

ORDINANCE NO. 78-10

AN ORDINANCE OF THE CITY OF ROCKWELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR MINIWAREHOUSES IN A "C" COMMERCIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND DESCRIBED MORE FULLY HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE, AND DECLARING AN EMERGENCY.

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 a joint public hearing 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, 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 miniwarehouses in a "C" Commercial District Classification on a tract of land described as follows:

Being a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City and County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at the most easterly corner of the Rockwall Business Park Addition, an Addition to the City of Rockwall, Texas, as recorded in Volume 5, Page 35 of the Plat Records of Rockwall County, Texas;

THENCE S 45° 43' 02" W, a distance of 331.85 feet to a point for corner;

THENCE N 30° 38' 59" W, a distance of 307.30 feet to

a point for corner;

THENCE N 45° 25' 32" E, a distance of 22.00 feet to a point for corner;

THENCE N 44° 42' 40" W, a distance of 23.50 feet to a point for corner;

THENCE N 45° 43' 02" E, a distance of 235.19 feet to a point for corner;

THENCE S 44° 42' 40" E, a distance of 322.26 feet to the point of BEGINNING, and CONTAINING 93,510 square feet or 2.1467 acres of land.

SECTION 2. That all ordinances of the City of Rockwell 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 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 4. Any person, firm or corporation violating any of the provisions 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 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 5. Whereas, it appears that the above-described property requires classification so as to grant a specific use permit for a miniwarehouse in a "C" Commercial District Classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that

this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 6th day of March, 1978.

APPROVED


Harry J. Myers
MAYOR

ATTEST:

James E. [Signature]
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY