

CITY OF ROCKWALL

ORDINANCE NO. 06-46

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 (SF-10) SINGLE-FAMILY DISTRICT TO (PD-12) PLANNED DEVELOPMENT NO.12 DISTRICT ON A 0.24-ACRE TRACT KNOWN AS THE WEST 100-FT OF LOT 5, BLOCK F, SANGER BROTHERS ADDITION, BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change from (SF-10) Single-Family district to (PD-12) Planned Development No. 12 district has been requested by Charles Mills, for a 0.24-acre tract of land known as the west 100-ft of lot 5, block F, Sanger Brothers addition and more specifically described as 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, 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 (Ord. No. 04-38) 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 district to (PD-12) Planned Development No. 12 district, and;

Section 2. That development in the area described herein as **Exhibit "A"**, attached hereto, shall be subject to the approved concept plan, **Exhibit "A,"** and shall be subject to the permitted uses of **Article IV, Permissible Uses (SF-10) Single-Family Residential District** of the City of Rockwall Unified Development Code and the following additional conditions:

1. Minimum lot area – 3,856.5 square feet
2. Minimum lot frontage on a public street – 42.85 feet
3. Minimum lot depth – 90 feet
4. Minimum lot coverage by main and accessory buildings of seventy percent (70%)
5. Minimum depth of front yard setback – 10 feet

6. Minimum depth of rear yard setback – 3 feet
7. Minimum width of side yard setback – 3 feet
8. Minimum number of parking spaces per unit shall be two.
9. Maximum height of any structure shall be two (2) stories

Section 3. No substantial change in development of "PD-12" shall be permitted except after obtaining approval of the change of such development through amendment of the concept plan in the manner required for changes or amendments to the Unified Development Code.

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

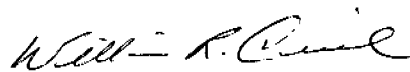
Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section 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 7. 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 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.

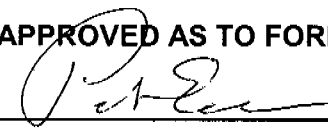
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of November, 2006.



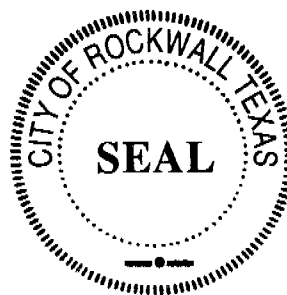
William R. Cecil, Mayor

ATTEST:


