

CITY OF ROCKWALL

ORDINANCE NO. 12-14

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 HERETOFORE AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (AG) AGRICULTURAL DISTRICT TO (C) COMMERCIAL DISTRICT, ON A TRACT OF LAND CONTAINING 15.789-ACRES AND KNOWN AS TRACT 4-01, ABSTRACT 20, N. BUTLER SURVEY, MORE SPECIFICALLY 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 (Ag) Agricultural district to (C) Commercial district has been requested by Thomas Jones of Binkley & Barfield for a 15.789-acre tract of land known as Tract 4-01, Abstract 20, N. Butler Survey, located north of Airport Road and west of John King Boulevard, City and County of Rockwall, Texas, and further described in Exhibit "A" attached herein; 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 from (Ag) Agricultural district to (C) Commercial district on a 15.789-acre tract of land known as Tract 4-01, Abstract 20, N. Butler Survey, located north of Airport Road and west of John King Boulevard, City and County of Rockwall, Texas, and further described in Exhibit "A" attached herein; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 4.5, (C) Commercial District** of 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 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 5. 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 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 for this ordinance are declared to be severable.

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.

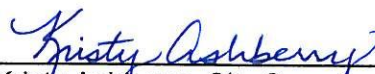
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 2nd day of July, 2012.




David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

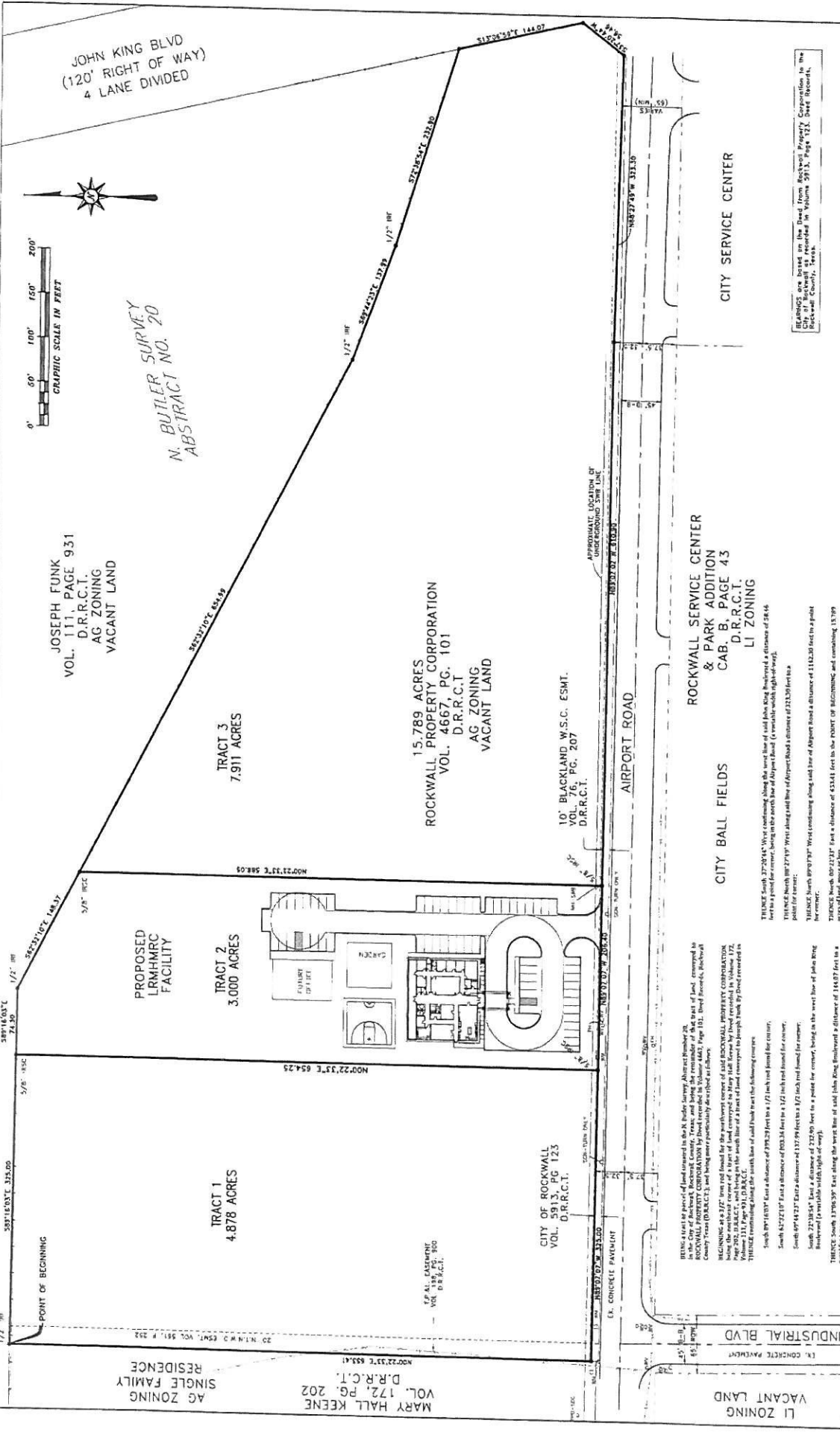


Pete Eckert, City Attorney



1st Reading: 06-18-12

2nd Reading: 07-02-12



JOHN KING BLVD
(120' RIGHT OF WAY)
4 LANE DIVIDED



0' 50' 100' 150' 200'
GRAPHIC SCALE IN FEET

N. BUTLER SURVEY
ABSTRACT NO. 20

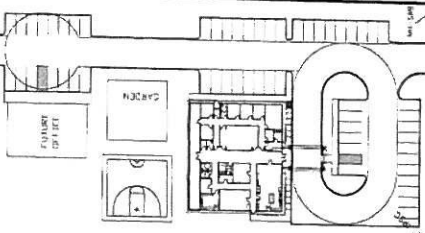
JOSEPH FUNK
VOL. 111, PAGE 931
D.R.R.C.T.
AG ZONING
VACANT LAND

PROPOSED
LRM-HMRC
FACILITY

TRACT 3
7.911 ACRES

15.789 ACRES
ROCKWALL PROPERTY CORPORATION
VOL. 4667, PG. 101
D.R.R.C.T.
AG ZONING
VACANT LAND

10' BLACKLAND W.S.C. ESMT.
VOL. 76, PG. 207
D.R.R.C.T.



TRACT 2
3.000 ACRES

TRACT 1
4.878 ACRES

CITY OF ROCKWALL
VOL. 5913, PG. 123
D.R.R.C.T.

MARY HALL KEENE
VOL. 172, PG. 202
D.R.R.C.T.

LI ZONING
VACANT LAND

INDUSTRIAL BLVD

EX. CONCRETE PAVEMENT

EX. CONCRETE PAVEMENT

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Prep. By	Drawn By	Checked By	Approved By	Job No.	152000
Designation	DATE	DATE	DATE	DATE	DATE
1	1	1	1	1	1
<p>ROCKWALL PROPERTY CORP. 305 PARK PLACE BLVD. ROCKWALL, TEXAS 75087 972-722-2439</p>				<p>ROCKWALL PROPERTY CORP. 305 PARK PLACE BLVD. ROCKWALL, TEXAS 75087 972-722-2439</p>	
<p>Binkley & Barfield consulting engineers</p> <p>801 Gentry Blvd., Suite 101, Rockwall, Texas 75087 www.binkleybarfield.com</p>				<p>ROCKWALL PROPERTY CORP. 305 PARK PLACE BLVD. ROCKWALL, TEXAS 75087 972-722-2439</p>	
<p>ZONING EXHIBIT 15.789 ACRES ROCKWALL, TEXAS</p>				<p>Street No 1</p>	

BEARINGS are based on the Deed from Rockwall Property Corporation to the City of Rockwall, Texas, recorded in Volume 5913, Page 123, Deed Records, Rockwall County, Texas.

THENCE South 27°29'45" West containing along the west line of said John King Boulevard a distance of 28.44 feet to a point for corner, being on the north line of Airport Road a distance of 212.20 feet to a point for corner; Thence North 89°17'37" West along said line of Airport Road a distance of 212.20 feet to a point for corner; Thence South 89°17'37" West containing along said line of Airport Road a distance of 1142.30 feet to a point for corner; Thence North 89°17'37" West a distance of 631.41 feet to the POINT OF BEGINNING and containing 15.789 acres of land, more or less.

THENCE South 27°29'45" West containing along the west line of said John King Boulevard a distance of 28.44 feet to a point for corner, being on the north line of Airport Road a distance of 212.20 feet to a point for corner; Thence North 89°17'37" West along said line of Airport Road a distance of 212.20 feet to a point for corner; Thence South 89°17'37" West containing along said line of Airport Road a distance of 1142.30 feet to a point for corner; Thence North 89°17'37" West a distance of 631.41 feet to the POINT OF BEGINNING and containing 15.789 acres of land, more or less.

THENCE East 1/2° 00' 00" of land owned by the City of Rockwall, Texas, and being the remainder of said tract of land, conveyed to ROCKWALL PROPERTY CORPORATION by Deed recorded in Volume 4667, Page 101, Deed Records, Rockwall County, Texas (B.R.C.T.), and being more particularly described as follows:

South 89°18'00" East a distance of 395.25 feet to a 1/2 inch iron found for corner;

South 87°21'10" East a distance of 603.38 feet to a 1/2 inch iron found for corner;

South 89°18'00" East a distance of 137.09 feet to a 1/2 inch iron found for corner;

South 27°28'54" East a distance of 232.00 feet to a point for corner, being on the west line of John King Boulevard a distance of 232.00 feet to a point for corner, being on the west line of John King Boulevard a distance of 232.00 feet to a point for corner, being on the west line of John King Boulevard a distance of 232.00 feet to a point for corner;

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