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- 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
- 4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines
- 5. If no engineering is provided show contours of 5 ft. intervals
- 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
- 7. Approved name and right-of-way width of each street, both within an adjacent to the development
- 8. Locations, dimensions and purposes of any easements or other rights-of-way
- 9. Identification of each lot or site and block by letter and number and building lines
- 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
- 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
- 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

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13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

Taken by: \_\_\_\_\_

File No.: 94-34-FP

Date: 11/16/94

Fee: \$ 527.50

Receipt No.: 032924

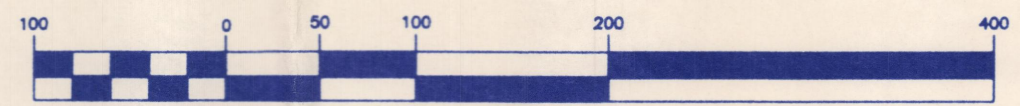




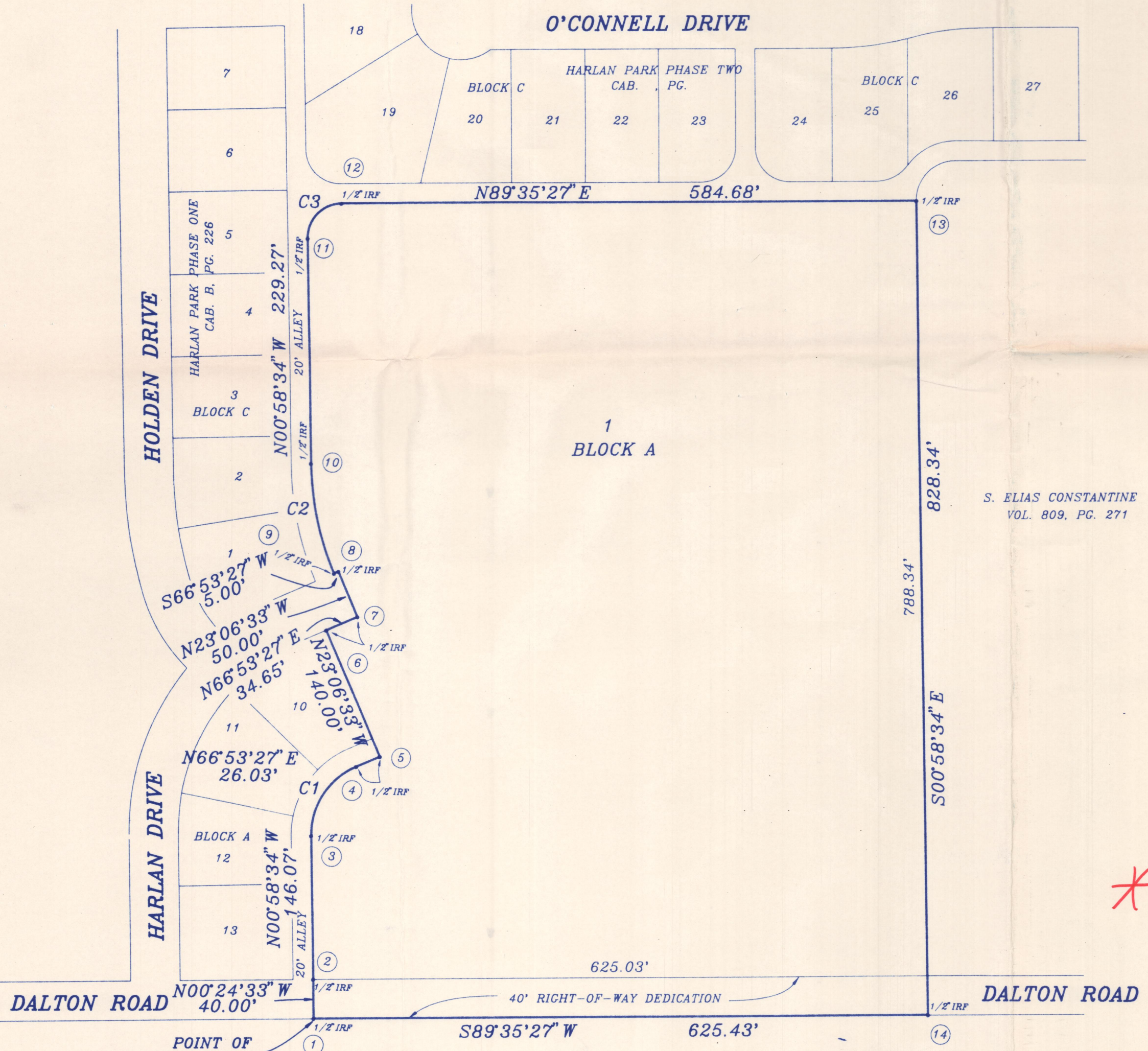
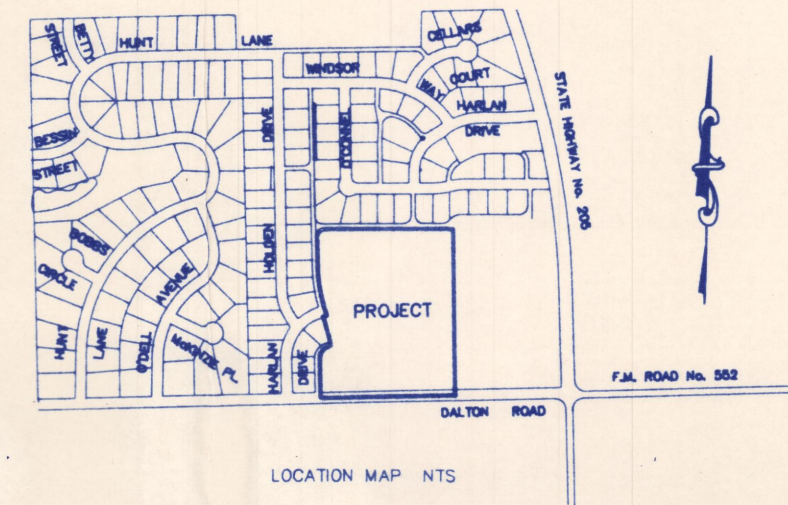




GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



S. ELIAS CONSTANTINE  
VOL. 809, PG. 271

SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7041522.588848	2591930.871357
2	7041562.587828	2591930.585707
3	7041708.637396	2591928.097577
4	7041778.896830	2591973.650376
5	7041789.114632	2591997.595063
6	7041917.880852	2591942.647264
7	7041931.480206	2591974.516373
8	7041977.468141	2591954.892160
9	7041975.505720	2591950.293366
10	7042086.263631	2591926.664987
11	7042315.504836	2591922.759588
12	7042351.100125	2591957.504567
13	7042355.275484	2592542.172013
14	7041527.055170	2592556.281740

\* File Copy \*

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	88.84'	50.46'	83.73'	S32°57'27" W	67°52'01"
C2	295.00'	113.96'	57.70'	113.25'	S12°02'33" E	22°07'59"
C3	35.00'	55.32'	35.35'	49.74'	S44°18'27" W	90°34'01"

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228. (214) 328-8133

**ROCKWALL SCHOOL NORTH ADDITION**  
T.R. BAILEY SURVEY, ABST. NO. 30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
HOMAC  
P.O. BOX 536, ROCKWALL, TEXAS 75087 (214) 384-6517

SCALE	DATE	JOB No.
1" = 100'	11/15/94	93144

94-34-FP



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS: HOLMC Inc. is the owner of a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Hartan et ux, by Deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Hudson tract in the center of Dalton Road, at the Northwest corner of the W.T. Deweese Survey, Abstract No. 71, said point being the Southwest corner of Harlan Park Phase One, an addition to the City of Rockwall recorded in Slide B, Page 226, Plat Records, Rockwall County, Texas;  
THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod found for a corner and the Point of Beginning;  
THENCE: Along the Easterly lines of said Addition, all to 1/2" iron rods found for a corner, as follows: North 00 degrees 24' 33" West a distance of 40.00 feet; North 00 degrees 58' 34" West a distance of 146.07 feet to the beginning of a curve to the right having a central angle of 67 degrees 52' 01", a radius of 75.00 feet, and a chord that bears North 32 degrees 57' 27" East a distance of 83.73 feet; Along said curve an arc distance of 88.84 feet to the point of tangency of said curve; North 66 degrees 53' 27" East a distance of 26.03 feet; North 23 degrees 06' 33" West a distance of 140.00 feet; North 66 degrees 53' 27" East a distance of 34.65 feet; North 23 degrees 06' 33" West a distance of 50.00 feet; South 66 degrees 53' 27" West a distance of 5.00 feet to an intersecting curve to the right having a central angle of 22 degrees 07' 59", a radius of 295.00 feet, and a chord that bears North 12 degrees 02' 33" West a distance of 113.25 feet along said curve an arc distance of 113.96 feet to the point of tangency of said curve, and North 00 degrees 58' 34" West a distance of 229.27 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 90 degrees 34' 01", a radius of 35.00 feet and a chord that bears North 22 degrees 55' 00" East a distance of 49.74 feet;  
THENCE: Along said curve an arc distance of 55.32 feet to a 1/2" iron rod found for a corner at the Point of Tangency of said curve;  
THENCE: North 89 degrees 35' 27" East a distance of 584.68 feet to a 1/2" iron rod found for a corner;  
THENCE: South 00 degrees 58' 34" East a distance of 828.34 feet to a 1/2" iron rod found for a corner on the centerline of Dalton Road;  
THENCE: South 89 degrees 35' 27" West a distance of 625.43 feet with said centerline to the Point of Beginning and containing 11.599 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HOLMC, INC., Owner of said tract does hereby adopt this plat designating the hereinabove described property as Rockwall School North Addition, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

HOLMC, INC.

BY \_\_\_\_\_  
JOE HOLT

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1994, by, Joe Holt, the President of HOLMC, INC., a Texas Corporation, on behalf of said corporation.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1994 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: \_\_\_\_\_

Chairman Planning & Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of Rockwall School North Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Mayor, City of Rockwall

City Secretary, City of Rockwall

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	11/15/94	93144

**ROCKWALL SCHOOL NORTH ADDITION**

T.R. BAILEY SURVEY, ABST. NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOMAC  
P.O. BOX 536, ROCKWALL, TEXAS 75087 (214)384-5517



**AGENDA**  
**PLANNING & ZONING COMMISSION WORK SESSION**  
Rockwall City Hall  
205 W Rusk  
Tuesday, November 22, 1994  
7:00 P.M.

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

- 94-34-FP** A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.
- 94-35-FP** A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.
- 94-36-FP** A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.
- 94-37-RP** A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.
- 94-38-RP** A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.
- 94-39-SP** A request from New England Mutal Life Insurance Co. for an amendmnet to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpter pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.
- 94-40-Z** A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.
- 94-41-RP** A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.
- 94-42-PP** A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.
- 94-43-FP** A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.
- 94-44-FP** A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

**III. ADJOURNMENT**

94-34

Planning & Zoning Regular Meeting  
December 8, 1994

5 **I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Art Ruff with the following members present: Ross Ramsay, David Hairston, Terry Raulston, and Ginger Baugh. Pat Friend and Van Ewing were absent.

10 **II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING**

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

15 **94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.**

20 Mr. Douphrate outlined the request, recommending approval.

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25 Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free  
30 to call or come by his office for further detailed information.

Ruff closed the public hearing.

35 After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

**III. ACTION ITEMS**

40 **94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.**

Mr. Douphrate outlined the request recommending approval.



Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

50 After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

55 94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

60 Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

65 Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

70 After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

75 94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

80 Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

85 94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

90 Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

95 After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100 Mr. Douphrate outlined the request recommending approval.

105 Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

110 After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

110 An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115 The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120 94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125 Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130 After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 V. ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Planning & Zoning Commission Chairman



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** December 19, 1994

**Agenda No.** V.F.

**Agenda Item:** PZ-94-34-FP Discuss and Consider Approval of a Request from HOLMC Inc. for a Final Plat for Rockwall School North Addition and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendation:**

The Planning and Zoning Commission recommended approval of the request with the following condition:

1. that RISD place \$17,600 in escrow to be used for future street improvements to Dalton Road.

**Attachments:**

1. Copy of Planning and Zoning agenda information

**Agenda Item:** PZ-94-34-FP HOLMC Inc. - Rockwall School North **Item No.** V.F.

City of Rockwall  
City Council Agenda

**Agenda Date:** December 19, 1994

**Agenda Item:** P&Z 94-34-FP - Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

**Item Presented By:** HOLMC, Inc.

**Action Needed:** Consider Approval of a Final Plat.

**Background Information:** HOLMC is submitting a final plat of the Rockwall School North Addition for the Council's review and approval. The site plan will be submitted at a later time for review when the school prepares their architectural building design for the new school. HOLMC will be required to escrow funds required to build one-quarter of the collector street which fronts along the subject property being platted. The amount to be escrowed is \$17,600.00.

**Recommendation:** The Commission recommends approval of the final plat provided the applicant submits the required escrow amount for the future street improvements to Dalton Road.

**Attachments:**

1. Memorandum from Dan Boutwell, AICP
2. Site Plan.
3. Zoning Map.

**Agenda Item:** P&Z 94-34-FP

**MEMORANDUM**

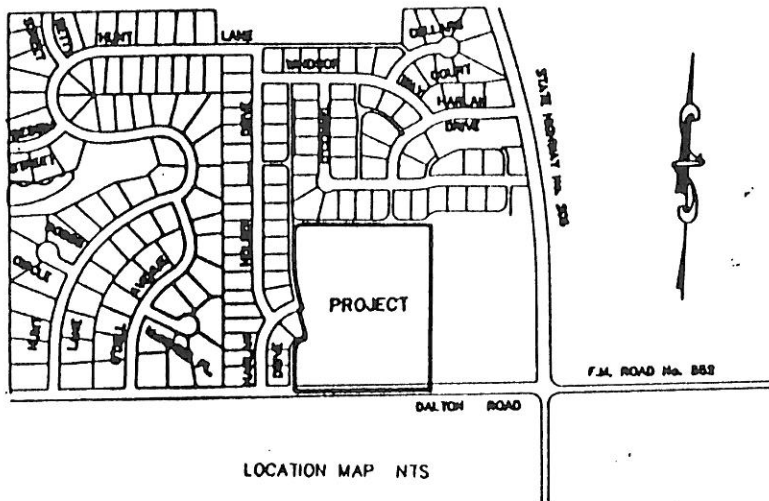
**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** PZ 94-34-FP (Rockwall School North Addition)  
**DATE:** November 23, 1994

The applicant is requesting approval of a final plat of Rockwall School North Addition. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. The location of front building line must be indicated on the final plat.
2. There are some discrepancies between the written legal description and the metes and bounds on the final plat. This must be corrected.
3. All required utilities must be indicated on the site plan. In addition, capacities and sizes of utility requirements should be coordinated with the City Engineer.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinances of the City. Upon satisfying the above comments we would recommend approval of the Final Plat.

If you have any comments or questions please do not hesitate to contact me.



LOCATION MAP NTS



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



94-34

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

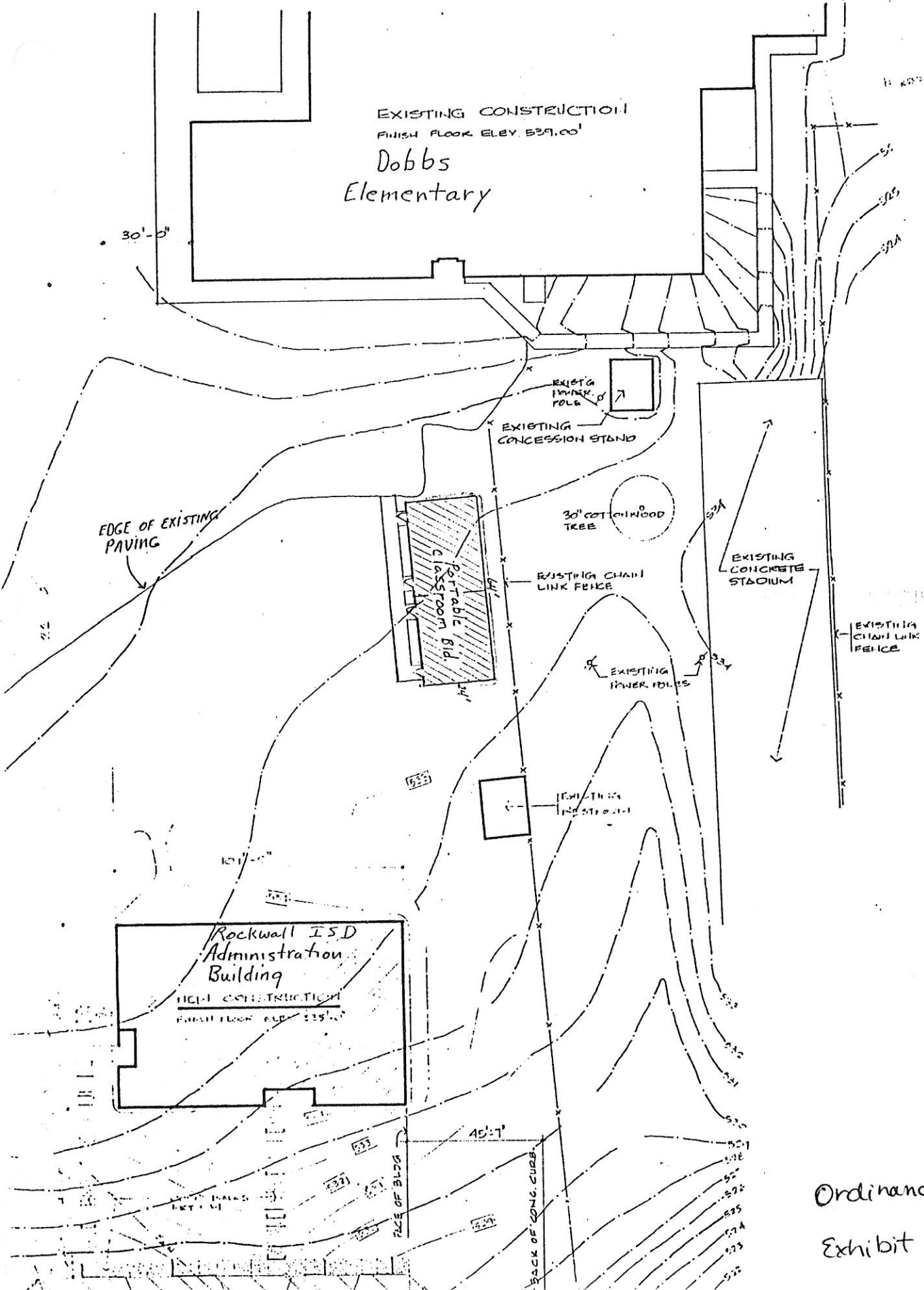
ATTEST:

BY Hilda Crangle

1st reading 10/19/92

2nd reading 11/2/92





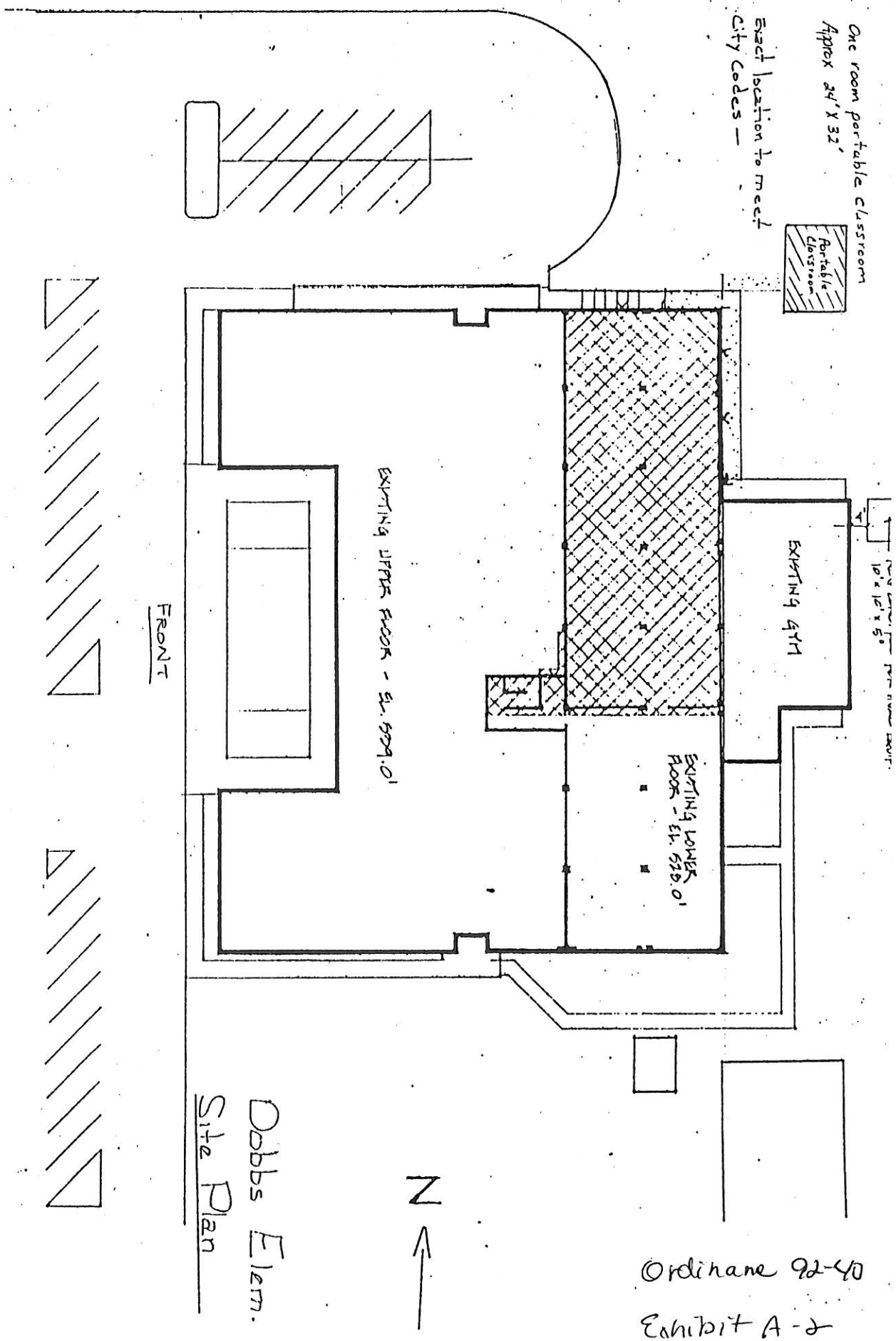
Ordinance 92-40  
Exhibit A-1

One room portable classroom  
Approx 24' x 32'

Exact location to meet  
City Codes -



10' x 12' x 5' PER ROOM



FRONT



Dobbs Elem.  
Site Plan

Ordinance 92-40  
Exhibit A-2