

CITY OF ROCKWALL

ORDINANCE NO. 02-33

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 740 SOUTH OF SUMMIT RIDGE, D. ATKINS ABSTRACT NO. 1, TRACTS 23, 20, 21, 29, 30, 12, 25, 13 AND 16, WHICH IS MORE FULLY DESCRIBED HEREIN, FROM "SF-10" SINGLE FAMILY RESIDENTIAL TO "PD", PLANNED DEVELOPMENT DISTRICT NO.53; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR 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 are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning on a tract of land which is more fully described herein as Exhibit "A" from "SF-10", Single Family Residential to "PD", Planned Development District No. 53, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. That the Planned Development be subject to the requirements and uses listed in the "R-O", Residential Office District and all uses, site and building plans shall comply with the requirements as specified in Article III of the Comprehensive Zoning Ordinance and the Scenic Overlay District development guidelines.
2. That joint or shared driveways and access to rear parking be required on all adjoining lots as one of the properties is used for office purposes or any of the uses listed in the "R-O", Residential Office District.
3. That a single family residential use be allowed in addition to any of the uses listed in the "R-O", Residential Office District, one single family residential unit per property.
4. That parking in the front yard area of any property within this Planned Development

District is prohibited and all parking for those uses listed in the "R-O", Residential Office District be located behind the front facade of the main building structure.

5. That the parking requirement for office and professional buildings comply with Section 5.5 of the Comprehensive Zoning Ordinance (Ord. No. 83-23).
7. That all properties within the Planned Development District shall be subject to site plan review if changing to other than residential use and all requirements related to redevelopment as per the City of Rockwall.

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

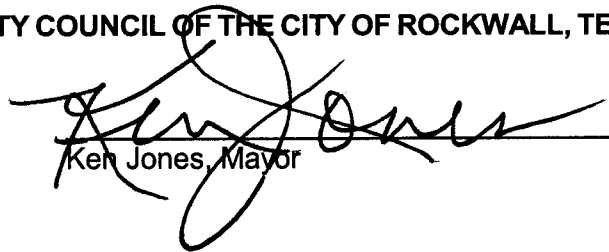
Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 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.

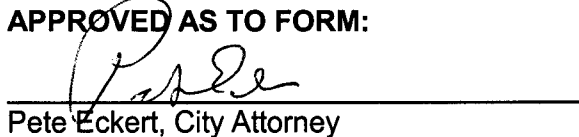
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 1st day of July, 2002.

