

ORDINANCE NO. 86-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "LI" LIGHT INDUSTRIAL CLASSIFICATION TO "PD" PLANNED DEVELOPMENT CLASSIFICATION FOR A HARDWARE/LUMBERYARD WITH OUTSIDE STORAGE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) 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 of 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 "PD" Planned Development Classification for a hardware/lumberyard with outside storage on 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 amended in the future, subject to the following special conditions:

- A. Prior to the issuance of any building permit a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, designated outside storage, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

Section 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 deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) 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, 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 the the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of March, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 2/17/86

2nd reading 3/3/86

EXHIBIT "A"

DESCRIPTION

BEING, a tract of land situated in the N.M. Ballard Survey, Abstract No. 24, and the A. Parks & J. Rhodes Survey, Abstract No. 48, City of Rockwall and also being tract 4, Bodin Industrial Tract, recorded in Slide A, Page 347, Map and Plat Books, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the Southerly line of Interstate Highway No. 30, said point being S.  $73^{\circ} 15' 32''$  W., a distance of 197.26 feet from the Point of Intersection of the South line of Interstate Highway No. 30, with the West line of Kristy Lane, an iron stake for corner.

THENCE, S.  $0^{\circ} 39' 31''$  E., leaving the said South line of Interstate Highway No. 30, a distance of 92.36 feet to an iron stake for corner.

THENCE, S.  $16^{\circ} 06' 08''$  W., a distance of 87.79 feet to an iron stake for corner.

THENCE, S.  $8^{\circ} 53' 20''$  W., a distance of 252.94 feet to an iron stake for corner.

THENCE, S.  $26^{\circ} 53' 48''$  W., a distance of 315.13 feet to a point on the Northeast line of High School Lane, an iron stake for corner.

THENCE, N.  $43^{\circ} 02' 46''$  W., along the Northeast line of High School Lane, a distance of 487.91 feet to an iron stake for corner.

THENCE, N.  $29^{\circ} 36' 19''$  E., leaving the said Northeast line of High School Lane, a distance of 262.53 feet to a point on the South line of Interstate Highway No. 30, an iron stake for corner.

THENCE, N.  $73^{\circ} 15' 32''$  E., along the South line of Interstate Highway No. 30, a distance of 426.35 feet to the PLACE OF BEGINNING and containing 4.967 acres of land.

PROGRAM

36 SPACES DESIGNED  
21 SPACES REQUIRED

TOTAL BUILDING SQUARE FEET

6,500 SF.
7,000 SF.
3,000 SF.
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16,500 SF.

