

CITY OF ROCKWALL

ORDINANCE NO. 07-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A RETAIL STORE WITH MORE THAN TWO GAS PUMPS ON A TRACT OF LAND KNOWN AS PART OF LOT 1, BLOCK A, HILLCREST ADDITION, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Specific Use Permit for a retail store with more than two gas pumps within the (GR) General Retail district has been requested by Richard Akin of the Dimension Group, for the property known as part of Lot 1, Block A, Hillcrest Addition, and more specifically shown in Exhibit "A"; City and County of Rockwall, Texas; and

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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for a retail store with more than two gas pumps within the (GR) General Retail district on part of Lot 1, Block A, Hillcrest Addition and more specifically shown in Exhibit "A"; City and County of Rockwall, Texas; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 4.4, General Retail District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. The development shall adhere to the approved Site Plan, Landscape Plan, and Elevations attached hereto as Exhibits "B," "C" and "D" respectively.
2. No outside storage or display shall be allowed on the property.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

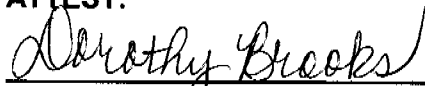
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 16th day of July, 2007.




William R. Cecil, Mayor

ATTEST:

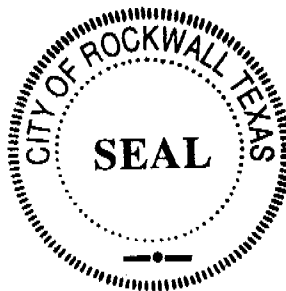


Dorothy Brooks, TRMC, City Secretary

APPROVED AS TO FORM:

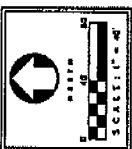


Pete Eckert, City Attorney



1st Reading: 06-18-07
2nd Reading: 07-16-07

FILE COPY



2007 013
2007 012

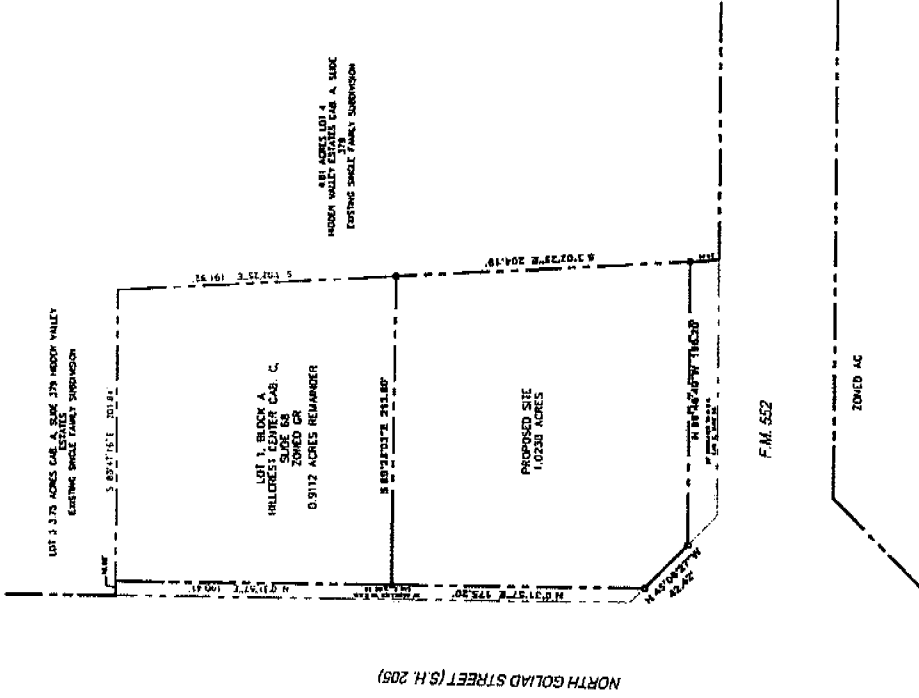
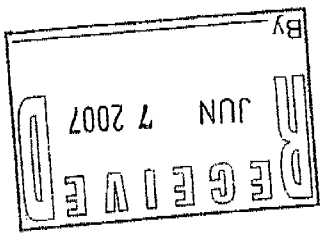
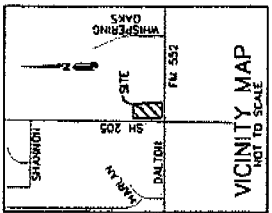


Exhibit "A"



SUP EXHIBIT FOR 7-ELEVEN PART OF LOT 1, BLOCK A HILLCREST CENTER ADDITION CITY OF ROCKWALL T. R. BAILEY SURVEY, ABSTRACT No. 30 ROCKWALL COUNTY, TEXAS



DATE: MAY 18, 2007

7-ELEVEN-NE.C. OF N. GOLLAID STREET & FM 552 (DALTON ROAD), ROCKWALL, TEXAS

Exhibit "D"

G&P ENGINEERING & ARCHITECTURE, P.A.

 1200 W. 10TH STREET, SUITE 100

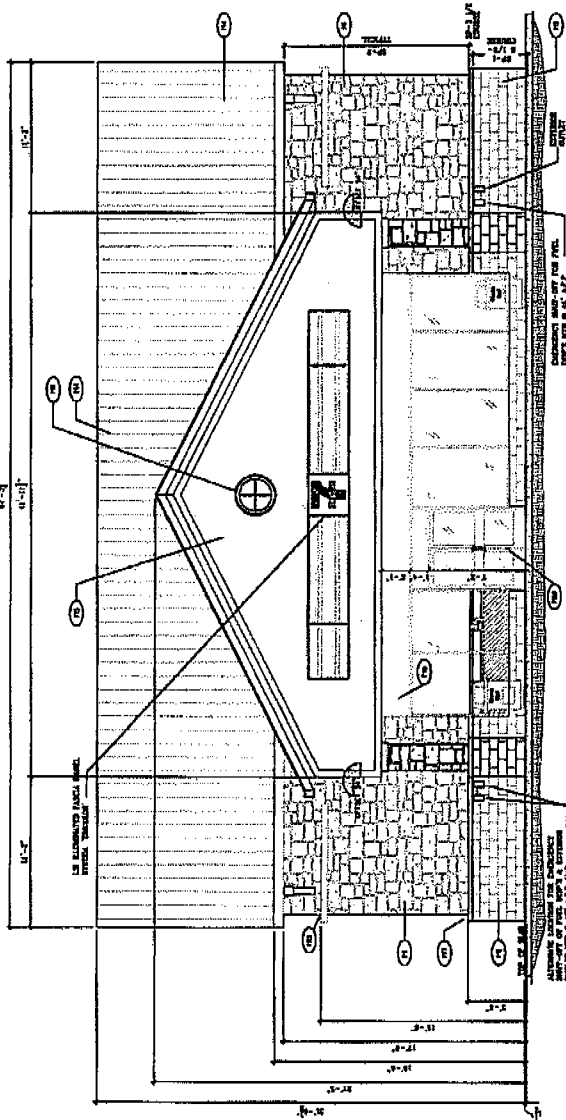
 ROCKWALL, TEXAS 75087

NO.	DATE	DESCRIPTION

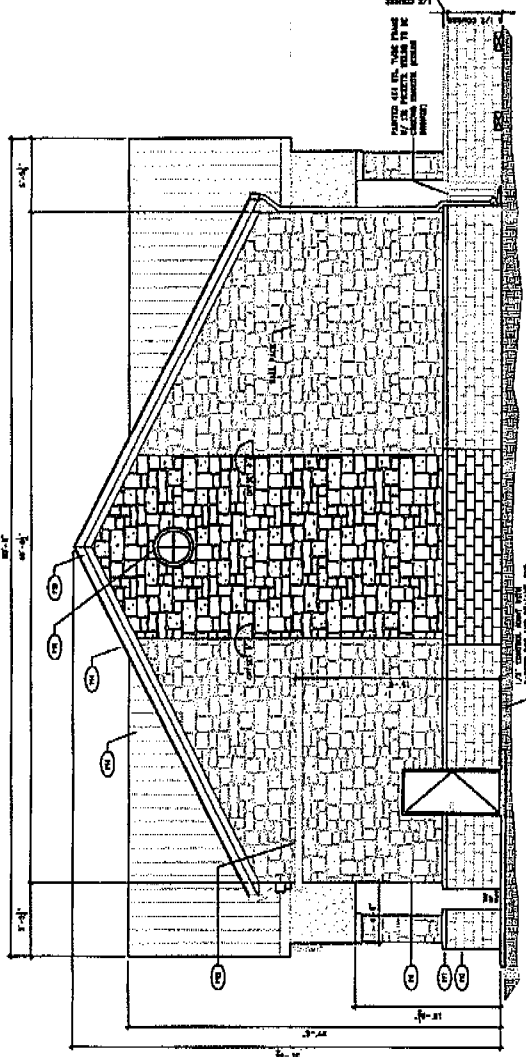
EXTERIOR ELEVATIONS
 FOR 7-ELEVEN STORE NUMBER 11111
 GOLIAD & DALTON
 ROCKWALL, TX

