

**CITY OF ROCKWALL**

**ORDINANCE NO. 05-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "MF-14" MULTI-FAMILY RESIDENTIAL DISTRICT TO "SF-7"; SINGLE-FAMILY DISTRICT ON A 0.3-ACRE TRACT KNOWN AS BLOCK 82, B.F. BOYDSTUN ADDITION; 306 S. FANNIN 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 Thomas P. Hughes for a change in zoning from (MF-14) Multi-Family district to (SF-7) Single-Family district for a 0.3-acre tract being Block 82, B.F. Boydston Addition, and including the property addressed as 306 South Fannin 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 (MF-14) Multi-Family district to (SF-7) Single-Family district, 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.

**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 6<sup>th</sup> day of June, 2005.**

  
\_\_\_\_\_  
Bill Cecil, Mayor

ATTEST:

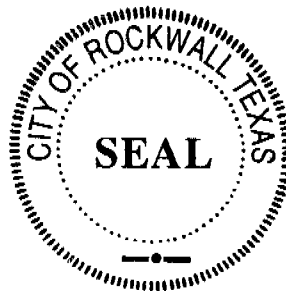
  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Pete Eckert, City Attorney

1<sup>st</sup> Reading: 5-2-05

2<sup>nd</sup> Reading: 6-6-05



## Exhibit "A"

(306 S. Fannin)  
Legal Description

BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being that tract as conveyed to Thomas P. Hughes and wife, Susan Hughes, as recorded in Volume 114, Page 216, deed records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the west line of Fannin Street, said point being the Southeast corner of Lot 4, Block X of the Original Town of Rockwall, at iron stake found for corner;

THENCE, South along the said west line of Fannin Street, a distance of 85.00 feet to an iron stake found for corner;

THENCE, N. 89 deg. 56 min. W., leaving the said West line of Fannin Street, a distance of 200 feet to a point on the East line of San Jacinto Street, an iron stake set for corner;

THENCE, North, along the East line of San Jacinto Street, a distance of 85.00 feet to an iron stake found for corner;

THENCE, S. 89 deg 56 min. E., leaving the said East line of San Jacinto Street and along the South line of Lots 3 & 4, Block X, a distance of 200 feet to the PLACE OF BEGINNING and containing 0.390 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#:** 17527640  
**Phone:** (972)771-7700  
**Date:** 06/13/05

**Ad taker:** 11      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	06/15/05	06/15/05	1	42.00		42.00

**Payment Reference:**

L 223120 ORD 05-22

**Total:** 42.00  
**Tax:** 0.00  
**Net:** 42.00  
**Prepaid:** 0.00

**Total Due** 42.00

# 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 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;
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:

June 15<sup>th</sup> A.D. 2005

Michael Gresham  
Editor and Publisher

### SUBSCRIBED AND SWORN BEFORE ME

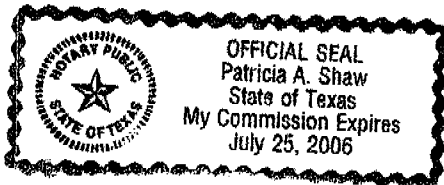
by Michael Gresham, who

- a) is personally known to me, or  
 b) provided the following evidence to establish his/her identity. \_\_\_\_\_

on the 15<sup>th</sup> day of June, A.D. 2005  
to certify which witness my hand and seal of office.

Patricia A. Shaw

Notary Public, State of Texas



Legal Notices

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/s/ Bill Cecil, Mayor

/s/ Dorothy Brooks, City Secretary

1<sup>st</sup> Reading: May 2, 2005

2<sup>nd</sup> Reading: June 6, 2005