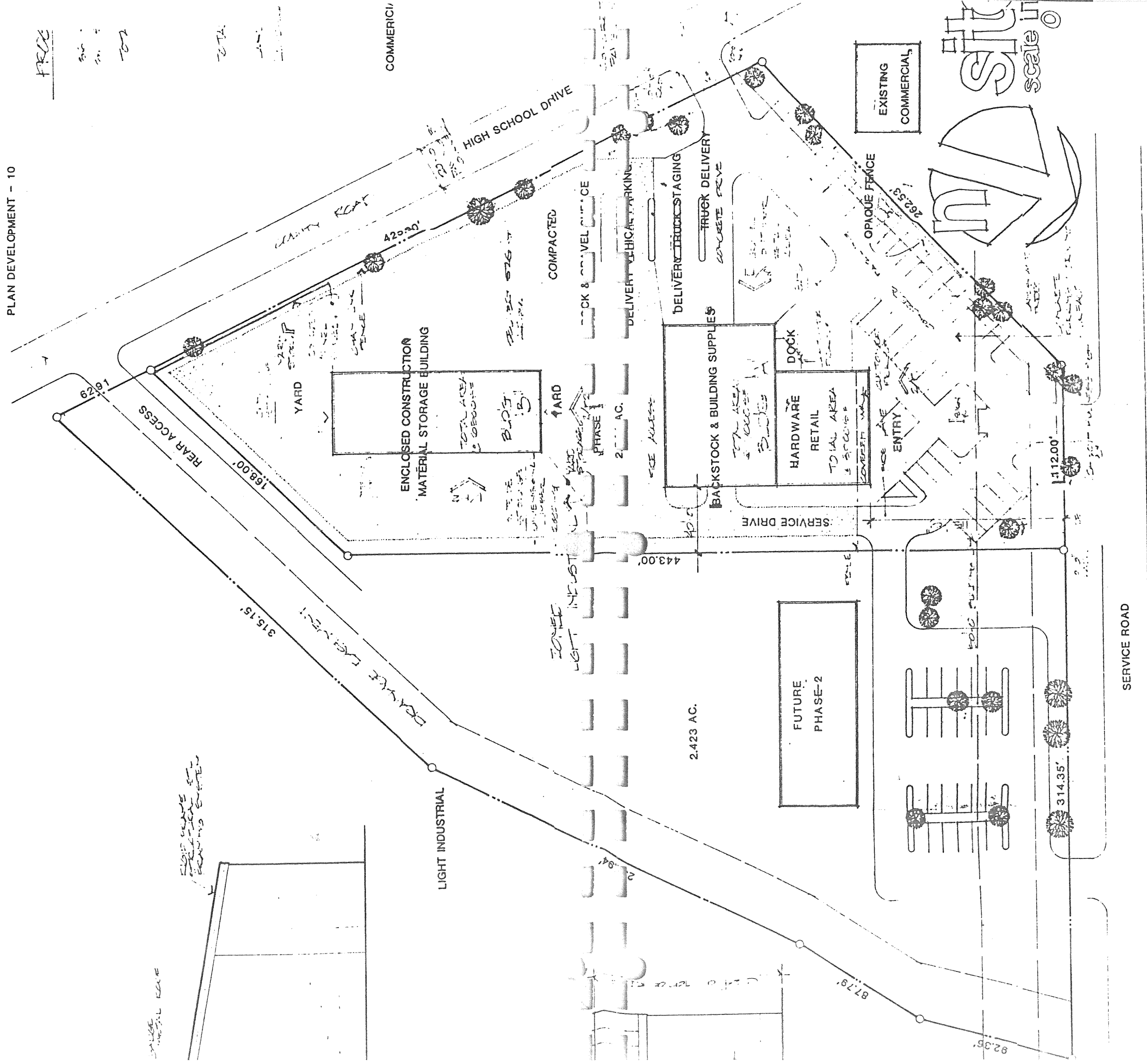
TOTAL LOT AREA:  
2.54 ACRE OR 110,642.4 SF.

LANDSCAPING REQ.: 5,002 SF.  
LANDSCAPING DESIGN: 6,200 S.F.

COUNTY ROAD

PLAN DEVELOPMENT - 10

PROJ: 10/2  
DATE: 10/2  
BY: [signature]



SCALE 1/4" = 1'-0"

INTERSTATE HIGHWAY 30

SERVICE ROAD

Scale 1/4" = 1'-0"

EXISTING COMMERCIAL

FUTURE PHASE-2

BACKSTOCK & BUILDING SUPPLIES

HARDWARE RETAIL

ENCLOSED CONSTRUCTION MATERIAL STORAGE BUILDING

LIGHT INDUSTRIAL

HIGH SCHOOL DRIVE

SERVICE DRIVE

OPAQUE FENCE

DELIVERY TRUCK STAGING

TRUCK DELIVERY CONCRETE PAVE

COMPACTED

DELIVERY VEHICLE PARKING

YARD

DOCK

ENTRY

REAR ACCESS

DEWANE AVENUE

GRAVITY ROAD

EXISTING MATERIAL ROAD

EXISTING DRIVEWAY

COMMERCIAL

TOTAL AREA TO BE BUILT

BLDG 15

PLANT 575

ZONE LIGHT INDUSTRIAL

PHASE 1

2.423 AC.

2.423 AC.

443.00'

429.90'

629.1'

168.00'

315.15'

443.00'

87.79'

92.95'

314.35'

1112.00'

262.53'