

CITY OF ROCKWALL

ORDINANCE NO. 08-36

7-0 ✓
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A "TENNIS COURT, PRIVATE" WITHIN THE (SF-E/2.0) SINGLE FAMILY ESTATE DISTRICT, ON A 2.921-ACRE PROPERTY LOCATED AT 530 CULLINS ROAD AND CURRENTLY DESCRIBED AS TRACT 4-5, ABSTRACT 80, W. W. FORD SURVEY; 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 Specific Use Permit (SUP) to allow for a "Tennis Court, Private" within the (SF-E/2.0) Single Family Estate District, has been requested by Phil Powell, to be located at 530 Cullins Road on a 2.921-acre tract known as Tract 4-5, Abstract 80, W. W. Ford Survey, City and County of Rockwall, Texas; 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, 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of a Specific Use Permit to allow for a "Tennis Court, Private" within the (SF-E/2.0) Single Family Estate District to be located at 530 Cullins Road on a 2.921-acre tract known as Tract 4-5, Abstract 80, W. W. Ford Survey, City and County of Rockwall, Texas; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 3.2 (SF-E/2.0) Single Family Estate District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. The private tennis / sports court shall adhere to the site plan attached hereto as Exhibit "A."
2. Minimum side yard setback shall be 10-ft.
3. The maximum mounting height for each perimeter light pole shall be 20-ft.
4. Lighting cut-sheets and photometric details shall be provided for staff review and shall comply with all City specifications.

5. All exterior lighting shall be directed downward (90-degrees) with a maximum one-inch reveal.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 No. 04-38 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 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 21st day of July, 2008.

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 07-07-08

2nd Reading: 07-21-08

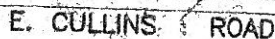
EVERETT CUSTOM HOMES

THIS CORRELATION DOES NOT
TIE INTO CORRELATION
ADDITIONAL FACTS THAT AN
ACCOUNT TITLE, IDENTITY AND ON
DOWNWIDE LIGHT USE CASE.



Registered Professional Land Surveyor
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P.O. BOX 2327 ROWLETT TEXAS 75030
Phone: 972-475-4940 FAX 972-475-9056

SURVEY PLAT



for corner in gold-Zack Collins Road.

THE NCE: North 44 degrees 16 min

THENCE North 45 degrees 01' and
less corner;

for carrier.

THENCE South 44 degrees 16 min

BEGINNING at a 1/5" from red top of
bedrock West, a distance of 417.42 ft

more particularly described as follows

County, Texas, and being part of the evidenced by deed as recorded in Vol.

BEING a lot, tract or parcel of land

STATE OF TEXAS:
COUNTY OF BROWN:

Abstract

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