

CITY OF ROCKWALL

ORDINANCE NO. 04-66

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL SO AS TO CHANGE THE ZONING FROM (OF), OFFICE DISTRICT TO (SF-7), SINGLE-FAMILY DISTRICT ON APPROXIMATELY 0.115-ACRES OF LAND AND CHANGE THE ZONING FROM (OF), OFFICE DISTRICT TO (GR) GENERAL RETAIL DISTRICT ON APPROXIMATELY 0.494-ACRES OF LAND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated rezoning so as to change the zoning from (OF), Office District to (SF-7), Single-Family District on approximately 0.115-acres of land and change the zoning from (OF), Office District to (GR), General Retail District on approximately 0.494-acres of land more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; 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 (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to allow for a change in zoning from (OF), Office District to (SF-7), Single-Family District on approximately 0.115-acres of land and change the zoning from (OF), Office District to (GR), General Retail District on approximately 0.494-acres of land more specifically described in Exhibit "A" attached hereto.

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in the Unified Development Code 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.

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.

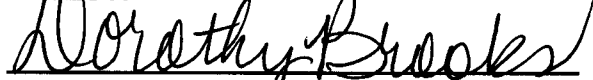
Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 7. This ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of December, 2004.

ATTEST:


Dorothy Brooks, City Secretary

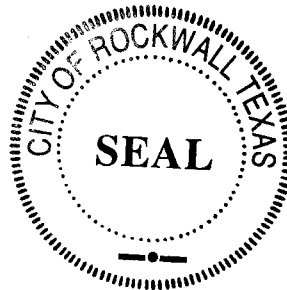

Ken Jones, Mayor

APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: November 15, 2004

2nd Reading: December 6, 2004



TRACT 1

Being the W. 50' X 100' of Lot 4, in Block J of Sanger Brothers Addition, and addition to the town of Rockwall, according to the map or deed records of Rockwall County, Texas, and being described as follows:

BEGINNING at the N. E. Corner of said Lot 4;

THENCE 100' in a southerly direction along the E. line of Lot 4 100' more or less to the S. E. corner of said Lot 4;

THENCE in a Westerly direction 50' along the S. line of Lot 4 to a point for corner;

THENCE in a Northerly direction and parallel with the E. line of Lot 4 100' more or less to a point for corner in the N. Line of Lot 4;

THENCE in a Easterly direction along line of Lot 4 50' more or less to the N. E. corner therefore being the point of beginning.

TRACT 2

All that certain lot, tract or parcel of land, situated in Rockwall County, Texas, and a part of the BARNES ADDITION, B. F. BOYDSTUN SURVEY in the City of Rockwall, Texas, and being the South portion of a tract of land conveyed to D. F. Snead by J.S. Walker and wife, by deed dated February 17, 1913 of record in Volume 12, Page 570, Deed Records of Rockwall County, Texas and described in metes and bounds as follows:

BEGINNING at the Southwest corner of said D. F. Snead lot, said beginning point being 32 feet North of the Northwest corner of Block C of the original town of Rockwall at the intersection of the East margin of Goliad Street with the North margin of Olive Street;

