

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 DAY CARE CENTER IN AN "SF-3" RESIDENTIAL DISTRICT ON A TRACT OF LAND DESCRIBED MORE FULLY HEREIN; PROVIDING FOR A PENALTY 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 or 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 a Day Care Center on a tract of land described as follows:

West 60 feet of Lot 1, Block C, Sanger Brothers Addition to the Town of Rockwall, according to the map thereof Volume Q Page 100, Deed Records of Rockwall County, Texas, and described as follows:
Beginning at intersection South Line of Boydston and the East Line of Sam Houston Street, and also being Northwest corner of said Lot 1, Block C
THENCE South 95 feet along East line of Sam Houston Street to a stake for corner;
THENCE East parallel to South line of said Lot 1, Block C 60 ft. to a stake for corner.
THENCE North 95 feet to point on Boydston Ave. to a stake for corner.
THENCE, West 60 feet along South line of Boydston Ave. to PLACE OF BEGINNING (these metes and bounds are recorded in Volume 123 Page 309, Deed Records, Rockwall County, Texas

SECTION 2. This specific use permit is granted subject to the following conditions:

(a) The Day Care Center shall be operated only during the hours of 6:00 A.M. to 6:00 P.M.

(b) Approval of the permit is contingent upon receiving a child care license from the State. Permit shall be revoked if approval from the State is not received.

(c) Adequate parking as required under the Comprehensive Zoning Ordinance shall be provided. In addition, a circular drive for loading and unloading shall be constructed.

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 Day Care Center 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 July, 1982.

APPROVED:

ATTEST:


City Secretary


Mayor