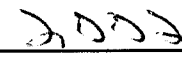

Ken Jones, Mayor


ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: June 17, 2002 

2nd Reading: July 1, 2002 

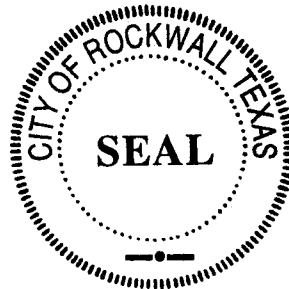
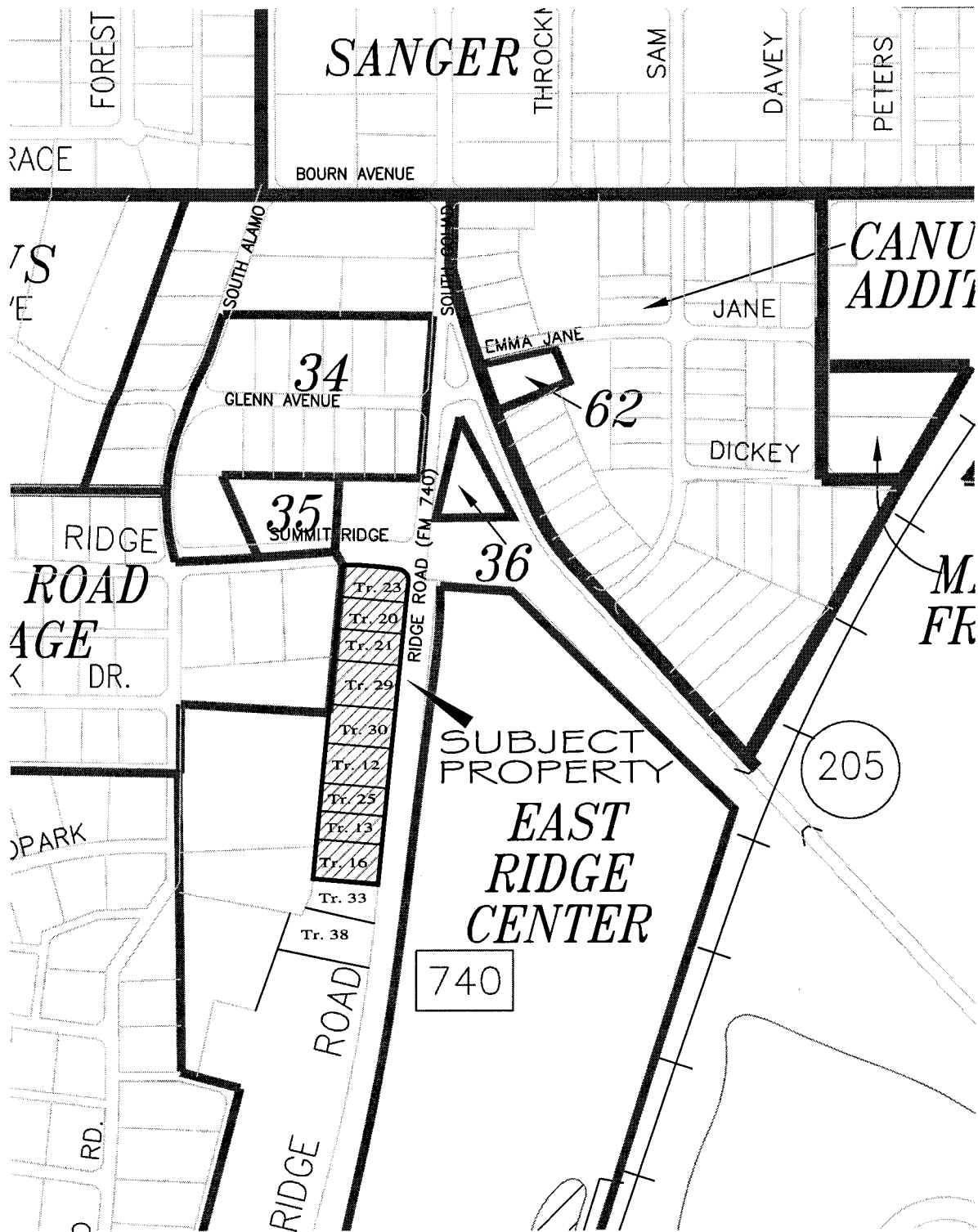


EXHIBIT "A"



2002-33 – zoning change
“SF-10” to Planned Development No. 53 –
“PD-53” – Vines

(1 OF 1)

EXHIBIT "A"

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared Lewis Cline, Sales Assistant for the DALLAS MORNING NEWS being duly sworn by oath, states the attached advertisement of:

CITY OF ROCKWALL (CPN 1104)

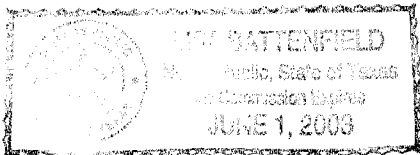
as published in THE ROCKWALL MORNING NEWS on: July 19, 2002

C. Lewis Cline
(C. Lewis Cline)

Sworn to and subscribed before me this

July 19, 2002, A.D

Lisa Battenfield
(Lisa Battenfield)



Legal Notices Legal Notices

CITY OF ROCKWALL

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND LOCATED ON THE WEST SIDE OF FM 740 SOUTH OF SUMMIT RIDGE, D. ATKINS ABSTRACT NO. 1, TRACTS 29, 20, 21, 29, 30, 12, 25, 13, AND 16, WHICH IS MORE FULLY DESCRIBED HEREIN, FROM SDF-106 SINGLE FAMILY RESIDENTIAL TO SFD6, PLANNED DEVELOPMENT DISTRICT NO.53; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Approved: /s/ Ken Jones, Mayor
Attest:/s/ Dorothy Brooks, City Secretary
1st Reading: 06/17/02 -- 2nd Reading: 07/01/02

CPN: 1104
PUB: 07/19/02