

ORDINANCE NO. 77-19A

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3: APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 after holding due hearings and affording a full and fair hearing to all persons interested and in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance should be amended; 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 amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3:

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres as hereafter provided, to-wit:

<u>Use</u>	<u>Acres</u>
Single Family Detached	56.9
Single Family Detached	161.5
Single Family Detached	69.0
Single Family Detached	52.0

<u>Use</u>	<u>Acres</u>
Cluster-Attached (8 per acre)	22.0
Cluster-Attached (8 per acre)	42.1
Multi-Family	20.4
Multi-Family	29.5
Multi-Family	24.0
Retail	11.5
Recreation	6.4
Recreation	12.0
Recreation (Golf Course)	65.9
School - Park Site	<u>13.6</u>
	586.8

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, shall be in accordance with the approved site plan, 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 change and amendments to the Comprehensive Zoning Ordinance.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 3. That the above described Planned Development District No. 3 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 in accordance with the site plan herein approved.

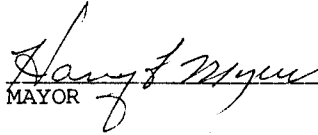
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished

by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. Whereas, it appears that the above described Planned Development District requires that it be amended in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 3rd day of October, 1977.

APPROVED:


MAYOR

DULY ENROLLED:


CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY