

ORDINANCE NO. 80-14

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NO. 12 ON TRACT 1 DESCRIBED AS FOLLOWS:

BEING a tract or parcel of land situated in the City of Rockwall and being the West 105 feet of Lots 6, 7, and 8, Block F of said Sanger Brothers Addition, an addition to the City of Rockwall, and recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Alamo Street and the South line of Boydstun, said point also being the Northwest corner of Lot 8, Block F of the Sanger Brothers Addition;

THENCE: In an Easterly direction with the South line of Boydstun Street a distance of 105.00 feet to a point for a corner;

THENCE: Turning an interior angle of 90 deg. 22' 34" to the South a distance of 300.00 feet parallel with the East line of Alamo and traversing Lot 8, Lot 7, and Lot 6, Block F to a point on the North line of Lot 5, Block F and the South line of Lot 6, Block F of said Addition for a corner;

THENCE: Turning an interior angle of 89 deg. 27' 26" a distance of 105.00 feet with said North line of Lot 5, Block F, and South line of Lot 6, Block F to a point at the Northwest corner of said Lot 5 and the Southwest corner of Lot 6, said point being on the East line of Alamo.

THENCE: Turning an interior angle of 90 deg. 22' 34" to the North a distance of 300.00 feet with the East line of Alamo Street to the Point of Beginning and Containing 0.723 Acres of land.

THAT THE COMPREHENSIVE ZONING ORDINANCE IS FURTHER AMENDED SO AS TO GRANT "GR" GENERAL RETAIL DISTRICT CLASSIFICATION ON TRACT 2 DESCRIBED AS FOLLOWS:

The East 70 ft. of Lot 6, Block F, Sanger Brothers Addition to the City of Rockwall, Texas.

PROVIDING FOR SITE PLAN APPROVAL; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the zoning map of the City of Rockwall so as to grant "PD" Planned Development District No. 12 on Tract 1 described as follows:

BEING a tract or parcel of land situated in the City of Rockwall and being the West 105 feet of Lots 6, 7, and 8, Block F of said Sanger Brothers Addition, an addition to the City of Rockwall, and recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Alamo Street and the South line of Boydstun, said point also being the Northwest corner of Lot 8, Block F of the Sanger Brothers Addition;

THENCE: In an Easterly direction with the South line of Boydstun Street a distance of 105.00 feet to a point for a corner;

THENCE: Turning an interior angle of 90 deg. 22' 34" to the South a distance of 300.00 feet parallel with the East line of Alamo and traversing Lot 8, Lot 7, and Lot 6, Block F to a point on the North line of Lot 5, Block F and the South line of Lot 6, Block F of said Addition for a corner;

THENCE: Turning an interior angle of 89 deg. 27' 26" a distance of 105.00 feet with said North line of Lot 5, Block F, and South line of Lot 6, Block F to a point at the Northwest corner of said Lot 5 and the Southwest corner of Lot 6, said point being on the East line of Alamo.

THENCE: Turning an interior angle of 90 deg. 22' 34" to the North a distance of 300.00 feet with the East line of Alamo Street to the Point of Beginning and Containing 0.723 Acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby, amended by amending the zoning map of the City of Rockwall so as to grant "GR" General District Classification on Tract 2 described as follows:

The east 70 ft. of Lot 6, Block F, Sanger Brothers Addition to the City of Rockwall, Texas.

SECTION 3. 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 4. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended, provided that the granting of Planned Development District No. 12 to the above described tract of land is subject to the following special conditions:

(a) All development of property covered by Planned Development District No. 12 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, attached to and made a part of this ordinance as Exhibit "A", and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

(b) The following standards for the development of Planned Development District No. 12 shall be applicable in the enactment and approval of the comprehensive site plan and subsequent building or other permits, to-wit:

- (1) Minimum lot size of 3856.5 square feet.
- (2) Minimum lot width of 42.85 feet.
- (3) Minimum lot depth of 90 feet.
- (4) Maximum lot coverage by main and accessory buildings of seventy percent (70%).
- (5) Minimum front yard of 10 feet.
- (6) Minimum side yard of 3 feet.
- (7) Minimum rear yard of 3 feet.
- (8) Minimum number of parking spaces per unit shall be two (2)
- (9) Maximum height of any structure shall be two (2) stories.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

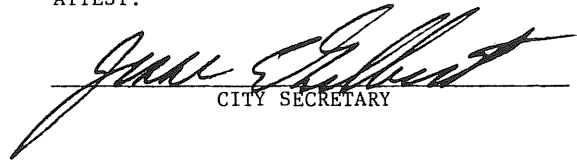
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE

7th DAY OF July, 1980.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

BOYDSTON STREET

POINT OF BEGINNING

105.0'

30.0'

50' Building Line

15.0'

90°22'34"

42.85'

90.0'

2

90.0'

3

90.0'

4

90.0'

Utility Easement

5

90.0'

6

90.0'

7

90.0'

105.0'

15' Alley

300.0'

90°22'34"

15.0'

42.85'

300.0'

10' Building Line

90°22'34"

42.85'

42.85'

42.85'

42.85'

42.85'

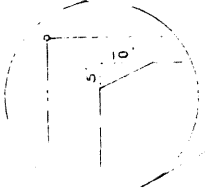
42.85'

42.85'

ALAMO STREET

ALAMO STREET

8'



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 offense 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

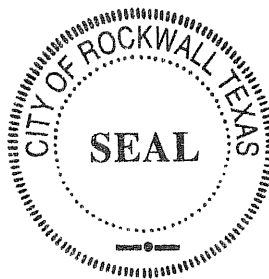
APPROVED AS TO FORM:



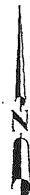
Pete Eckert, City Attorney

1st Reading: 10-16-06

2nd Reading: 11-06-06



Z2006-021 MILLS PD-12



BEING THE WEST 105' OF LOT 5, BLOCK F, OF SANGER BROTHERS ADDITIONS, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 100, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, and being more particularly described as follows:

BEGINNING at a 3/8" Iron rod found for corner at the intersection of the East right-of-way line of Alamo Road and the North right-of-way line of Ross Avenue at the Southwest corner of said Lot 5, Block F;

THENCE N. 00 deg. 00 min 39 sec. W along the East line of Abino Road, a distance of 99.97 feet to a 3/8" iron rod found for corner at the Northwest corner of Lot 5;

THENCE N. 00 deg. 00 min. 39 sec. W. along the East line of Abimo Road, a distance of 93.97 feet to a 3/8" iron rod found for corner at the Northwest corner of Lot 5;

THENCE S. 00 deg. 07 min. 38 sec. E. a distance of 100.03 feet to a 1/2" iron rod found for corner in the North line of Ross Avenue;

THENCE N. 89 deg. 23 min. 29 sec. W. along the North line of Ross Avenue, a distance of 105.10 feet to the POINT OF BEGINNING and containing 0.24 acres of land.

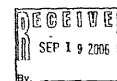
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 18, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year

2) BEARING SOURCE: RECORDED PLAT

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

I, Harold D. Fatty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHARLES C. MILLS at 106 ROSS AVE, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this 31st day of August, 2006.

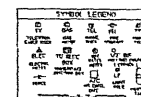
Harold D. Feltly IV, R.P.L.S. No. 5034



2006 02.1

CONCEPT PLAN
MILLS TOWNHOME ADDITION
WEST 105 FEET OF LOT 5, BLOCK F
SANGER BROTHERS ADDITION
CURRENTLY ZONED SF-10
PROPOSED ZONING PD-12

OWNER
DR. CHARLES O. MILLS
4725 GUS THOMASSON RD #9
MESQUITE, TX 75150
972-279-6727




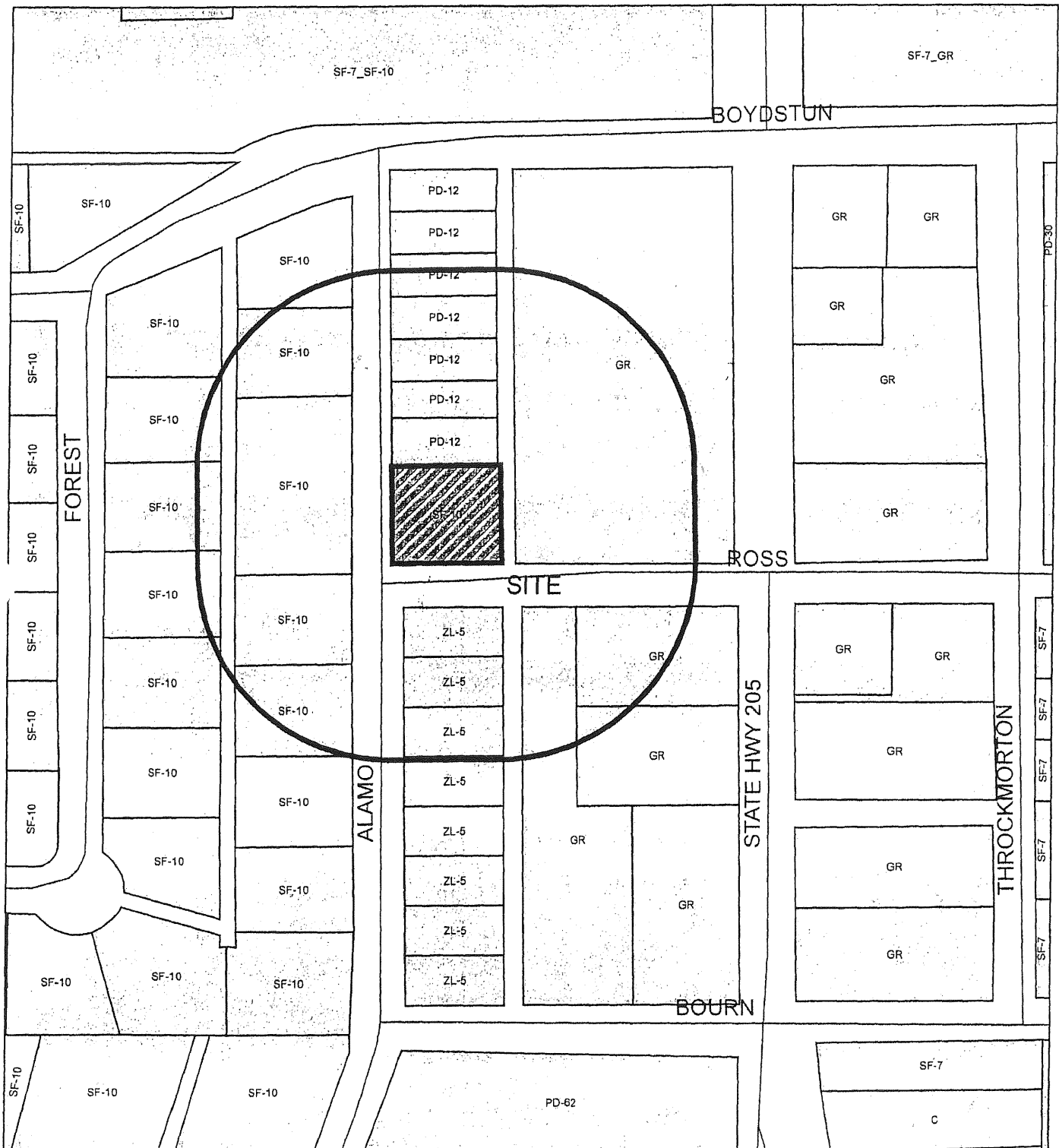
R.S.C.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1884 S. EU. AVE. DOWNEY CITY, TX 75040 STA-TX CARL BOWEN, JR.

ROBBERY DATE SEPTEMBER 2008
 RANGE 1" - 70" REF 2008B
 CRYST NAME OF NONE

Legend



 200-ft Buffer



N



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.