

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 GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 21 ON THE FOLLOWING DESCRIBED TRACT: BEING A TRACT OF LAND IN THE B. F. BOYDSTUN SURVEY, A-14, AND BEING THE SAME LAND DESCRIBED IN WARRANTY DEED FROM CONNIE SPONG BROWN AND HUSBAND, M. H. BROWN TO MRS. FRANK SPELCE, DATED SEPTEMBER 16, 1970, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST RIGHT-OF-WAY LINE INTERSECTION OF FANNIN STREET AND ST. MARY'S STREET AT AN IRON ROD; THENCE: SOUTH, WITH THE WEST RIGHT-OF-WAY LINE OF FANNIN STREET, 271.13 FEET TO AN IRON ROD FOR A CORNER; THENCE: NORTH $89^{\circ} 47' 17''$ WEST, WITH A FENCE LINE, 260 FEET TO AN IRON ROD FOR A CORNER; THENCE: NORTH 264.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ST. MARY'S STREET, TO AN IRON ROD FOR A CORNER; THENCE: NORTH $28^{\circ} 42' 43''$ EAST, WITH THE SOUTH LINE OF ST. MARY'S STREET 260.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.598 ACRES OF LAND MORE OR LESS; 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 hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 21 on the following described property:

BEING a tract of land in the B. F. Boydston Survey, A-14, and being the same land described in Warranty Deed from Connie Spong Brown and

PD-21

husband, M. H. Brown to Mrs. Frank Spelce, dated September 16, 1970, more particularly described as follows:

BEGINNING at the Southwest right-of-way line intersection of Fannin Street and St. Mary's Street at an iron rod;

THENCE: South, with the West right-of-way line of Fannin Street, 271.13 feet to an iron rod for a corner;

THENCE: North $89^{\circ} 47' 17''$ West, with a fence line, 260 feet to an iron rod for a corner;

THENCE: North 264.32 feet to the South right-of-way line of St. Mary's Street, to an iron rod for a corner;

THENCE: North $88^{\circ} 42' 43''$ East, with the South line of St. Mary's Street 260.07 feet to the place of beginning and containing 1.598 acres of land more or less.

SECTION 2. That all ordinance 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 Planned Development District Number 21 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. 21 to the above described tract of land is subject to the following special restrictions:

A. Prior to the issuance of any building permit in Planned Development District No. 21, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after 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. This tract of land is approved for the development of zero lot line single family dwelling units not to exceed a density of nine (9) units per acre.

C. No building or other permits shall be issued by an officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-21" 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. 21 shall be in accordance with the provision 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 be come 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 7th day of March, 1983.

APPROVED:


Mayor

ATTEST:


City Secretary

ST. MARTIN ST.

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

LOTS #1-15 (PROPOSED)
ROCKWALL, TEXAS

DESIGN DATA

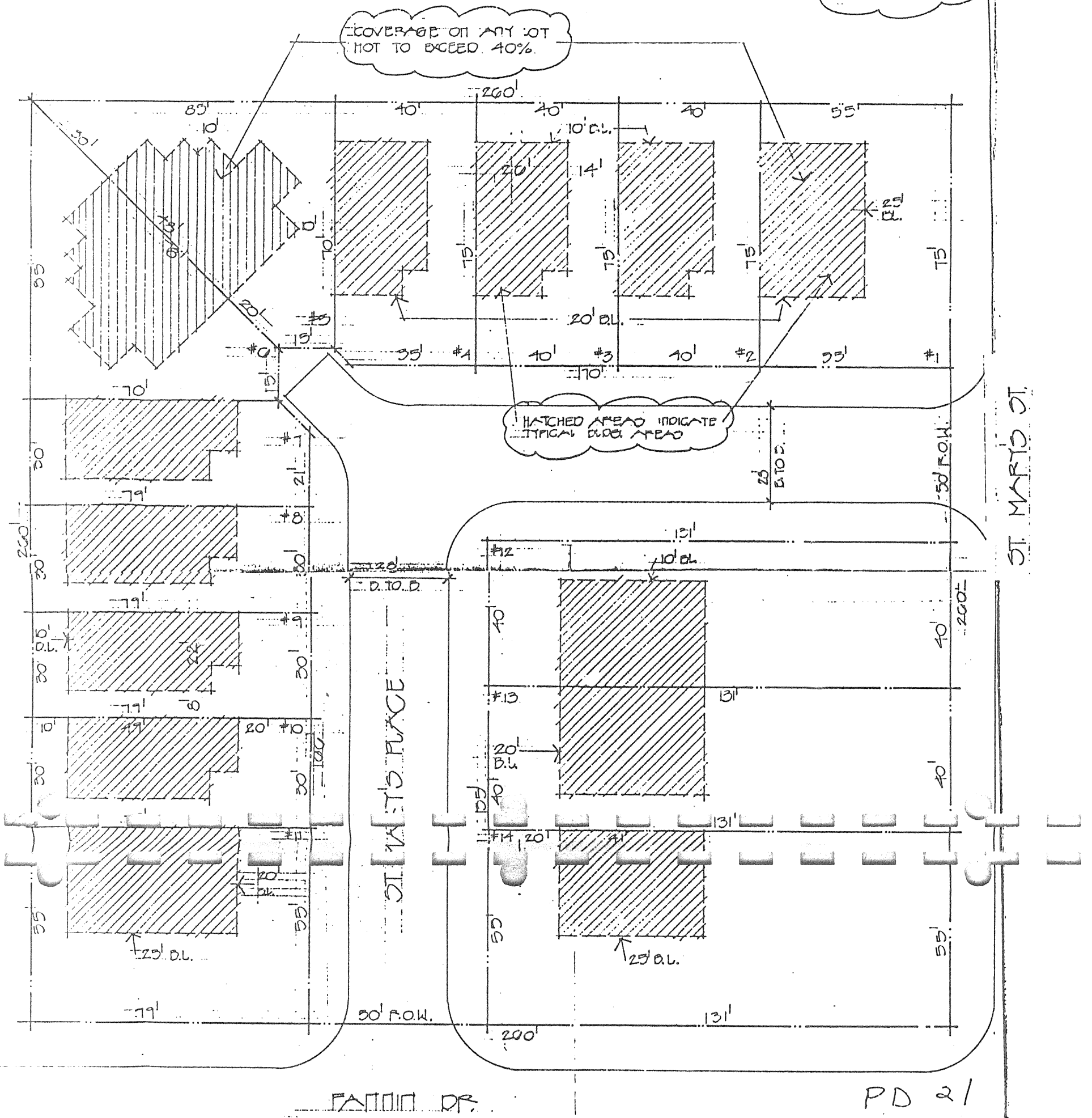
LAND AREA	155 ACRES
MAX. COVERAGE / LOT	40%
LOTS # THRU 6 & 11 THRU 14	SINGLE STORY
LOTS # 7 THRU 10	TWO STORY
2 1/2 PARKING SPACES PER UNIT TO GARAGE	

Final
Approved
Site Plan

0' H. W.D. FENCE &
NEOT PROPERTY
LINE TYPICAL

COVERAGE ON ANY LOT
NOT TO EXCEED 40%

HATCHED AREA INDICATE
TYPICAL CURB AREA



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

LOTS #1-15 (PROPOSED)
FOCKWILL, TEXAS

DESIGN DATA

LAND AREA 155 ACRES
MAX. COVERAGE / LOT 40%
LOTS #1 THRU 6 & 11 THRU 14 - SINGLE STORY
LOTS #7 THRU 10 TWO STORY
2 1/2 PARKING SPACES PER UNIT INCLUDING GARAGE

Final
Approved
Site Plan

DALLAS DE
fred wynn
10010 MILLER at L.B.