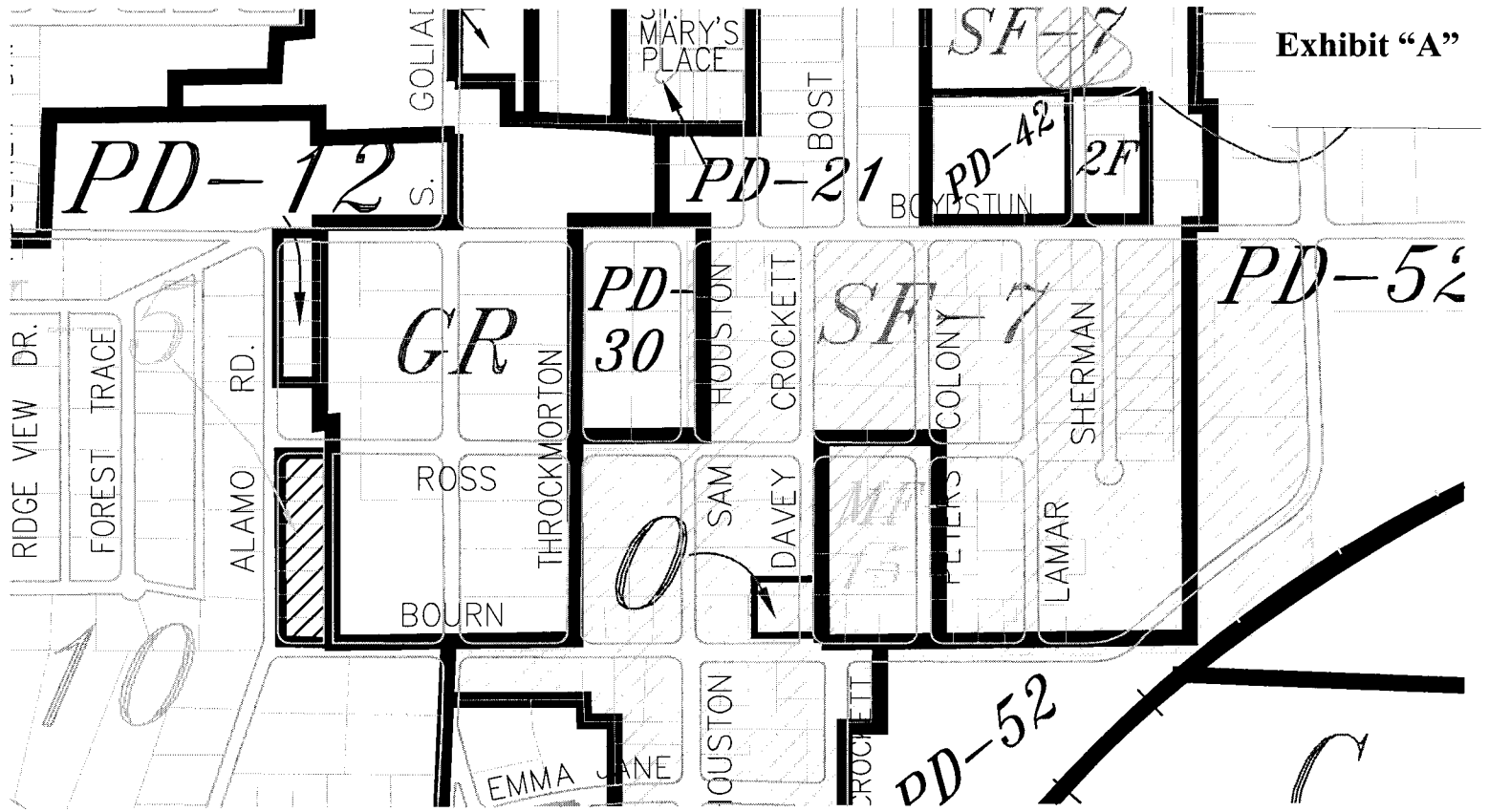
THENCE East with North margin of Olive Street 137 feet to O. L. Steger's Southwest corner,

THENCE North 12 degrees East with the West line of Steger's Lot 115 feet to the Southwest corner of S. A. Klutt's Lot;

