

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 98-47

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 A CONDITIONAL USE PERMIT FOR A NEW CAR DEALERSHIP ON THE PROPERTY HEREINAFTER DESCRIBED; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2000) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, a conditional use permit has been requested by Gregory Wessels for a new car dealership in the "C" Commercial zoning district on a tract of land known as 990 East Interstate 30; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended.

**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, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a new car dealership in the "C" Commercial Zoning District on the land known as 990 East Interstate 30 and more specifically described in **Exhibit A** attached hereto and made a part hereof for all purposes.

**Section 2.** That the above-described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, and in accordance with the following:

- (a) the Site Plan attached hereto as **Exhibit B**; and
- (b) the Landscape Plan attached hereto as **Exhibit C**.

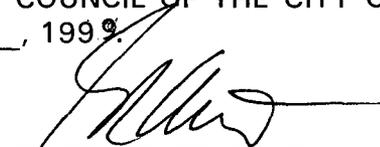
**Section 3.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offence, and each and every day such offense shall continue shall be deemed a separate offense.

**Section 5.** 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, 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 6.** That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of January, 1999.

  
\_\_\_\_\_  
Mayor, George R. Hatfield  
City of Rockwall, Texas

ATTEST:

  
\_\_\_\_\_  
City Secretary  
City of Rockwall, Texas

APPROVED AS TO FORM:

1st Reading: December 21, 1998

2nd Reading: January 4, 1999

\_\_\_\_\_  
City Attorney  
City of Rockwall, Texas



**SITE LAYOUT PLAN**

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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**NOTES**

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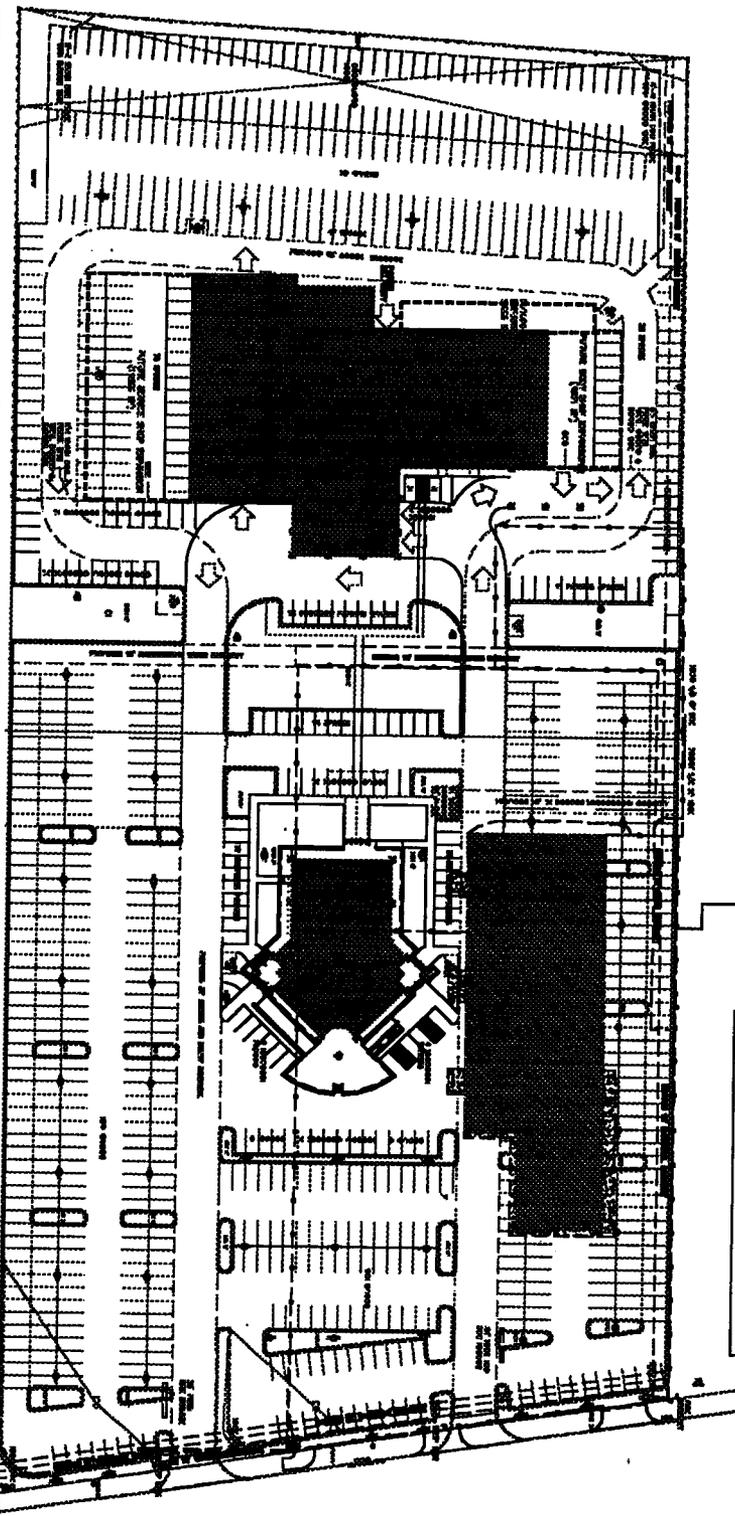
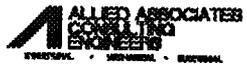


