

ORDINANCE NO. 95-14

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 HEAVY COMMERCIAL TO PLANNED DEVELOPMENT NO. 4Z TO ALLOW FOR AN ARTIST STUDIO/ARTIST RETREAT AND ART GALLERY AND SINGLE FAMILY HOME ON THE PROPERTIES KNOWN AS THE ELB AND MASSEY ADDITIONS; 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 Heavy Commercial to Planned Development to allow for an artist studio/artist retreat and art gallery and single family home on the properties known as the elb and massey additions the preliminary plan for "PD-4Z" Planned Development District No. 4Z, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 4Z, 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 4Z, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the

development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

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 (\$2,000.00) 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, nor 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.

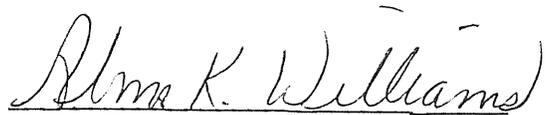
Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 1st day of May, 1995.

APPROVED:



  
Mayor

ATTEST:

By: 

1st reading 4-17-95  
2nd reading 5-1-95



ORDINANCE NO. 01-31

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AND ORDINANCE NO. 95-14 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING FOR PD-42 - PLANNED DEVELOPMENT NO. 42 TO ALLOW (Of) OFFICE DISTRICT USES ON THE PROPERTIES KNOWN AS THE ELB AND MASSEY ADDITIONS; 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**, an amendment to the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) has been requested by the Maureen Green on behalf of the owners of Barton-on-Boydston to provide for the general provision and requirements for an amendment to Ordinance No. 95-14 to approve the zoning change PD-42-Planned Development No. 42 to allow (Of) Office District Uses on the 1.6071 acres of land also known as the Elb and Massey Additions and further described on Exhibit A attached hereto and made a part hereof; 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 Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow (Of) Office District Uses in the "PD-42", Planned Development District, on 1.6071 acres of land as described on Exhibit A attached hereto and made a part hereof.

**Section 2.** That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the

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City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

**Section 3.** That development on property described on Exhibit "A" shall be limited to uses and requirements listed in **Section 2.9** of the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23) with the following exceptions and conditions:

1. Approval of the revised site plan.
2. In addition to artist studio/artist retreat, art gallery and single family home as shown on the site plan, only the following uses may be allowed:

Office buildings for professional occupation including: executive, administrative, legal, accounting, writing, clerical, drafting, real estate and other similar professional office use, excluding medical offices.

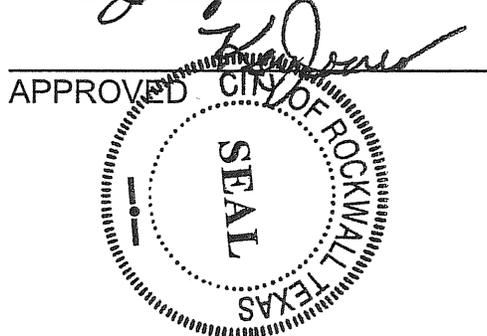
**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such 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 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.

DULY PASSED AND APPROVED this 16 day of July, 2001.

