

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 SPECIFIC USE PERMIT FOR A PROPANE MOTOR FUEL AND BOTTLE FILLING STATION IN A "C" COMMERCIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall, Texas, 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 requisite notices by publication and have held public hearings and afforded 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, and 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, that

SECTION 1. The Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended be, and the same is hereby amended, by amending the zoning map of the City of Rockwall so as to grant a Specific Use Permit for a propane motor fuel and bottle filling station on the following described tract of land:

BEING a tract of land in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being the same tract of land conveyed to Terry's Gulf, Inc., from Kenneth W. Terry by deed recorded in Volume 155, Page 164, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2" iron pipe for a corner on the Southwest line of State Highway No. 205, North 20°04' West 82.73 feet from the Northwest line of I.H. 30, said corner being the Southeast corner of said Terry Tract;  
THENCE: South 70°12' West 124.77 feet to an iron rod for a corner and the Southwest corner of said Terry Tract;  
THENCE: North 22°29' West 178.01 feet to a iron bolt for a corner and the Northwest corner of said Terry Tract;  
THENCE: North 59°49' East 124.94 feet to an iron rod for a corner at a Highway monument on the Southwest line of State Highway No. 205, said corner being the Northeast corner of said Terry Tract;  
THENCE: South 30°17' East with the Southwest line of State Highway No. 205, a distance of 52.60 feet to a cross cut in concrete;  
THENCE: South 20°04' East with the Southwest line of State Highway No. 205, a distance of 148.82 feet to the Point of Beginning and containing 24,219.36 Square Feet or 0.556 acres of land.

SECTION 2. This Specific Use Permit is granted subject to the following conditions:

A. The propane tank may be placed within 12 feet of the adjacent property; however, should the adjacent property owner ever wish to construct a building on the adjacent property that would come in conflict with the proximity of the tank, such tank shall be moved back to the required 25 ft. setback requirement.


B. The above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended herein by the granting of this zoning change.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalties provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby and upon conviction, shall be punished by a penalty of fine not to exceed the sum of TWO HUNDRED DOLLARS (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

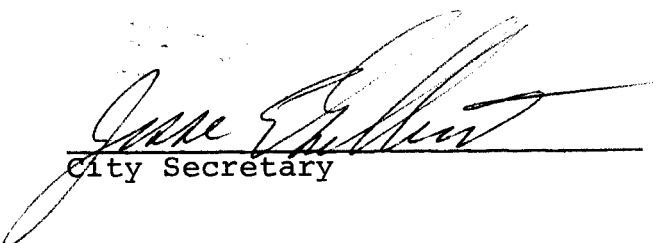
SECTION 4. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY the City Council of the City of Rockwall, Texas, on the 7th day of February, 1983.

APPROVED:

  
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Mayor

ATTEST:

  
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City Secretary