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney




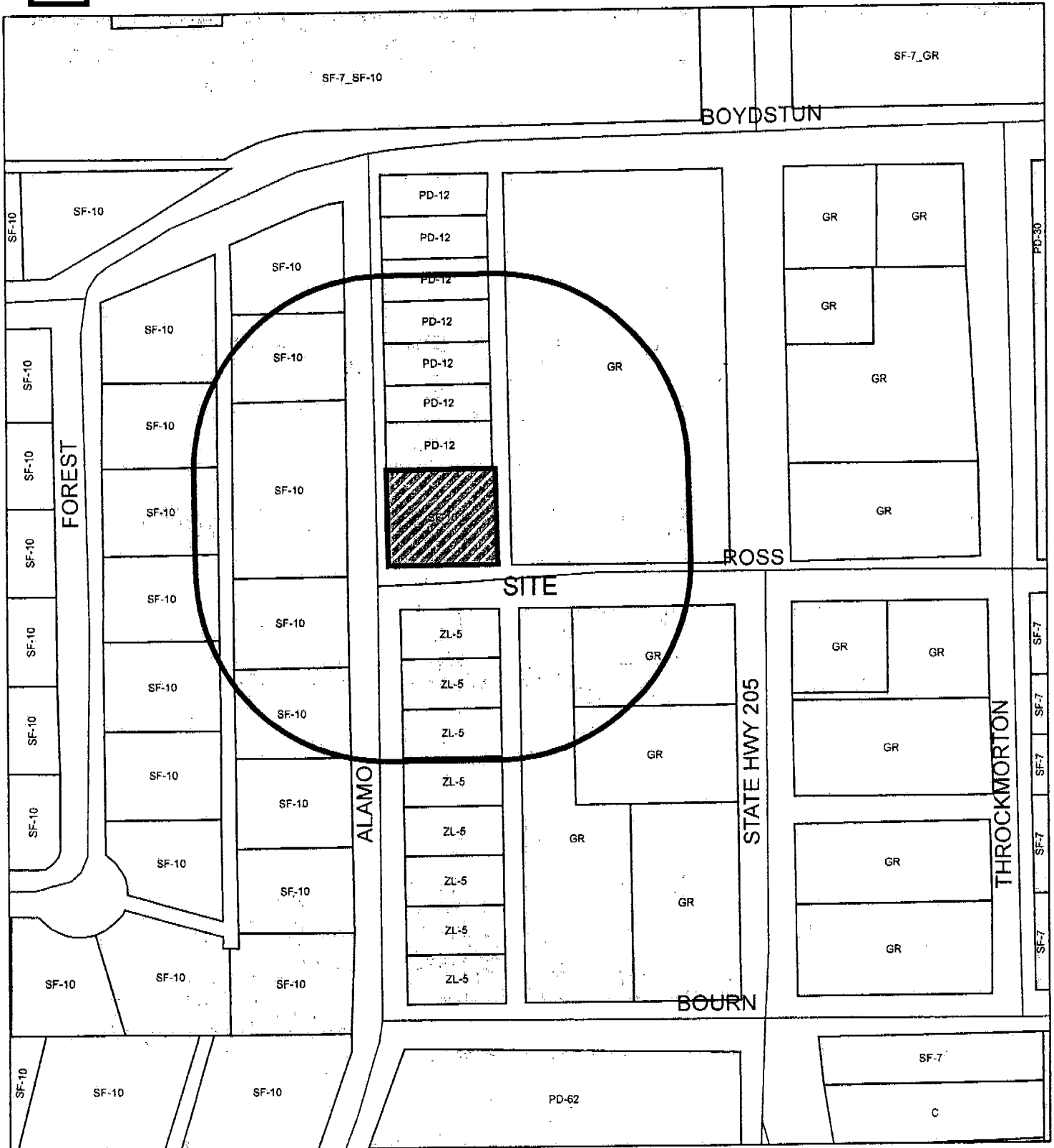
1st Reading: 10-16-06

2nd Reading: 11-06-06

Legend



 200-ft Buffer



Location Map

Z2006-021 SF-10 to PD-12

E 105' of Lot 5, Block F, Sanger Brothers

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

Advertising Receipt

Terrell Tribune
Rockwall County News
150 9th Street, P.O. Box 669
Terrell, TX 75160
Phone: (972) 563-6476
Fax: (972) 563-0340

ROCKWALL, CITY OF-LEGALS ©
c/o Dorothy Brooks, City Secretary
385 SOUTH GOLIAD
ROCKWALL, TX 75087

Cust#: 01100978-000
Ad#: 05500972
Phone: (972)771-7700
Date: 11/07/06

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

| Description | Start | Stop | Ins. | Cost/Day | Surcharges | Total |
|-------------------------|----------|----------|------|----------|------------|-------|
| 02 ROCKWALL COUNTY NEWS | 11/16/06 | 11/16/06 | 1 | 57.00 | | 57.00 |

Payment Reference:

LG#223347
ORD. 06-46
RCN= 11/16

Total: 57.00
Tax: 0.00
Net: 57.00
Prepaid: 0.00

Total Due 57.00

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William Jordan, who being by me duly sworn deposes and says the he is the Publisher of **The Rockwall County News** and the 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 news paper on the following date(s) to wit:

November 16th A.D. 2006

William Jordan
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by William Jordan who

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

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/s/ William R. Cecil, Mayor
/s/ Dorothy Brooks, City Secretary
1st Reading: 10-16-06
2nd Reading: 11-06-06

on the 16th day of November, A.D. 2006
I, Patricia Shaw, Notary Public, State of Texas, do hereby certify which witness my hand and seal of office.

Patricia Shaw
Notary Public, State of Texas