Belinda Page  
 ATTEST  
 1st Reading 6-18-01  
 2nd Reading 7-16-01



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**AREA REQUIREMENTS:**

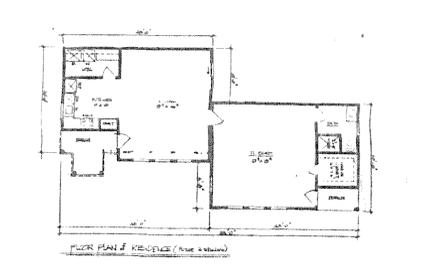
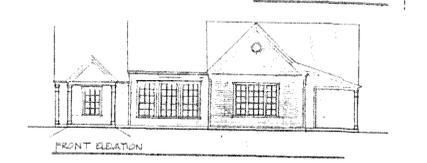
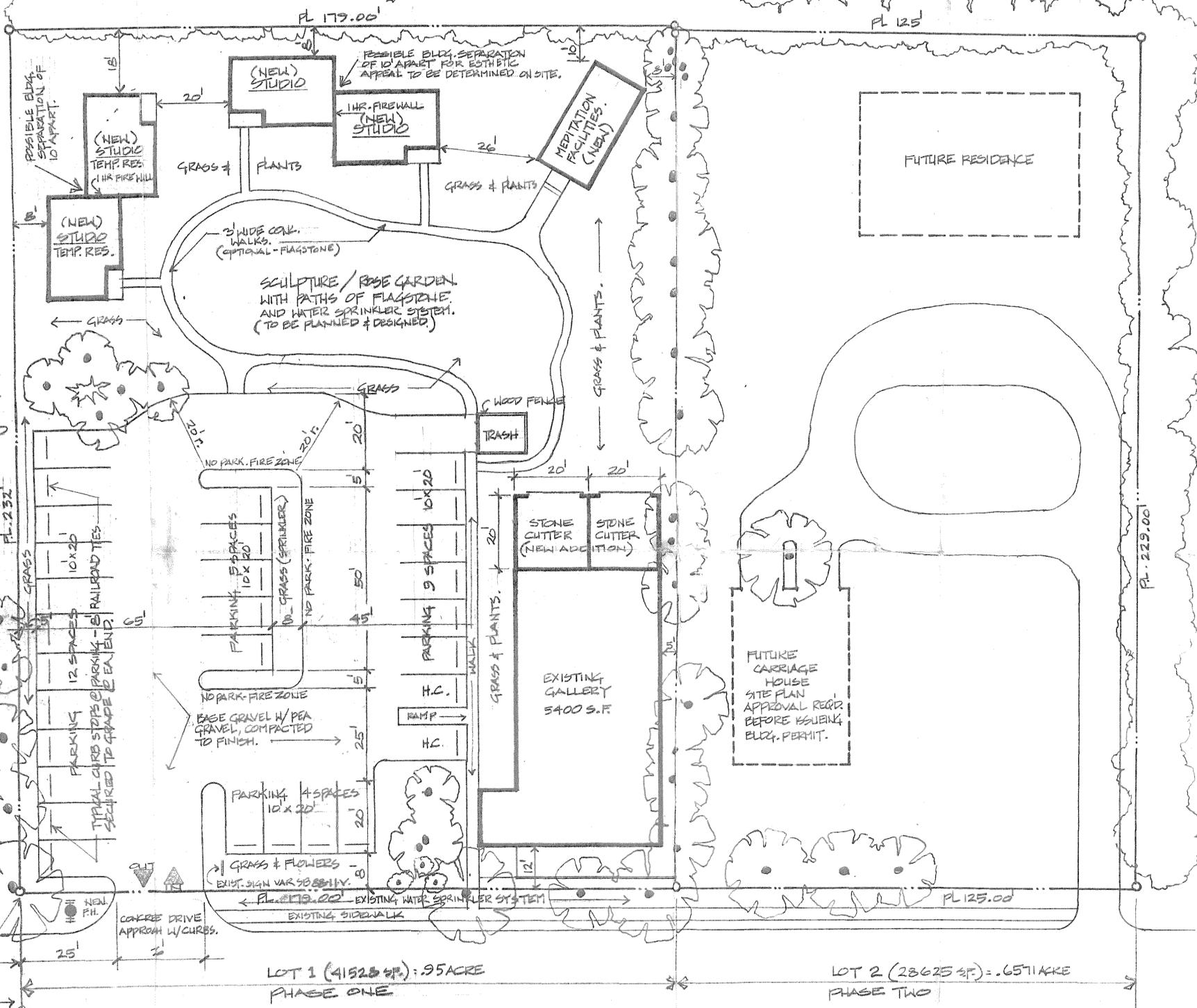
FRONT SETBACK MIN. = 30'  
 REAR SETBACK MIN. = 8'  
 SIDE SETBACK MIN. = 8'  
 MAXIMUM HEIGHT = 30'  
 OFF STREET PARKING = 3 SPACES  
 EXISTING 5400 S.F. = 22 SPACES / CAR  
 STUDIOS/MEDITATION = 1 1/2 SPACES PER UNIT = 8 SPACES  
 TOTAL = 30 PARKING  
 FRONT ENTRY = 26' WIDE.

**NOTE:** ALL TREES SHOWN ON THIS PLAN ARE EXISTING. EXISTING PLANTING & TREES PROVIDE SCREENING @ PL. TO ADJACENT PROPERTIES. ADDITION OF VEGETATION SHALL BE ADDED TO FILL IN AS REQUIRED.

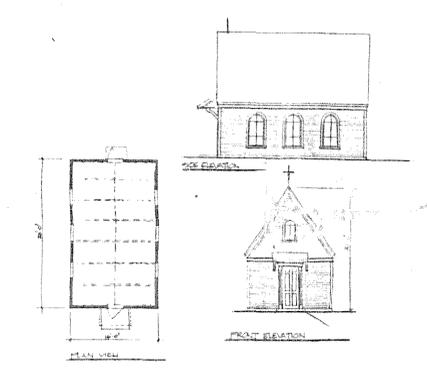
STUDIOS ARE TO BE USED FOR SHORT TERM STAY OF GUEST IN CONJUNCTION WITH ART GALLERY. THE STUDIOS ARE PRIMARILY DESIGNED FOR ARTIST WORK FACILITIES WITH MIN. KIT AND SLEEPING FACILITIES. BLDGS. TO BE STUD HALL CONSTRUCTION TO MEET UNIFORM BLDG. CODE. VINYL CLAPBOARD & TRIM.

**LOT COVERAGE**

TOTAL OF LOT 1 = 41528 SF.  
 PARKING = 12448 SF OR 30%  
 BLDGS = 6676 SF OR 16%  
 LANDSCAPING & GRASS AREA = 22404 SF OR 54%  
 TOTAL PARKING PHASE I = 30 CARS  
 ALL CURBING TO BE METAL EDGING IN GROUND. PARKING & DRIVE SURFACE TO BE BASE GRAVEL W/ PEAGRAVEL COMPACT TO FINISH.



STUDIO



MEDITATION FACILITIES



**SITE PLAN (1.61 ACRES)**  
**GOLIAD ART GALLERY AND STUDIO PROJECT**  
 ROCKWALL, TEXAS

SCALE = 1/16" = 1'-0"

**JOHN LINDSEY a.s.a.p.**  
**DESIGNS**  
 architectural delineation  
 planning and design  
 historical preservation  
 1008 Ridge Rd., Rockwall, Tx. 75087 (214) 771-1906

<b>PROPOSED SITE PLAN</b>	
SCALE: 1/16" = 1'-0"	APPROVED BY:
DATE: 10 Mar. 23	REVISION:
OWNER: LINDY AND EDDIE BARTON ROCKWALL, TEXAS	
GOLIAD ART GALLERY & STUDIOS	
DRAWING NUMBER: A-95021	