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ORDINANCE NO. 80-18

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 "LI" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND DESCRIBED AS FOLLOWS:

TRACT I. Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A. Parks and J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the center of High School Drive at the South corner of said 58.25 acre tract;

THENCE: North 43 deg. 02' 46" West with the centerline of High School Drive and the Southwesterly line of said 58.25 acre tract a distance of 2186.50 feet to a point for a corner at the most Westerly corner of said 58.25 acre tract;

THENCE: North 29 deg. 36' 19" East with the Westerly line of said 58.25 acre tract a distance of 299.90 feet to a point for a corner on the Southerly right-of-way line of Interstate Highway No. 30;

THENCE: North 73 deg. 15' 32" East with the Southerly right-of-way line of Interstate 30 a distance of 1208.61 feet to a point for a corner;

THENCE: South 0 deg. 06' 26" West a distance of 426.15 feet to a point for a corner;

THENCE South 89 deg. 53' 34" West a distance of 191.42 feet to a point for a corner on the East line of said 58.25 acre tract;

THENCE: South 0 deg. 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land, the Westerly portion of which is presently in the City Limits, City of Rockwall;

THAT THE COMPREHENSIVE ZONING ORDINANCE IS FURTHER AMENDED SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CONCRETE BATCHING PLANT ON PART OF THE TRACT DESCRIBED ABOVE; THE TRACT OF LAND SUBJECT TO SUCH SPECIFIC USE PERMIT BEING DESCRIBED AS FOLLOWS:

TRACT II. Lot 2 of Bodine Industrial Tract as filed in Slide A, Page 347, Deed Records, Rockwall, Texas;

PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING 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 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, 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:

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 "LI" District Classification on a tract of land described as follows:

TRACT I. Being a tract of land situated in the N. M. Ballard Survey, Abstract No. 24, and the A. Parks and J. Rhodes Survey, Abstract No. 48, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the center of High School Drive at the South corner of said 58.25 acre tract;

THENCE: North 43 deg. 02' 46" West with the centerline of High School Drive and the Southwesterly line of said 58.25 acre tract a distance of 2186.50 feet to a point for a corner at the most Westerly corner of said 58.25 acre tract;

THENCE: North 29 deg. 36' 19" East with the Westerly line of said 58.25 acre tract a distance of 299.90 feet to a point for a corner on the Southerly right-of-way line of Interstate Highway No. 30;

THENCE: North 73 deg. 15' 32" East with the Southerly right-of-way line of Interstate 30 a distance of 1208.61 feet to a point for a corner;

THENCE: South 0 deg. 06' 26" West a distance of 426.15 feet to a point for a corner;

THENCE South 89 deg. 53' 34" West a distance of 191.42 feet to a point for a corner on the East line of said 58.25 acre tract;

THENCE: South 0 deg. 06' 26" West with said East line a distance of 1779.68 feet to the Point of Beginning and Containing 40.198 Acres of Land, the Westerly portion of which is presently in the City Limits, City of Rockwall;

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant a specific use permit number 9 for a concrete batching plant on a part of the property described above, said tract being described as follows:

TRACT II. Lot 2 of Bodine Industrial Tract as filed in Slide A, Page 437, Deed Records, Rockwall, Texas.

SECTION 3. 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 4. That the above described tracts 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, provided that the City Council of the City of Rockwall retains the right to review the specific use permit number 9 at any time and to remove the specific use permit after notice and public hearings as required by law in the event the tracts described herein are conveyed to different owners at any time in the future or in any other case when such review is deemed advisable by the City Council.

SECTION 5. 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 6. 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 4th DAY OF August, 1980.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY