

FOR OFFICE USE ONLY

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 THE FOLLOWING DESCRIBED TRACT TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 17, SUBJECT TO SITE PLAN APPROVAL; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, ROCKWALL COUNTY, TEXAS, AND ALSO BEING PART OF A 100 ACRE TRACT DESIGNATED AS TRACT TWO, RECORDED IN VOLUME 111, PAGE 563, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH CORNER OF SAID 100 ACRE TRACT, SAID POINT BEING IN THE CENTER OF A PUBLIC ROAD, A POINT FOR CORNER; THENCE, S. 45°00' E., ALONG THE NORTHEAST LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 1,020.87 FEET TO A POINT FOR CORNER; THENCE, S. 45°00' W., A DISTANCE OF 1,661.12 FEET TO A POINT FOR CORNER; THENCE, N. 45°00' ALONG THE SOUTHWEST LINE OF SAID 100 ACRE TRACT, A DISTANCE OF 695.31 FEET TO A POINT FOR CORNER; THENCE, ALONG THE NORTHWEST LINE OF SAID 100 ACRE TRACT THE FOLLOWING: N. 45°00' E., A DISTANCE OF 883.34 FEET TO A POINT FOR CORNER; N. 45°00' W. A DISTANCE OF 325.56 FEET TO A POINT FOR CORNER; N. 45°00' E., A DISTANCE OF 777.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.328 ACRES OF LAND; 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 further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 17 on the following described property:

Being a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and also being part of a 100 acre tract designated as Tract Two, recorded in Volume 111, Page 563, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of said 100 acre tract, said point being in the center of a Public Road, a point for corner;

THENCE, S. 45°00' E., along the Northeast line of said 100 acre tract, a distance of 1,020.87 feet to a point for corner;

THENCE, S. 45°00' W., a distance of 1,661.12 feet to a point for corner;

THENCE, N. 45°00' W., along the Southwest line of said 100 acre tract, a distance of 695.31 feet to a point for corner;

THENCE, along the Northwest line of said 100 acre tract the following: N. 45°00' E., a distance of 883.34 feet to a point for corner; N. 45°00' W., a distance of 325.56 feet to a point for corner; N. 45°00' E., a distance of 777.78 feet to the PLACE OF BEGINNING, and containing 32.328 acres of land.

PD-17

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 tract 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. 17 to the above described tract of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 17, 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.

(b) A list and description of proposed uses shall be submitted as a part of the comprehensive site plan and no building permit shall be issued until such uses are finally approved by the City Council.

(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 tract in "PD" No. 17 unless and until a final comprehensive site plan and list of proposed uses 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. 17 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, 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 17th DAY OF May, 1982.

APPROVED:



Mayor

ATTEST:

  
City Secretary

95-55-2

ORDINANCE NO. 95-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE FROM AGRICULTURAL AND PD-17 TO AMEND PD-17 TO ALLOW FOR AN SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT ON THE PROPERTIES SHOWN ON EXHIBIT "A"; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR 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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in zoning from agricultural and PD-17 to amend PD-17 to allow for an single-family detached residential development on the properties shown on Exhibit "A".

Section 2. That Planned Development District No. 17, 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 hereby, provided that the granting of Planned Development District No. 17, to the above described tracts of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 17, shall be in accordance with the provisions of this ordinance and the finally concept plan, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the approved plan attached as Exhibit "A". Any specific development requirements not

specifically stated in this ordinance shall be developed in accordance with the Comprehensive Zoning Ordinance and the Comprehensive Plan.

- B. Before any development can take place, an alignment study must be conducted for the alignment connecting Tubbs Road to Sids Road.
- C. Alley access will not be required for the homes that are immediately adjacent to the west boundary line of the subject property and immediately adjacent to the existing Meadows development. All other homes will have alley access.
- D. The applicant works with the Parks Department to finalize the park land dedication and for the area as shown as open space on Exhibit "A" and the proposed trail system.

**Section 3.** 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 (\$2000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

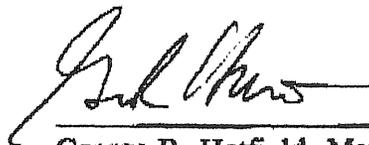
**Section 4.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, not shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 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 are declared to be severable.

**Section 5.** 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 6.** That this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this the fourth day of December 1995.

APPROVED:



George R. Hatfield, Mayor

ATTEST:



Stacey R. Robbins, City Secretary

First Reading: November 20, 1995

Second Reading: December 4, 1995

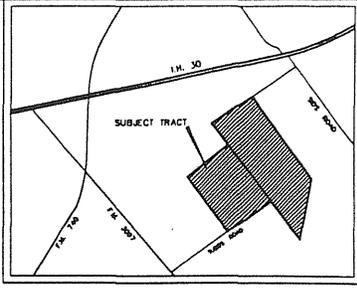
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# EXHIBIT "A"

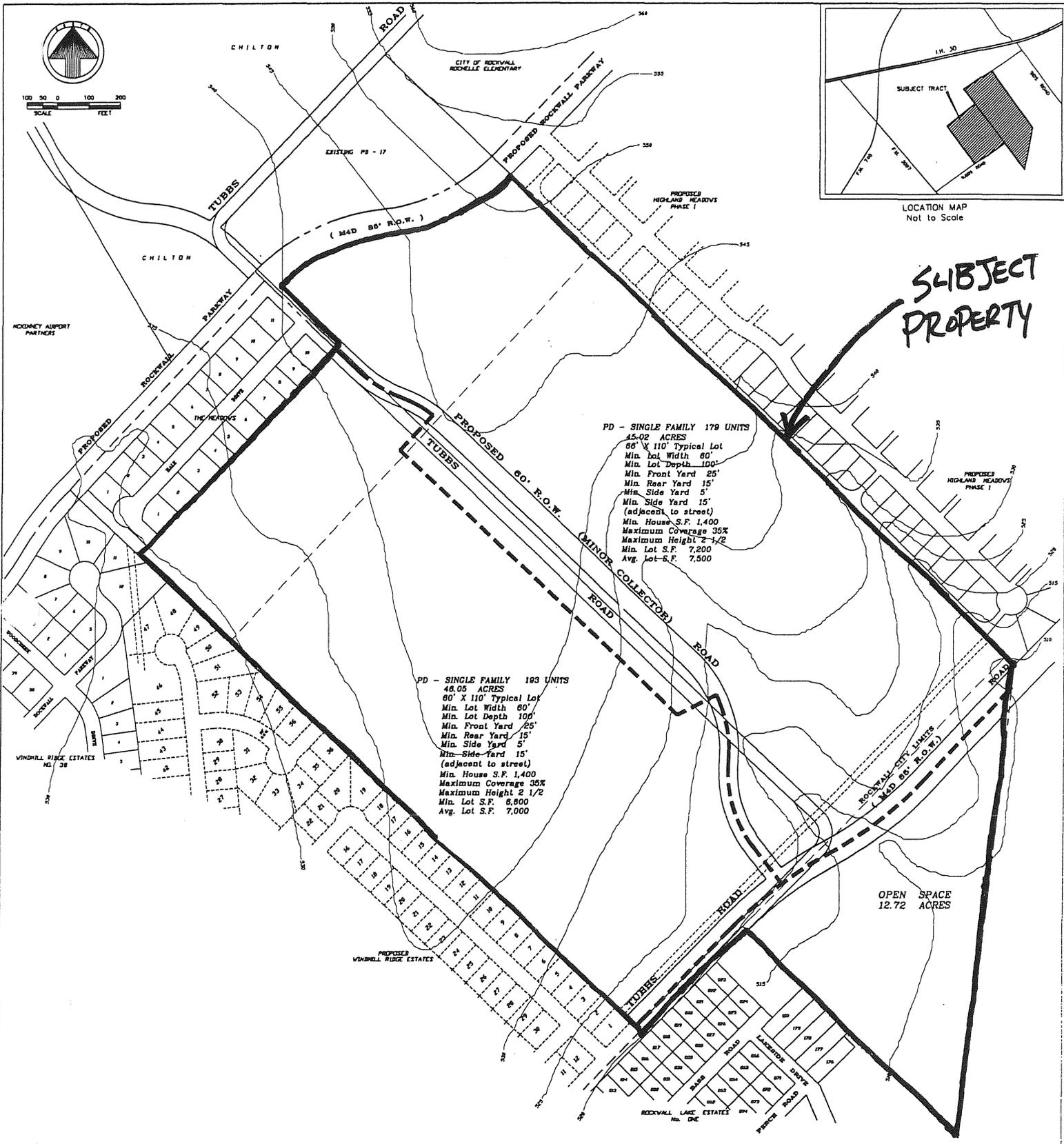


100 50 0 100 200  
SCALE  
FEET



LOCATION MAP  
Not to Scale

**SUBJECT  
PROPERTY**



OWNER  
**MORTON REALTY ASSOCIATES**  
777 E. 15th Street - Plano, Texas 75075

ENGINEER  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. - Suite C - Garland, Texas 75043

PROPOSED ZONING  
**WINDMILL RIDGE ESTATES II**  
**ROCKWALL, TEXAS**

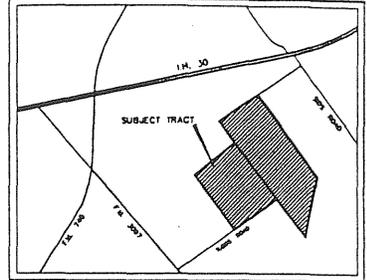
SCALE 1"=100' - DATE 11-10-88 - 103.79 ACRES

# EXHIBIT "A"

ORD. 95-50

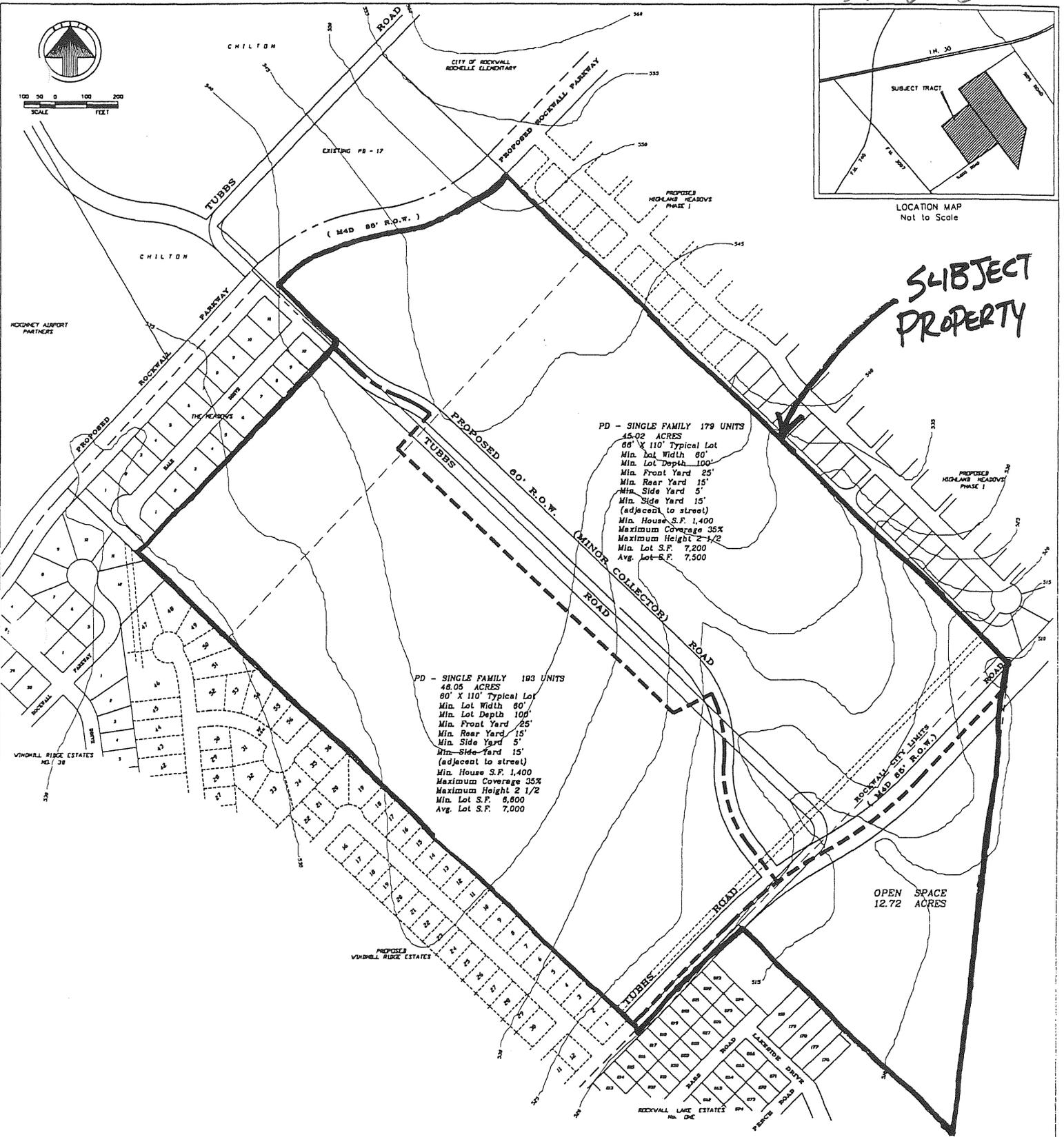


SCALE  
100 50 0 100 200  
FEET



LOCATION MAP  
Not to Scale

**SUBJECT PROPERTY**



PD - SINGLE FAMILY 179 UNITS  
45.02 ACRES  
65' X 110' Typical Lot  
Min. Lot Width 60'  
Min. Lot Depth 100'  
Min. Front Yard 25'  
Min. Rear Yard 15'  
Min. Side Yard 5'  
Min. Side Yard 15'  
(adjacent to street)  
Min. House S.F. 1,400  
Maximum Coverage 35%  
Maximum Height 2 1/2  
Min. Lot S.F. 7,200  
Avg. Lot S.F. 7,500

PD - SINGLE FAMILY 193 UNITS  
48.05 ACRES  
60' X 110' Typical Lot  
Min. Lot Width 60'  
Min. Lot Depth 100'  
Min. Front Yard 25'  
Min. Rear Yard 15'  
Min. Side Yard 5'  
Min. Side Yard 15'  
(adjacent to street)  
Min. House S.F. 1,400  
Maximum Coverage 35%  
Maximum Height 2 1/2  
Min. Lot S.F. 8,600  
Avg. Lot S.F. 7,000

OPEN SPACE  
12.72 ACRES

~ OWNER ~  
**MORTON REALTY ASSOCIATES**  
777 E. 136th Street - Plano, Texas 75075

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
6330 Bell Line Rd. - Suite C - Garland, Texas 75043

**PROPOSED ZONING**  
**WINDMILL RIDGE ESTATES II**  
**ROCKWALL, TEXAS**

SCALE 1"=100' - DATE 11-16-95 - 103.79 ACRES



OWNERS CERTIFICATE

5 OF TEXAS  
COUNTY OF DALLAS

RECOMMENDED FOR FINAL APPROVAL

WHEREAS, The Meadows, Limited is the owner of a tract of land situated in the E. P. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being that 5.52 acre tract of land called Peoples Addition Part Four as recorded in Slide B, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the West corner of said tract of land;  
THENCE: North 45° 00' East, a distance of 906.93 feet along the North line of said tract to an iron rod in the center line of a county road;  
THENCE: South 45° 00' East, a distance of 265.16 feet along the center line of said county road to an iron rod for the East corner;  
THENCE: South 45° 00' West a distance of 906.93 feet along the East line of said tract to an iron rod for the South corner;  
THENCE: North 45° 00' West, a distance of 265.16 feet to the Point of Beginning containing 5.52 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THE MEADOWS, LIMITED does hereby adopt this plat designating the herein above described property as THE MEADOWS an addition to the City of Rockwall, Rockwall County, Texas, also being a re-plot of said tract of land called Peoples Addition Part Four, and hereby dedicated to the public use forever the streets shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems on any of these easement strips; and any public utility shall have the right of ingress or egress to from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the consent of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The approval and filing of this addition as THE MEADOWS shall vacate the original plat Peoples Addition Part Four which shall be null and void.

WITNESS MY HAND, at Dallas, Texas, this the 13<sup>th</sup> day of November, 1986

THE MEADOWS, LIMITED: Ross Wilcox  
ROSS WILCOX

STATE OF TEXAS  
COUNTY OF Dallas

This instrument was acknowledged before me on the 13<sup>th</sup> day of November, 1986, by Ross Wilcox.

[Signature]  
Notary Public  
Commission Expires 11-12-89



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Denny E. Osteen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Denny E. Osteen  
Denny E. Osteen, Registered Public Surveyor No. 4169



STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 13 day of November, 1986, by Denny E. Osteen.

[Signature]  
Notary Public  
Commission Expires 5-26-89



[Signature]  
City Manager

Nov 13 1986  
Date

[Signature]  
Chairman, Planning and Zoning Commission

12/11/86  
Date

APPROVED

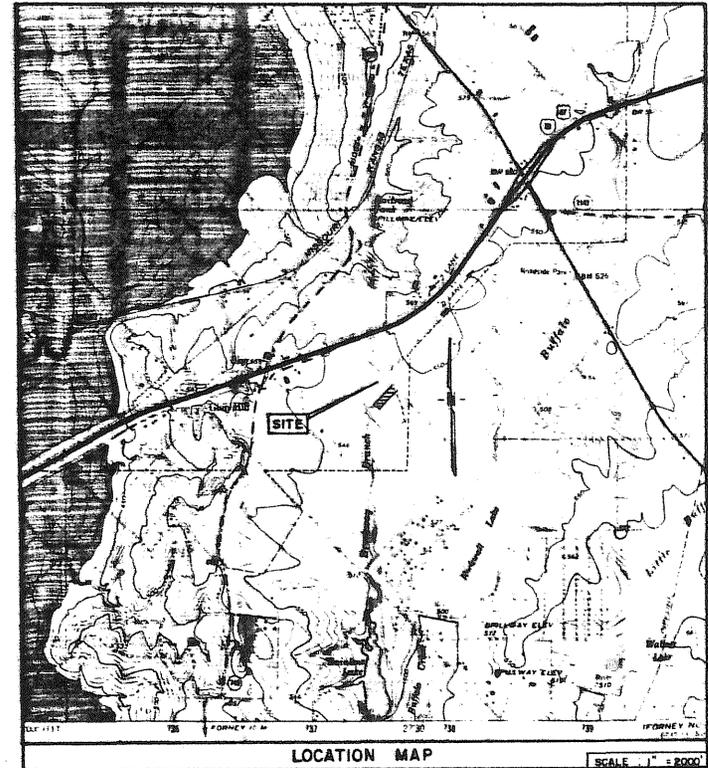
I hereby certify that the above and foregoing plat of THE MEADOWS, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the day of October, 1986

[Signature]  
Mayor, City of Rockwall



[Signature]  
City Secretary, City of Rockwall

This approval shall be invalid unless the approval Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within thirty(120) days from said date of final approval.



"FINAL PLAT"

HAROLD L EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
NONE	NOV. 12, 1986	8627-A

THE MEADOWS	
A RE-PLAT OF PEOPLES ADDITION - PART FOUR	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
THE MEADOWS, LIMITED 2255 RIDGE ROAD	OWNER ROCKWALL, TEXAS 75067

The Meadows

242

11/11/86



CITY OF ROCKWALL  
- FACSIMILE -  
COVER PAGE

Date: **November 11, 2002**

From:

**James Williams**  
**City Planner**  
**Community Development Bldg.**  
**385 South Goliad**  
**Rockwall, Texas 75087**

Phone Number:

**(972) 772-6440**

Fax Number:

**(972) 771-7748**

To:

**Betty**  
**Kimball Hill Homes**  
**(214) 222-4466**  
**(972) 353-4345 ext. 295**

Fax Number:

**(214) 222-4466**

Telephone Number:

**(972) 353-4345 ext. 295**

No. of pages (incl. cover page):

**4**

**Message:**

Betty:

Please find the attached copy of the City of Rockwall Ordinance Number 82-26 that served to create Planned Development No. 17 (PD-17) which represents the zoning for the **Lynden Park Estates** subdivision (aka *Windmill Ridge Estates II* – which is evidently what they call this subdivision back in '82 - see "Exhibit A"). On "Exhibit A" there are two lists defining the lot requirements the type is probably to "small" to read so I have listed them out below:

PD – SINGLE FAMILY 193 UNITS

46.05 ACRES

60' x 110' Typical Lot

Min. Lot Width 60'

Min. Lot Depth 100'

Min. Front Yard 25'

Min. Rear Yard 15'

Min. Side Yard 5'

Min. Side Yard 15'

(adjacent to street)

Min. House S.F. 1,400

Maximum Coverage 35%

Maximum Height 2 ½

Min. Lot S.F. 6,600

Avg. Lot S.F. 7,000

PD – SINGLE FAMILY 179 UNITS

45.02 ACRES

66 x 110' Typical Lot

Min. Lot Width 60'

Min. Lot Depth 100'

Min. Front Yard 25'

Min. Rear Yard 15'

Min. Side Yard 5'

Min. Side Yard 15'

(adjacent to street)

Min. House S.F. 1,400

Maximum Coverage 35%

Maximum Height 2 ½

Min. Lot S.F. 7,200

Avg. Lot S.F. 7,500

CITY OF ROCKWALL

ORDINANCE NO. 03-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 95-50, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-17" PLANNED DEVELOPMENT DISTRICT NO. 17 TO INCREASE THE MAXIMUM BUILDING COVERAGE FROM 35% TO 45% ON AN APPROXIMATE 52.35-ACRE TRACT OF LAND KNOWN AS LYNDEN PARK ESTATES PHASES 3 AND 4 AND MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Robbie Lee Hale of Shepherd Place Homes, Inc. for an amendment to PD-17, Planned Development District No. 17 for an approximate 52.35-acre tract known as Lynden Park Estates Phases 3 and 4 and more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes; 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 as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the recitals stated above have been found to be true and correct and are incorporated herein for all purposes.

**Section 2.** That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 95-50 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to increase the maximum building coverage from 35% to 45% on the property more fully described in Exhibit "A" attached hereto.

**Section 3.** That the portion of Planned Development District No. 17 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 95-50 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 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.

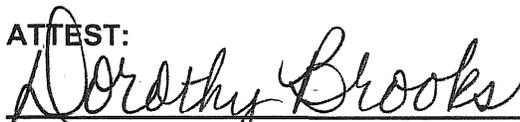
**Section 5.** If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance 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 Comprehensive Zoning Ordinance No. 83-23 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.

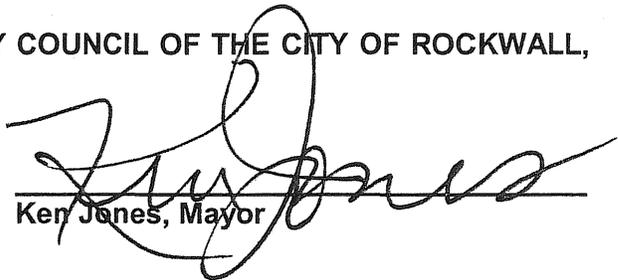
**Section 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 6.** 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 4th day of August, 2003.**

ATTEST:

  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

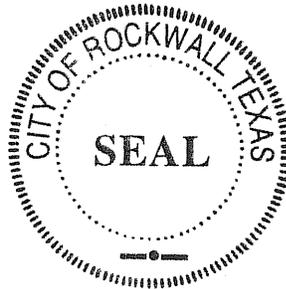
  
\_\_\_\_\_  
Ken Jones, Mayor

APPROVED AS TO FORM:

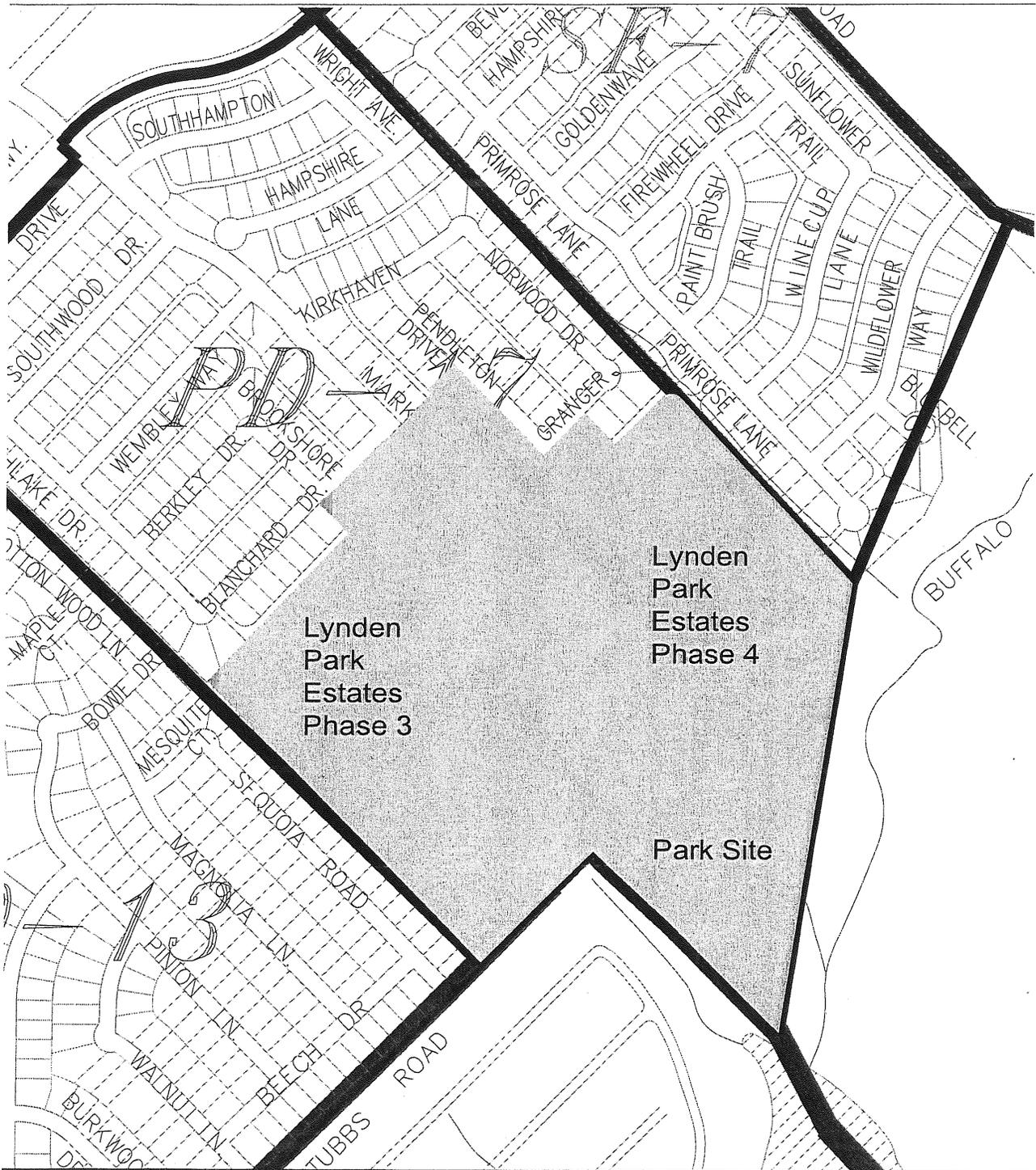
  
\_\_\_\_\_  
Pete Eckert, City Attorney

1<sup>st</sup> Reading: July 21, 2003

2<sup>nd</sup> Reading: August 4, 2003



# EXHIBIT "A"



Z2003-005

PD-17 (45% Building Coverage)  
Lynden Park Estates Phases 3 & 4



1" = 400'