

| P&Z CASE # <u>Z2022-037</u> | _ P&Z DATE August 9, | 2022 CC D/ | ATE <u>August 15, 2022</u> | Approved/Denied |
|--|----------------------|---------------------------|---|-----------------|
| ARCHITECTURAL REVIEW BO | DARD DATE <u>N/A</u> | HPAB DATE <u></u> | N/A PARK BOA | ARD DATE |
| Zoning Application Specific Use Permit Zoning Change PD Concept Plan | | | Copy of Ordinance (C Applications Receipt Location Map |)RD#) |
| | | ⊠ □ ⋈ | HOA Map PON Map FLU Map Newspaper Public No | otice |
| Landscape PlanTreescape PlanPhotometric PlanBuilding Elevations | | | 500-foot Buffer Public Project Review Staff Report | |
| Material SamplesColor Rendering | | | Correspondence Copy-all Plans Require Copy-Mark-Ups City Council Minutes | |
| Platting Application Master Plat Preliminary Plat Final Plat Replat | | | Minutes-Laserfiche Plat Filled Date Cabinet # Slide # | |
| □ Administrative/Minor P□ Vacation Plat□ Landscape Plan□ Treescape Plan | lat | Notes:_ | | |
| HPAB Application Exhibit | | | | |
| Miscellaneous Application Variance/Exception Re | equest | Zoning I | Map Updated | |



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE A | PPROPRIATE BOX BELOW 1 | O INDICATE THE TYPE OF | DEVELOPMENT REQ | UEST [SELECT ONLY ONE BOX]. | | | |
|--|------------------------|---|--|---|---|--|--|
| PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | | | ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) \$2 ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 | | | | |
| SITE PLAN APPLICA SITE PLAN (\$250. | | APING PLAN (\$100.00) | PER ACRE AMOUNT. F 2: A <u>\$1,000.00</u> FEE W | E FEE, PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE, I'LL BE ADDED TO THE APPLICATION FE CTION WITHOUT OR NOT IN COMPLIANCE | ROUND UP TO ONE (1) ACRE. E FOR ANY REQUEST THAT | | |
| PROPERTY INFO | RMATION [PLEASE PRINT] | | | 000 | | | |
| ADDRESS | John King Blvd, Roo | ckwall, TX 75087 | | | | | |
| SUBDIVISION | ABS A0183, G W R | edlin Tract 1, 6-1, 6 | | LOT | BLOCK | | |
| GENERAL LOCATION | Southwest of Interse | ection at John King Blv | rd & Williams Stre | eet (Hwy 66) | | | |
| ZONING, SITE PL | AN AND PLATTING I | NFORMATION [PLEASE | PRINT] | | | | |
| CURRENT ZONING | Agricultural | | CURRENT USE | Agricultural | | | |
| PROPOSED ZONING | Planned Developmen | t District - SF10 | PROPOSED USE | Single Family Residentia | | | |
| ACREAGE | 65.309 | LOTS [CURRENT] | | LOTS [PROPOSED] | 152 | | |
| REGARD TO ITS A | | | | AGE OF <u>HB3167</u> THE CITY NO LONG THE DATE PROVIDED ON THE DEVE | | | |
| OWNER/APPLICA | NT/AGENT INFORMA | TION [PLEASE PRINT/CHEC | CK THE PRIMARY CONT | ACT/ORIGINAL SIGNATURES ARE F | REQUIRED] | | |
| ☐ OWNER | Rockwall Property Con | | APPLICANT | Michael Joyce Propertie | s | | |
| CONTACT PERSON | 13:11 Bricks | C | ONTACT PERSON | Ryan Joyce | | | |
| ADDRESS | 305 Park Place Blvd | | ADDRESS | 767 Justin Road | | | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & ZIP | Rockwall, TX 75087 | | | |
| PHONE | | | PHONE | 512-965-6280 | | | |
| E-MAIL | | | E-MAIL | ryan@michaeljoyceprop | perties.com | | |
| NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles WBFICE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: | | | | | | | |
| \$INFORMATION CONTAINED | TO COVER THE CO | OST OF THIS APPLICATION, HAS NG THIS APPLICATION, I AGREE O THE PUBLIC. THE CITY IS A | BEEN PAID TO THE CITY THAT THE CITY OF RO LSO AUTHORIZED AND | ED HEREIN IS TRUE AND CORRECT: A OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED / PERMITTED TO REPRODUCE ANY O TO A REQUIRE THE ORM: | DAY OF WID PERMITTED TO PROVIDE COPYRIGHTED INFORMATION | | |
| GIVEN UNDER MY HAND A | | THE 15 DAY OF SW | y 20 26 | Notary Comm | Public, State of Texas Expires 04-16-2025 | | |
| | OWNER'S SIGNATURE | Charle M Br | celor | . III SECONTES | acy ID _133044766 | | |
| NOTARY PUBLIC IN AND F | FOR THE STATE OF TEXAS | Cay his | | MY COMMISSION EXPIRES | H-16-25 | | |



| Tra | nsmittal | | | Date: 7/15/22 |
|--------|--|---|--------------------------|---------------------------------|
| Re: | Park Hills - | Zoning | | Johnson Volk Project No. MJP502 |
| То: | Ryan Miller Planning Di | | Copies to: | |
| | City of Roc 385 S. Golia Rockwall, T | nd | | |
| lten | ns Enclosed: | Originals | Specifications | Samples |
| | | X Prints | Reproduction | Other (see notes below) |
| Sen | t Via: | Printer | