

CITY OF ROCKWALL

ORDINANCE NO. 17-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT FOR AN 8.1232-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE C. W. JONES SURVEY, ABSTRACT NO. 127, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; 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, the City has received a request from Joe Wimpee for the approval of an amendment to the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for a 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, and more specifically described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference 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 [Ordinance No. 04-38] 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 [Ordinance 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 of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 4.0 (SFE-4.0) District* in Section 2.1.1, *Residential Lodging Conditions*, of Article IV, *Permissible Uses*, and Section 3.2, *Single-Family Estate 4.0 (SFE-4.0) District*, of Article V, *District Development Standards*, 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 the zoning described herein.

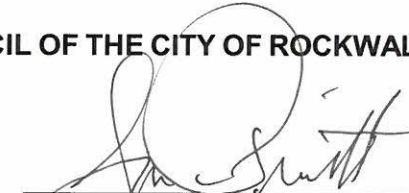
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offence and each and every day such offense 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 ordinance 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, ON THIS THE 7th DAY OF AUGUST, 2017.



Jim Pruitt, Mayor

ATTEST:


Kristy Cole, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: July 17, 2017

2nd Reading: August 7, 2017

Exhibit 'A'
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOE WIMPEE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the C.W. JONES SURVEY, ABSTRACT NO. 127, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty Deed to Joe Wimpee, as recorded in Document No. 2017000000346 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Dalton Road, at the southwest corner of Lot 1, Block A, of WILLIS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 262, of the Plat Records of Rockwall County, Texas, and at the southeast corner of said Wimpee tract;

THENCE S. 88 deg. 32 min. 17 sec. W. along the south line of said Wimpee tract and the center of Dalton Road a distance of 371.40 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard;

THENCE N. 30 deg. 07 min. 09 sec. E. along said take line, a distance of 323.60 feet to a City of Dallas concrete monument found for corner;

THENCE N. 18 deg. 07 min. 25 sec. W. along said take line, a distance of 212.56 feet to a City of Dallas concrete monument found for corner;

THENCE N. 26 deg. 41 min. 56 sec. W. along said take line, a distance of 176.11 feet to a City of Dallas concrete monument found for corner;

THENCE N. 14 deg. 47 min. 00 sec. E. along said take line, a distance of 823.41 feet to a City of Dallas concrete monument found for corner;

THENCE N. 20 deg. 15 min. 11 sec. E. along said take line, a distance of 231.77 feet to a City of Dallas concrete monument found for corner;

THENCE N. 40 deg. 25 min. 41 sec. W. along said take line, a distance of 9.87 feet to a City of Dallas concrete monument found for corner;

THENCE N. 87 deg. 40 min. 26 sec. E. along said take line, a distance of 29.28 feet to a City of Dallas concrete monument found for corner and being in the west boundary line of Willis Addition;

THENCE S. 00 deg. 45 min. 08 sec. E. along the west line of said Addition, a distance of 1260.39 feet to a point in a pond for corner;

THENCE S. 03 deg. 34 min. 29 sec. E. along the west line of said Addition, a distance of 392.76 feet to the POINT OF BEGINNING and containing 353,847 square feet or 8.12 acres of land.

