

**CITY OF ROCKWALL**

**ORDINANCE NO 05-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED SO AS TO CHANGE THE ZONING FROM SF 7" SINGLE FAMILY RESIDENTIAL TO PD-50" PLANNED DEVELOPMENT DISTRICT NO 50 ON A 0.23-ACRE TRACT KNOWN AS PART OF BLOCK 20 AMICK ADDITION 507 N GOLIAD STREET AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO 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 City has received a request from Joetta Currie for a change in zoning from (SF 7) Single Family Residential district to (PD-50) Planned Development No 50 district for an approximate 0.23-acre tract known as part of Block 20 Amcik Addition 507 N Goliad Street, and 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 and 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 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 7) Single Family Residential to (PD-50) Planned Development District No 50 and

**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 and subject to the following additional conditions

- 1 That the Planned Development be subject to the 'Commercial Guidelines' of the proposed Rockwall Historic District herein described as Exhibit 'B' and subject to any future amendment to those guidelines

- 2 That joint or shared access be required on all adjoining lots if any property is used for office development 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 be 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 be one (1) parking space for each 500 square feet of floor area and that all other parking shall comply with Section 5.5 of the Comprehensive Zoning Ordinance (Ord No 83-23)
- 6 That all properties within the Planned Development District shall be subject to site plan review if changing to other than residential use
- 7 In the event that unique or extraordinary conditions exist on the property such that the applicant feels he/she cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council

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

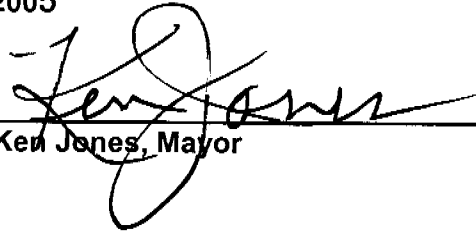
**Section 4.** Any person firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2 000 00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate 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 Unified Development Code 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.

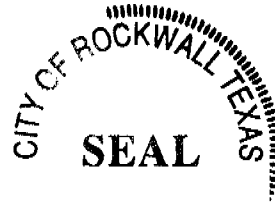
**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS this 18th day of January, 2005

  
\_\_\_\_\_  
Ken Jones, Mayor

ATTEST  
  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM  
  
\_\_\_\_\_  
Pete Eckert, City Attorney



1<sup>st</sup> Reading January 3, 2005

2<sup>nd</sup> Reading January 18, 2005

## **Exhibit "A"**

### Legal Description

All that certain tract or parcel of land situated in the B F BOYDSTUN SURVEY ABSTRACT NO 14 City of Rockwall Rockwall County Texas and being know as a part of Block 20 of AMICK ADDITION not of record and also being the tract of land as described in a Warranty deed from Willie E Garrett to Mary C Thomas dated February 8 1966 and being recorded in Volume 74 Page 584 of the Deed Records of Rockwall County Texas and being more particularly described as follows

BEGINNING at a 1/2 iron rod found for corner in the West right-of-way line of State Highway 205 (N Goliad Street) at the Northeast corner of said Thomas tract;

THENCE SOUTH (Controlling Bearing Line) along said right-of-way line a distance of 84 60 feet to a 1/2 iron rod found for corner at the Northeast corner of a tract of land as described in a Warranty deed from Stephen Breedlove to Eddie Walker as recorded in Volume 2364 Page 187 of the Real Property Records of Rockwall County Texas

THENCE N 89 deg 41 min 10 sec W along the common line between said tracts a distance of 124 53 feet to a 1/2" iron rod with yellow plastic cap stamped 'R S C I RPLS 5034 set for corner'

THENCE N 00 deg 57 min 07 sec W along the West line of said Thomas tract, a distance of 77 31 feet to a 1/2 iron rod found for corner being the Northwest corner of said Thomas tract;

THENCE N 88 deg 56 min 07 sec E a distance of 125 83 feet to the POINT OF BEGINNING and containing 0 23 acres of land

