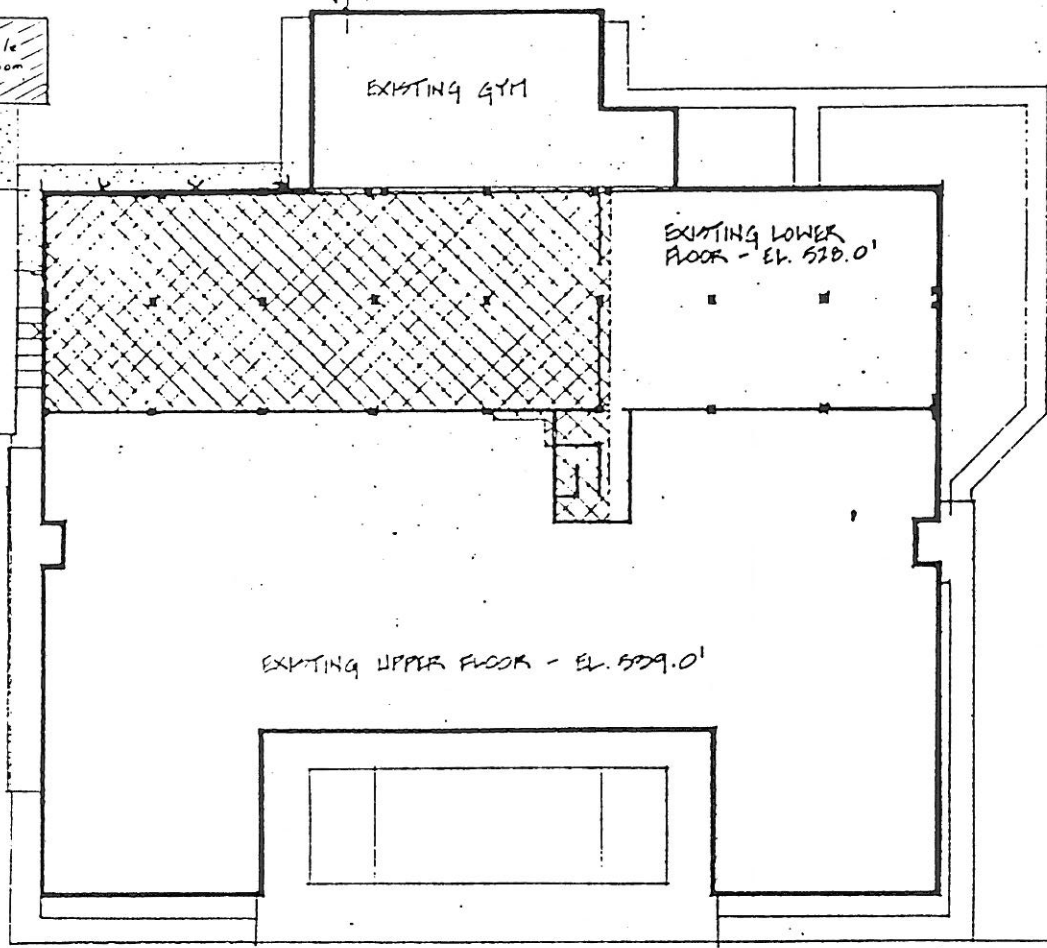
NEW CONC. PAD FOR HVAC DRIP.
10' x 16' x 5"

One room portable classroom
Approx 24' x 32'



Exact location to meet
City Codes -

Ordinance 92-40
Exhibit A-2



N ↑

Dobbs Elem.
Site Plan

FRONT

