

CITY OF ROCKWALL

ORDINANCE NO. 02-52

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM "C", COMMERCIAL AND "HC", HEAVY COMMERCIAL, TO "PD-54", PLANNED DEVELOPMENT DISTRICT FOR LAND AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETOFORE AND MADE A PART HEREOF; 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 zoning change from "C", Commercial and "HC", Heavy Commercial District to "PD-54", Planned Development No. 54 has been initiated by the City of Rockwall for the various tracts of land bounded by Mims Road and Ralph Hall Parkway and further described in the attached Exhibit "A" attached hereto and made a part hereof; 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 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, as heretofore amended, be and the same is hereby amended by the approval of a zoning change "C", Commercial and "HC", Heavy Commercial District to "PD-54", Planned Development No. 54, for the various tracts of land described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That the tract of land described in the attached Exhibit "A" 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 approval shall affect only the property described in the attached Exhibit "A" and said

property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area zoned “**PD-54**”, Planned Development District No. 54 as described within Exhibit “A” shall be limited to uses and requirements listed in **Section 2.3 (SF-10) Single-Family Residential District** of the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23), with following additional conditions:

1. Maximum number of lots – 121 - average lot size no less than 11,792 square feet
2. Minimum square footage per dwelling unit – 2,000 sq. ft.
3. Maximum building coverage as a percentage of lot area – 40 percent
4. Minimum lot frontage on a public street – 70 feet
Minimum lot frontage on a cul-de-sac measured at the front building setback line – 60 feet
6. No front entry lots shall have garage doors that face the street.
7. An anti-monotony restriction shall not allow the same structure in terms of materials and elevation any closer than five (5) houses apart on either side of the street.
8. A minimum 75% masonry requirement shall apply to all exterior facades.
9. All common areas and dedicated landscape easements and open space areas shall be maintained by a Homeowner’s Association, including areas of landscaping in the public right-of-way along Ralph Hall Parkway and Mims Road has indicated on the preliminary plat.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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 Comprehensive Zoning Ordinance No. 83-23 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 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 8. 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 2nd DAY OF December, 2002.

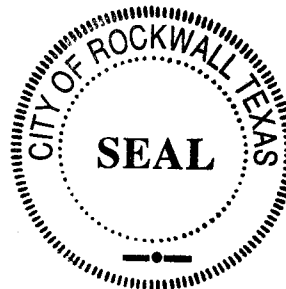
ATTEST:

Dorothy Brooks
Dorothy Brooks, City Secretary

Ken Jones
Ken Jones, Mayor

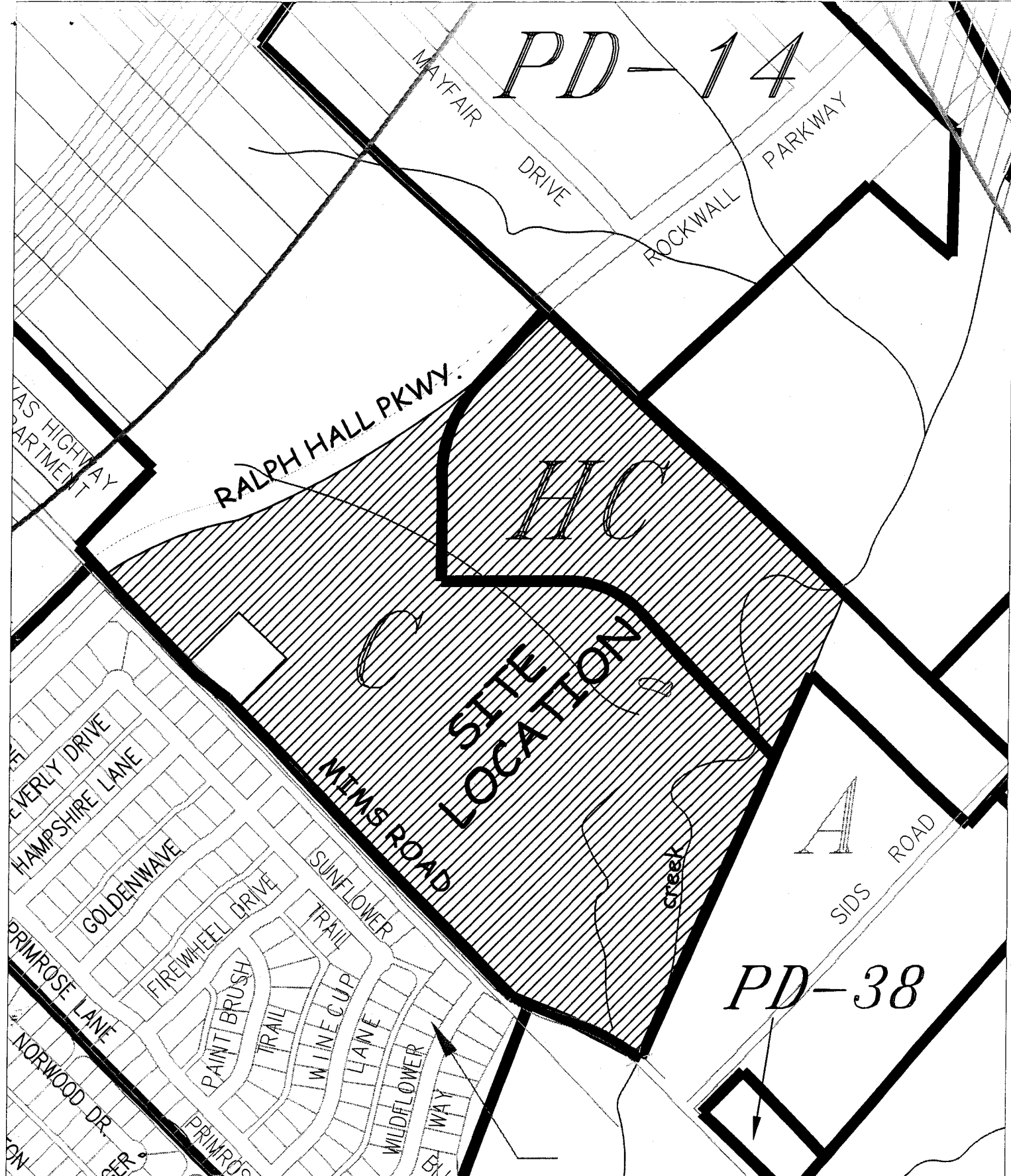
APPROVED AS TO FORM AND CONTECT:

Pete Eckert
Pete Eckert, City Attorney




1st Reading: November 18, 2002

2nd Reading: December 2, 2002



PZ-2002-103-PP
 Flagstone Creek


 1" = 400'