

ORDINANCE NO. 82-22

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE TRACTS I AND II TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 16 SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT I.

Being Lot 1 of Isaac Brown's land partitioned to his heirs out of the EDWARD TEAL SURVEY, ABSTRACT NO. 207, and being situated in Rockwall County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast line of said EDWARD TEAL SURVEY, at the intersection of the West right-of-way line of FM-740;

THENCE South  $33^{\circ}28'43''$  West, a distance of 14.97 feet to a point for corner;

THENCE, South  $46^{\circ}12'43''$ , a distance of 212.7 feet to a point for corner;

THENCE North  $43^{\circ}47'17''$  West, parallel with the Northeast line of said EDWARD TEAL SURVEY, a distance of 108.2 feet to a point for corner;

THENCE, North  $46^{\circ}12'43''$  East, a distance of 227.3 feet to a point in the Northeast line of said EDWARD TEAL SURVEY;

THENCE South  $43^{\circ}47'17''$  East, along said Northeast line of EDWARD TEAL SURVEY, a distance of 104.9 feet to the PLACE OF BEGINNING and containing 0.564 acres of land more or less.

TRACT II.

Lot 28 of Lake Ridge Estates, an addition to Rockwall County, Texas; 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,

PD-16

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 further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 16 on Tracts I and II described as follows:

TRACT I.

Being Lot 1 of Isaac Brown's land partitioned to his heirs out of the EDWARD TEAL SURVEY, ABSTRACT NO. 207, and being situated in Rockwall County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast line of said EDWARD TEAL SURVEY, at the intersection of the West right-of-way line of FM-740;

THENCE South  $33^{\circ}28'32''$  West, a distance of 14.97 feet to a point for corner;

THENCE South  $46^{\circ}12'43''$  West, a distance of 212.7 feet to a point for corner;

THENCE North  $43^{\circ}47'17''$  West, parallel with the Northeast line of said EDWARD TEAL SURVEY, a distance of 108.2 feet to a point for corner;

THENCE North  $46^{\circ}12'43''$  East, a distance of 227.3 feet to a point in the Northeast line of said EDWARD TEAL SURVEY;

THENCE South  $43^{\circ}47'17''$  East, along said Northeast line of EDWARD TEAL SURVEY, a distance of 104.9 feet to the PLACE OF BEGINNING and containing 0.564 acres of land more or less;

TRACT II.

Lot 28 of Lake Ridge Estates, an addition to Rockwall County, Texas

SECTION 2. 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 3. 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 herein, provided that the granting of Planned Development District No. 16 to the above described tracts of land is subject to the following special conditions:

A. Approved uses for "PD-16" Planned Development District No. ~~16~~<sup>16</sup> shall include all nonresidential uses permitted in the "GR" General Retail District Classification of the Comprehensive Zoning Ordinance.

B. Prior to the issuance of any building permit in Planned Development District No. 16, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property. Said site plan shall be accompanied by proposed elevation drawings showing architectural style and type of construction, including finish materials to be used.

C. No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD No.16" unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

D. All development of property covered by Planned Development District No. 16 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, 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.

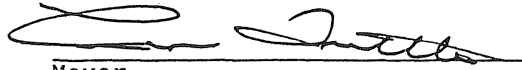
SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty 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.

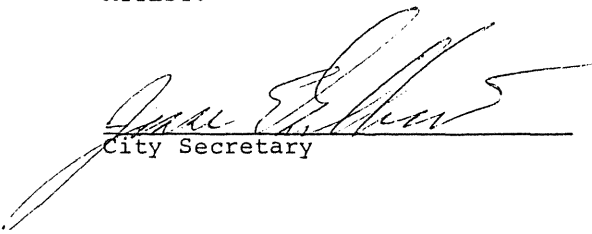
SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, on the 3rd day of May , 1982.

APPROVED:

  
Mayor

ATTEST:

  
City Secretary