PROJECT NO. 11111
 DATE: 05/17/00
 DRAWN BY:

SHEET NUMBER
 A4.0



1 WEST ELEVATION
 1/4" = 1'-0"



2 SOUTH SIDE ELEVATION
 1/4" = 1'-0"

MATERIAL SCHEDULE

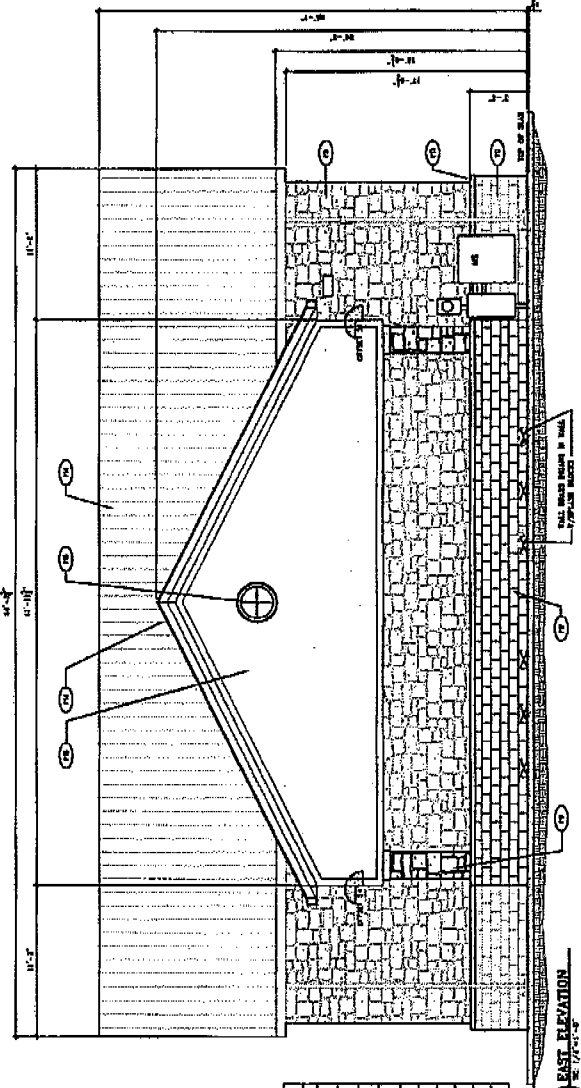
MATERIAL	SELECTION	SQUARE FEET
1	1/2" THICK TYPE 1 CONCRETE	38
2	1/2" THICK TYPE 1 CONCRETE	38
3	1/2" THICK TYPE 1 CONCRETE	38
4	1/2" THICK TYPE 1 CONCRETE	38
5	1/2" THICK TYPE 1 CONCRETE	38
6	1/2" THICK TYPE 1 CONCRETE	38
7	1/2" THICK TYPE 1 CONCRETE	38
8	1/2" THICK TYPE 1 CONCRETE	38
9	1/2" THICK TYPE 1 CONCRETE	38
10	1/2" THICK TYPE 1 CONCRETE	38

MATERIAL SCHEDULE

MATERIAL	SELECTION	SQUARE FEET
1	1/2" THICK TYPE 1 CONCRETE	38
2	1/2" THICK TYPE 1 CONCRETE	38
3	1/2" THICK TYPE 1 CONCRETE	38
4	1/2" THICK TYPE 1 CONCRETE	38
5	1/2" THICK TYPE 1 CONCRETE	38
6	1/2" THICK TYPE 1 CONCRETE	38
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8	1/2" THICK TYPE 1 CONCRETE	38
9	1/2" THICK TYPE 1 CONCRETE	38
10	1/2" THICK TYPE 1 CONCRETE	38

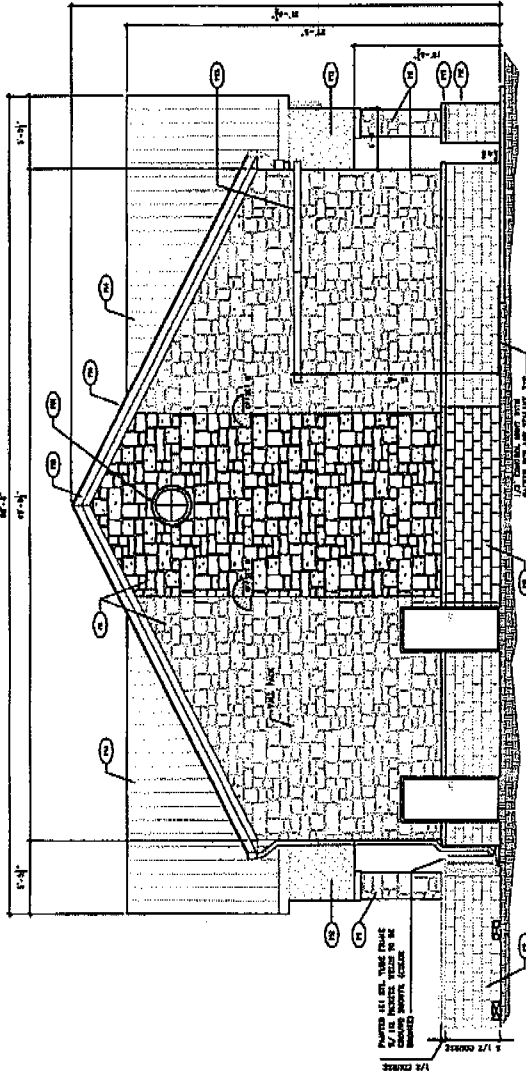
NO.	DESCRIPTION

Exhibit "D"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL	SCHEDULE	WEST ELEV.	SQ. FT.
1	BRICK	24	24
2	BRICK	24	24
3	BRICK	24	24
4	BRICK	24	24
5	BRICK	24	24
6	BRICK	24	24
7	BRICK	24	24
8	BRICK	24	24
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100	BRICK	24	24



NORTH SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL	SCHEDULE	NORTH ELEV.	SQ. FT.
1	BRICK	24	24
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99	BRICK	24	24
100	BRICK	24	24

Advertising Receipt

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ROCKWALL , TX 75087

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Date: 07/23/2007

Ad taker: 11 **Salesperson:** 6

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Classification 001

Description	Total
02 ROCKWALL COUNTY NEWS 07/26/2007	63.00

Total: 63.00

Tax: 0.00

Net: 63.00

Prepaid: 0.00

Total Due: 63.00

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William Jordan, who being by me duly sworn deposes and says the he is the Publisher of **The Rockwall County News** and the said newspaper meets the requirements of Section 2051.044 of the Texas Government Code to wit:

1. it devotes not less than twenty (25%) of its total column lineage interest items;
2. it is published at least once e
3. it is entered as second-class in the county where it is publish
4. it has been published regular continuously since 1985; and
5. it is generally circulated within County.

Publisher further deposes the attached notice was published news paper on the following date

July 2007

CITY OF ROCKWALL ORDINANCE NO. 07-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A RETAIL STORE WITH MORE THAN TWO GAS PUMPS ON A TRACT OF LAND KNOWN AS PART OF LOT 1, BLOCK A, HILLCREST ADDITION, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

/s/ William R. Cecil, Mayor

/s/ Dorothy Brooks, TRMC, CMC, City Secretary

1st Reading: 06-18-07

2nd Reading: 07-16-07



William Jordan
Editor and Publisher

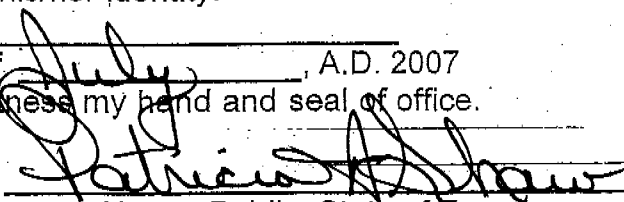
SUBSCRIBED AND SWORN BEFORE ME

by William Jordan who

a) is personally know to me, or

b) provided the following evidence to establish his/her identity.

on the 27th day of July, A.D. 2007
to certify which witness my hand and seal of office.



Notary Public, State of Texas