# Advertising Receipt

**Rockwall County News**

316 S Goliad, Ste 107  
PO BOX 819  
Rockwall, TX 75087  
Phone: 972 722 3099  
Fax: 972 722 3096

ROCKWALL, CITY OF-LEGALS ®  
ATTN DOROTHY BROOKS  
385 SOUTH GOLIAD  
ROCKWALL, TX 75087

**Cust#:** 01100978-000  
**Ad#:** 17524662  
**Phone:** (972)771 7700  
**Date:** 02/09/05

**Ad taker:** 16      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	02/09/05	02/09/05	1	32.00		32.00

**Payment Reference:**

LEGAL FOR ORD 05-03

**Total:** 32.00**Tax:** 0.00**Net:** 0.00**Prepaid:** 0.00**Total Due** 0.00

Legal Notices      Notices      Legal Notices

**CITY OF ROCKWALL  
ORDINANCE NO 05-02**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM (SF-10), SINGLE FAMILY RESIDENTIAL TO (NS), NEIGHBORHOOD SERVICES DISTRICT ON A TRACT OF LAND CONTAINING 1.57 ACRES AND KNOWN AS TRACTS 30, 31 32 AND 32-1 ABSTRACT 146, S.S. McCOURRY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT A PROVIDING FOR SPECIAL CONDITIONS, 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.

/s/ Ken Jones, Mayor  
/s/ Dorothy Brooks, City Secretary  
1st Reading. 12/20/04  
2nd Reading 2/7/05

**CITY OF ROCKWALL  
ORDINANCE NO 05-03**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING FROM 'SF-7" SINGLE FAMILY RESIDENTIAL TO 'PD-50" PLANNED DEVELOPMENT DISTRICT No. 50 ON A 0.23-ACRE TRACT KNOWN AS PART OF BLOCK 20, AMICK ADDITION 507 N. GOLIAD STREET AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO 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.

/s/ Ken Jones, Mayor  
/s/ Dorothy Brooks, City Secretary  
1st Reading: 1/3/05  
2nd Reading: 1/18/05

**CITY OF ROCKWALL  
ORDINANCE NO 05-04**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II. PARK LAND DEDICATION OF THE SUBDIVISION REGULATIONS OF THE CODE OF ORDINANCES IN SEC. 24-42 AS SET FORTH HEREIN; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

/s/ Ken Jones, Mayor  
/s/ Dorothy Brooks, City Secretary  
1st Reading: 1/3/05  
2nd Reading. 1/18/05

**CITY OF ROCKWALL  
ORDINANCE NO 05-06**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. No. 04-38) OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, BY AMENDING ARTICLE VI, SECTION 4, RESIDENTIAL PARKING; 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.

/s/ Ken Jones, Mayor  
/s/ Dorothy Brooks, City Secretary  
1st Reading. 1/18/05

# PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham who being by me duly sworn deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of Section 2051 044 of the Texas Government Code, to wit:

1 it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;

Clipping (s)

2. it is published at least once each week;

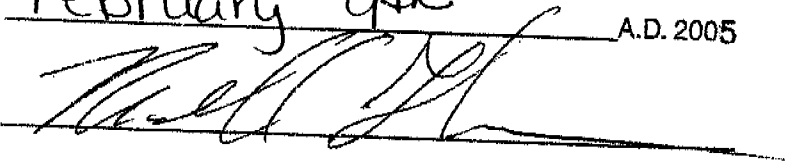
3 it is entered as second-class postal matter in the county where it is published;

4 it has been published regularly and continuously since 1985 and

5 it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

February 9th A.D. 2005



Michael Gresham  
Editor and Publisher

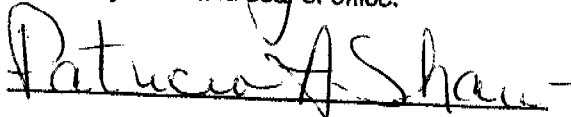
## SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

a) is personally known to me, or

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

on the 11th day of February, A.D. 2005  
to certify which witness my hand and seal of office.



Notary Public, State of Texas

