



City of Rowlett

Official Copy

Ordinance: ORD-018-16

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING ORDINANCE NO. 4-7-81B, ADOPTED ON APRIL 7, 1981, AS AMENDED BY ORDINANCE NO. 11-6-84, ADOPTED ON NOVEMBER 6, 1984, TO AMEND THE CONCEPT PLAN AND PLANNED DEVELOPMENT REGULATIONS ESTABLISHED THEREIN TO REMOVE THE TOWNHOME REQUIREMENT IN AREA 4 AS SPECIFIED IN SAID ORDINANCE, AND APPLICABLE TO A 35.9 +/- ACRE TRACT OF LAND DESCRIBED AS "AREA 4" WITHIN THE PENINSULA SUBDIVISION, A SUBDIVISION CONTAINING 307.2 +/- ACRES OF LAND GENERALLY SITUATED TO THE SOUTHEAST OF THE INTERSECTION OF SCHRADER ROAD AND CHIESA ROAD, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A," IN THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett, Texas, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, has adopted Ordinance No. 4-7-81B, on April 7, 1981, which amended Ordinance No. 11-6-84, adopted on November 6, 1984, which ordinances establish Planned Development zoning on the land described therein; and

WHEREAS, the land described in this ordinance ("Area 4") consists of single-family detached homes as well as attached duplex townhomes; and

WHEREAS, the Council finds and determines that it is in the best interest of the public health, safety and welfare to render the duplex dwelling and townhome requirement in Area 4 optional so that a detached dwelling may be built in place of a duplex dwelling; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance should be amended as provided herein.

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

Section 1. That Ordinance No. 11-6-84, adopted on November 6, 1984, as amended by Ordinance No. 4-7-81B, adopted on April 7, 1981, be and is hereby amended to amend the Concept Plan and development regulations applicable thereto for property described as being 35.9 +/- acres of land described as "Area 4" situated within the Peninsula Subdivision, a subdivision/addition to the City of Rowlett, Dallas County, Texas, generally situated to the southeast of the intersection of Schrade Road and Chiesa Road, and being more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein (hereinafter, the "Property").

Section 2. That the Concept Plan and Development Standards applicable to the Property be and are hereby amended by amending the provisions pertaining to Area 4, without amendment, repeal or change to any other part or provision of the Concept Plan or development regulations, such that subpart 5 beneath the heading "Area 4" and the provisions of the Development Standards pertaining to Area 4 shall read as follows:

"The Peninsula Concept Plan

...

"Area 4

...

5. Minimum Side Yard – Five feet (5') provided at end of each structure, and ten feet (10') for corner lots adjacent to streets. Units may be built as single-family detached, or may be built as duplex (in combinations of two) if the unit was built as a duplex dwelling prior to December 26, 2015. Neither length nor width shall exceed three hundred feet (300')."

...

"Development Standards"

Area	Acres	Minimum Lot Area	Minimum Lot Width	Minimum Dwelling Area	Maximum No. Units	Maximum Density Per Acre	Dwelling Unit Type
...
4	Townhouse Or Detached
...

Section 3. That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.



Section 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

At a meeting of the City Council on April 19, 2016 this Ordinance be adopted. The motion carried by the following vote:

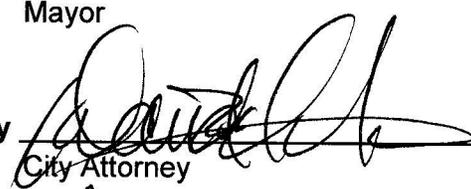
Ayes: 6 Mayor Gottel, Deputy Mayor Pro Tem Dana-Bashian, Councilmember van Bloemendaal, Councilmember Pankratz, Councilmember Bobbitt and Councilmember Sheffield

Absent: 1 Mayor Pro Tem Gallops

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Approved by 
Mayor

Date April 19, 2016

Approved to form by 
City Attorney

Date April 19, 2016

Certified by 
City Secretary

Date April 19, 2016



Exhibit A – Legal Description

Block A, Lots 1A-7B, Block B, Lots 1A-14B, and Block C, Lots 16A-17B, of the Peninsula 3A Addition, City of Rowlett, Dallas County, Texas.

Block A, Lot 1A Peninsula 3A Addition

Block A, Lot 1B Peninsula 3A Addition

Block A, Lot 2A Peninsula 3A Addition

Block A, Lot 2B Peninsula 3A Addition

Block A, Lot 3A Peninsula 3A Addition

Block A, Lot 3B Peninsula 3A Addition

Block A, Lot 4A Peninsula 3A Addition

Block A, Lot 4B Peninsula 3A Addition

Block A, Lot 5A Peninsula 3A Addition

Block A, Lot 5B Peninsula 3A Addition

Block A, Lot 6A Peninsula 3A Addition

Block A, Lot 6B Peninsula 3A Addition

Block A, Lot 7A Peninsula 3A Addition

Block A, Lot 7B Peninsula 3A Addition

Block B, Lot 1A Peninsula 3A Addition

Block B, Lot 1B Peninsula 3A Addition

Block B, Lot 2A Peninsula 3A Addition

Block B, Lot 2B Peninsula 3A Addition

Block B, Lot 3A Peninsula 3A Addition

Block B, Lot 3B Peninsula 3A Addition

Block B, Lot 4A Peninsula 3A Addition

Block B, Lot 4B Peninsula 3A Addition

Block B, Lot 5A Peninsula 3A Addition

Block B, Lot 5B Peninsula 3A Addition

EXHIBIT A

Block B, Lot 6A Peninsula 3A Addition

Block B, Lot 6B Peninsula 3A Addition

Block B, Lot 7A Peninsula 3A Addition

Block B, Lot 7B Peninsula 3A Addition

Block B, Lot 8A Peninsula 3A Addition

Block B, Lot 8B Peninsula 3A Addition

Block B, Lot 9A Peninsula 3A Addition

Block B, Lot 9B Peninsula 3A Addition

Block B, Lot 10A Peninsula 3A Addition

Block B, Lot 10B Peninsula 3A Addition

Block B, Lot 11A Peninsula 3A Addition

Block B, Lot 11B Peninsula 3A Addition

Block B, Lot 12A Peninsula 3A Addition

Block B, Lot 12B Peninsula 3A Addition

Block B, Lot 13A Peninsula 3A Addition

Block B, Lot 13B Peninsula 3A Addition

Block B, Lot 14A Peninsula 3A Addition

Block B, Lot 14B Peninsula 3A Addition

Block C, Lot 16A Peninsula 3A Addition

Block C, Lot 16B Peninsula 3A Addition

Block C, Lot 17A Peninsula 3A Addition

Block C, Lot 17B Peninsula 3A Addition