



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.



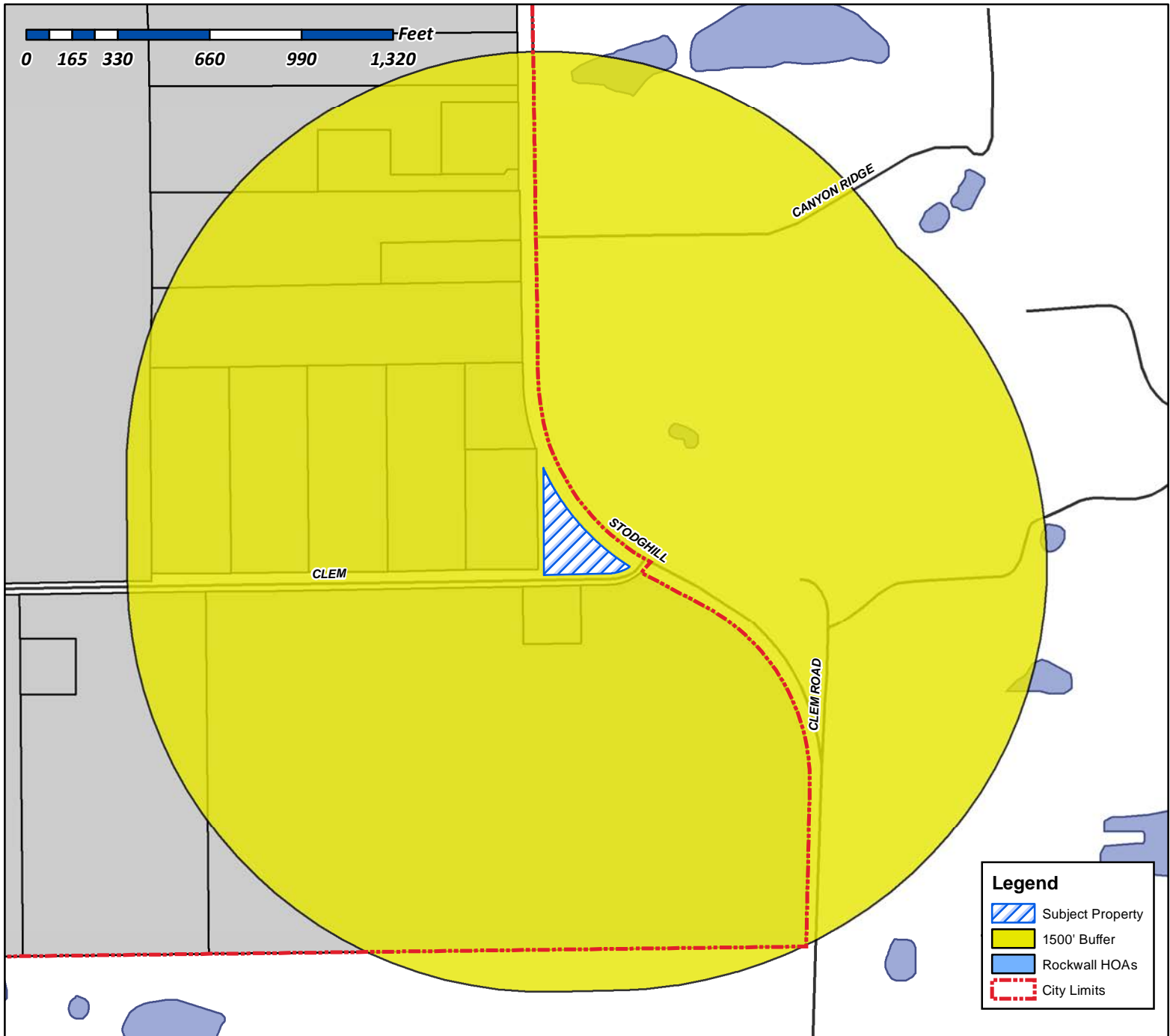




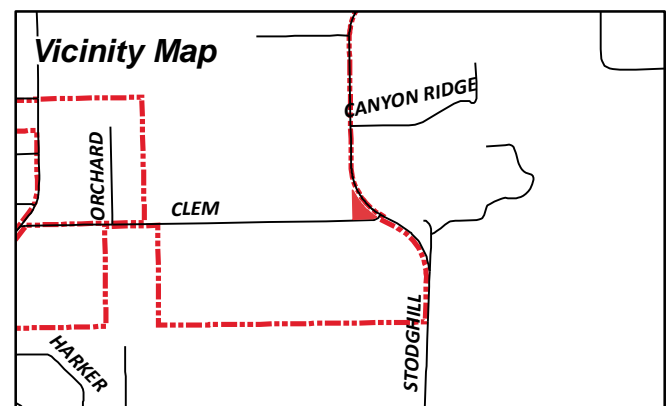
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**Case Number:** Z2017-031  
**Case Name:** Zoning Change (AG to SF-1)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 950 Clem Road



**Date Created:** 08/04/2017

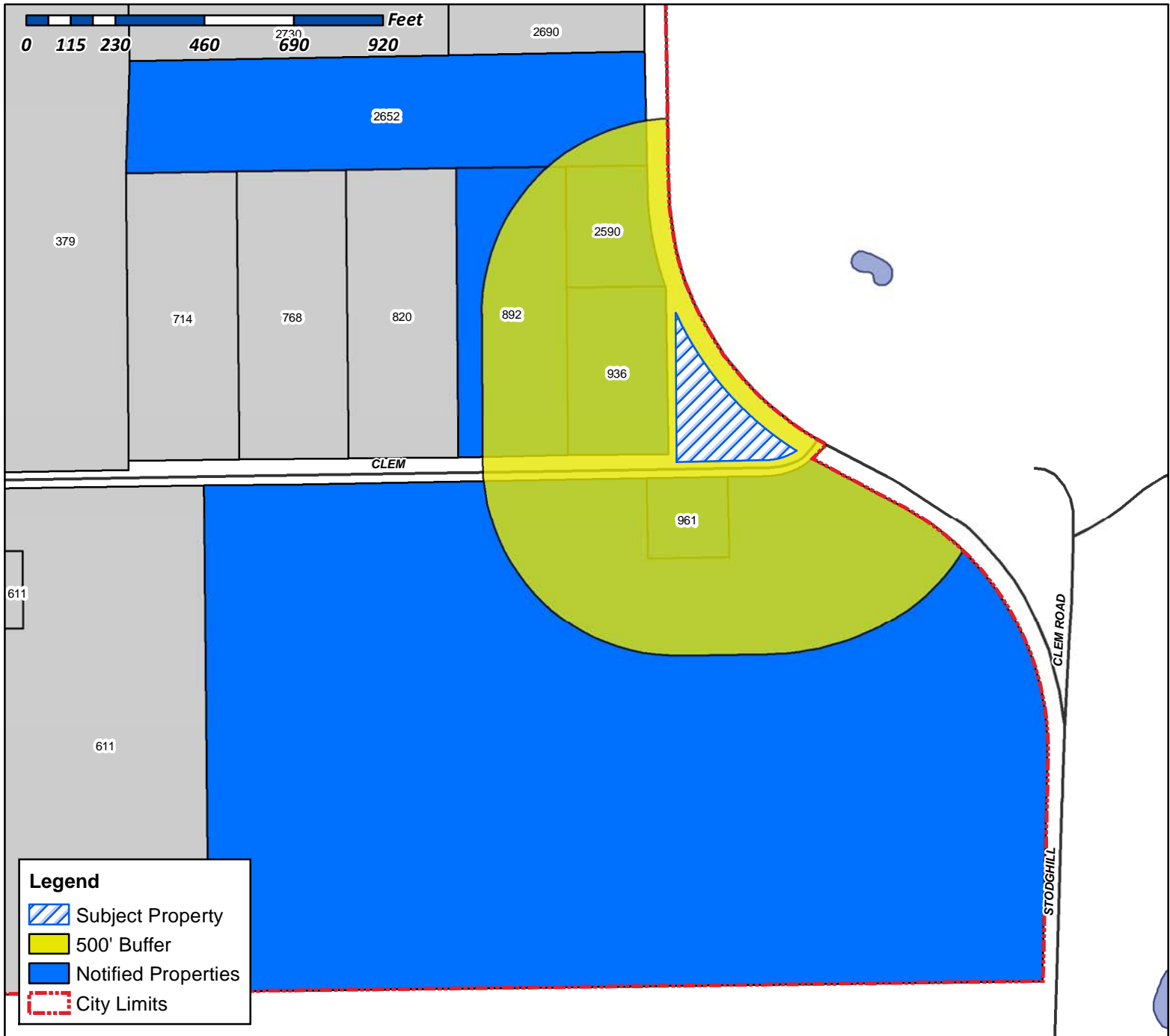
**For Questions on this Case Call (972) 771-7745**



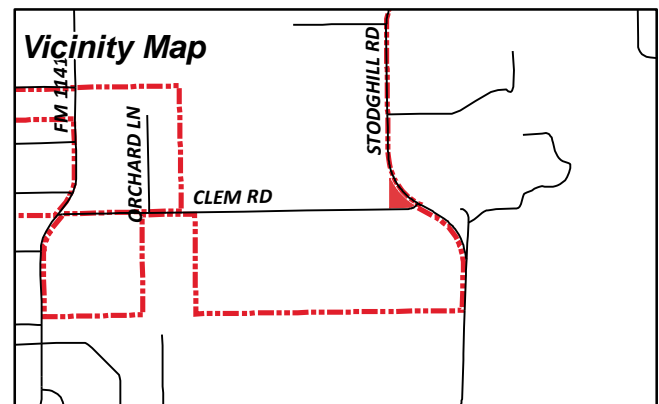
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**Date Created:** 08/03/2017

**For Questions on this Case Call (972) 771-7745**

TURNHAM DAVID & LORI  
FM3549 STODGHILL RD  
ROCKWALL, TX 75087

TURNHAM DAVID & LORI  
1485 MADISON DR  
ROCKWALL, TX 75032

UNISON INVESTMENT  
23545 CRENSHAW BLVD STE 201  
TORRANCE, CA 90505

BURNETT LEE K  
2590 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

CONNER KEVIN AND AMY  
2652 N FM 3549  
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L  
892 CLEM ROAD  
ROCKWALL, TX 75087

BENNETT JILL M  
936 CLEM RD  
ROCKWALL, TX 75087

BERTOCH ROBERT D AND JERRY J  
961 CLEM RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

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 ONE (SF-1) DISTRICT FOR A 1.410-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9-01, J. E. SHERWOOD SURVEY, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' 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 Turnaham 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 One (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01, J. E. Sherwood Survey, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* 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 One (SF-1) 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 One (SF-1) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses,"* *Section 3.1, "General Residential District Standards"* and *Section 3.2.1, "Single-Family One (SF-1) District,"* of *Article V, "District Development Standards,"* of the *Unified Development Code* 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 2ND DAY OF OCTOBER 2017.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 18, 2017

2<sup>nd</sup> Reading: October 2, 2017

*Exhibit 'A'*  
*Legal Description*

*WHEREAS DAVID TURNHAM and LORI TURNHAM, 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 J. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L. V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a *P-K* nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

*THENCE* N. 01 Deg. 09 Min. 24 Sec. W. a distance of 447.28-feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of FM-3549 Stodghill Road;

*THENCE* in a southeasterly direction along a curve to the left having a central angle of 33 Deg. 26 Min. 28 Sec, a radius of 813.94-feet, a tangent of 244.51-feet, a chord of S. 38 Deg. 33 Min. 20 Sec. E., 468.35-feet long said right-of-way line, an arc distance of 475.06-feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

*THENCE* S. 35 Deg. 10 Min. 42 Sec. W. along said flare in right-of-way, a distance of 93.49-feet to a *P-K* nail set for corner in the center of Clem Road;

*THENCE* S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06-feet to the *POINT OF BEGINNING* and containing 61,453 SF or 1.41-acres of land.

[illegible]