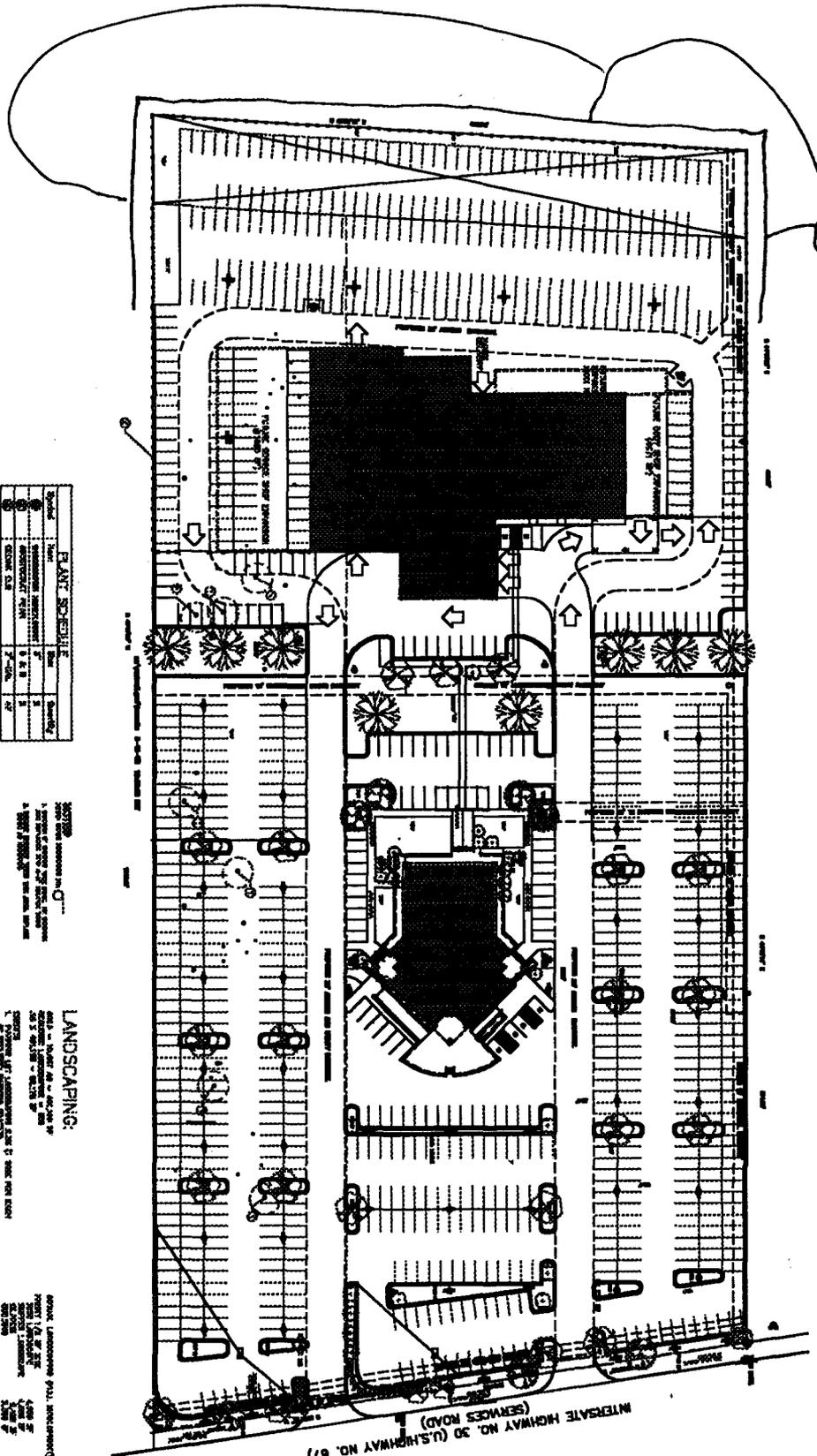
EXHIBIT "B"



SHEET NO. 1	ROCKWALL FORD - MERCURY	 990 E I-30 ROCKWALL, TX	 ALLIED ASSOCIATES CONSULTING ENGINEERS FORTWORTH • DALLAS • DENTON	980 E I-30 ROCKWALL, TX 75087 TEL: 972-968-0000 FAX: 972-968-0000	 

98-53

LANDSCAPE SITE PLAN



SCREENING  
HEDGE  
5 GAL.  
PHOT. #  
3" TREES  
PLANTED 50'  
O.C.

Symbol	Plant Schedule	Quantity
1	SCREENING HEDGE	1
2	3" TREE	1
3	5" TREE	1
4	7" TREE	1
5	9" TREE	1
6	11" TREE	1
7	13" TREE	1
8	15" TREE	1
9	17" TREE	1
10	19" TREE	1
11	21" TREE	1
12	23" TREE	1
13	25" TREE	1
14	27" TREE	1
15	29" TREE	1
16	31" TREE	1
17	33" TREE	1
18	35" TREE	1
19	37" TREE	1
20	39" TREE	1
21	41" TREE	1
22	43" TREE	1
23	45" TREE	1
24	47" TREE	1
25	49" TREE	1
26	51" TREE	1
27	53" TREE	1
28	55" TREE	1
29	57" TREE	1
30	59" TREE	1
31	61" TREE	1
32	63" TREE	1
33	65" TREE	1
34	67" TREE	1
35	69" TREE	1
36	71" TREE	1
37	73" TREE	1
38	75" TREE	1
39	77" TREE	1
40	79" TREE	1
41	81" TREE	1
42	83" TREE	1
43	85" TREE	1
44	87" TREE	1
45	89" TREE	1
46	91" TREE	1
47	93" TREE	1
48	95" TREE	1
49	97" TREE	1
50	99" TREE	1

NOTES:  
1. ALL PLANTING TO BE DONE BY CONTRACTOR.  
2. ALL PLANTING TO BE DONE BY CONTRACTOR.  
3. ALL PLANTING TO BE DONE BY CONTRACTOR.

LANDSCAPING:  
1. ALL PLANTING TO BE DONE BY CONTRACTOR.  
2. ALL PLANTING TO BE DONE BY CONTRACTOR.  
3. ALL PLANTING TO BE DONE BY CONTRACTOR.

GENERAL LANDSCAPING FULL DEVELOPMENT:  
1. ALL PLANTING TO BE DONE BY CONTRACTOR.  
2. ALL PLANTING TO BE DONE BY CONTRACTOR.  
3. ALL PLANTING TO BE DONE BY CONTRACTOR.

EXHIBIT "C"



SHEET NO. 2	ROCKWALL FORD - MERCURY	ALLIED ASSOCIATES	DATE: 10-1-88	
	880 E. I-20	ROCKWALL, TX		

98-53