

CITY OF ROCKWALL

ORDINANCE NO. 17-58

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 2.0 (SFE-2.0) DISTRICT FOR A 12.327-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-01 OF THE T. DEAN SURVEY, ABSTRACT NO. 69, 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 David L. and Sue W. Hodgdon 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 2.0 (SFE-2.0) District for a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No 69, 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 Agricultural (AG) District to a Single-Family Estate (SFE-2.0) 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 2.0 (SFE-2.0)* as stipulated by *Subsection 3.2, Single-Family Estate 2.0 (SFE-2.0) District, of Section 4, Residential Districts, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38]* 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.

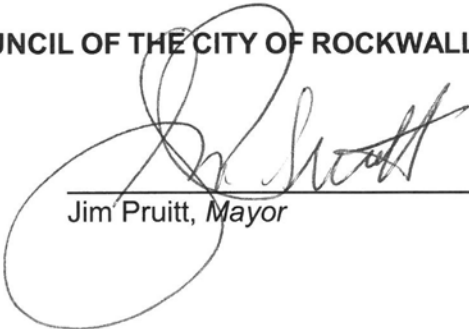
**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such 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.

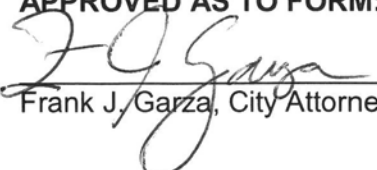
**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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 6<sup>th</sup> DAY OF NOVEMBER, 2017.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: October 16, 2017

2<sup>nd</sup> Reading: November 6, 2017

*Exhibit 'A'*  
*Legal Description*

COUNTY OF ROCKWALL

**WHEREAS** David L. Hodgdon and Sue Wyche Hodgdon, Being the owners 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 Thomas Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

**THENCE** N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwall County, Texas;

**THENCE** S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

**THENCE** S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

**THENCE** N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet of 12.36 acres of land.

# Exhibit 'B'

## Zoning Exhibit