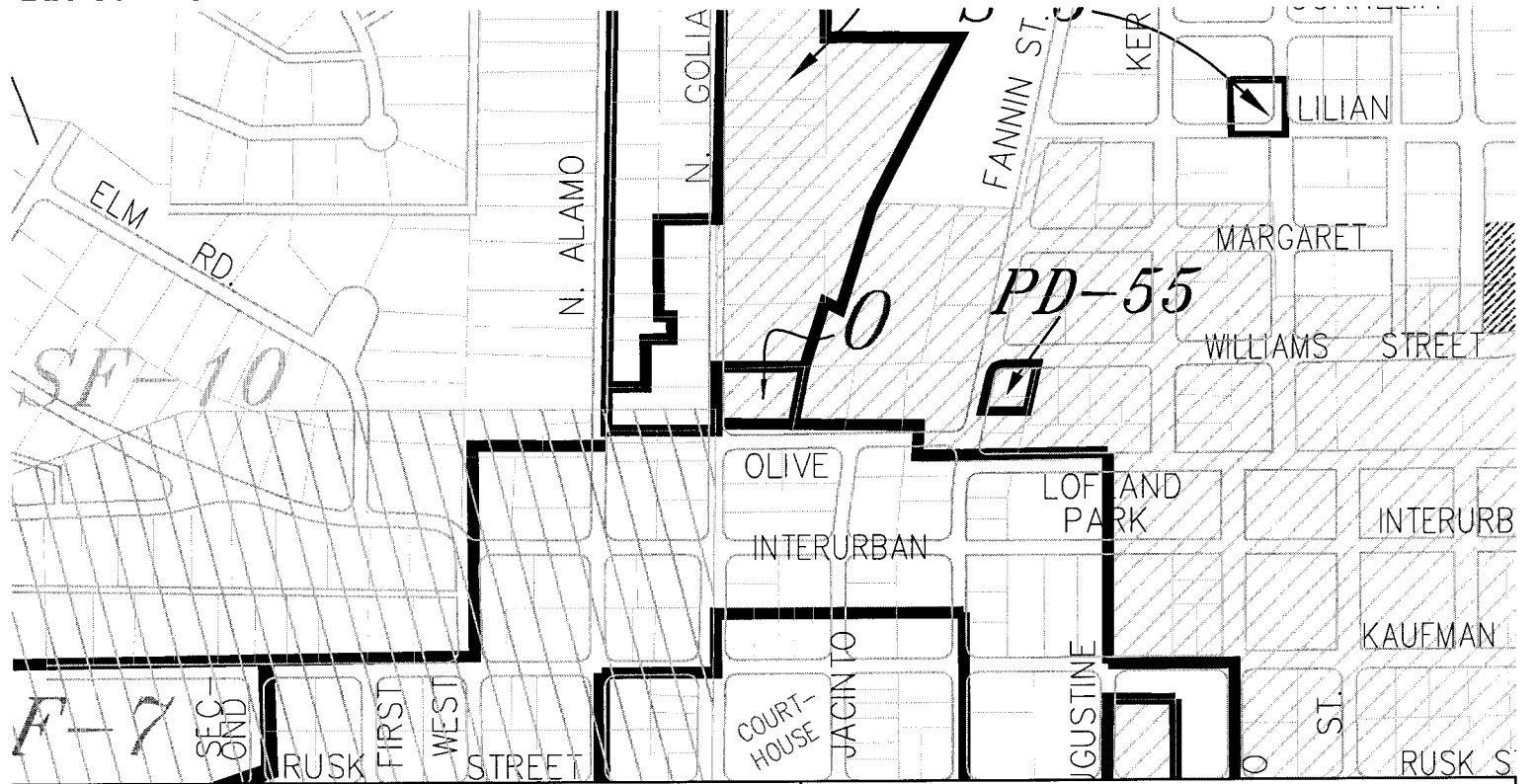
THENCE in a Westerly direction with South line of said Klutt's Lot 157 feet to corner in the East margin of Goliad Street;

THENCE South with the East margin of Goliad Street 122 feet, to the PLACE OF BEGINNING, and being the same identical lot conveyed to Silas Dial and wife, by Null Barnes Snead et al by deed dated January 14, 1959, recorded in Volume 57, Page 222, of the Deed Records of Rockwall County, Texas.

Tract 1-Office to SF-7



Tract 2-Office to GR



Z2004-041

Tract 1-Office to SF-7
Tract 2-Office to GR



1" = 400'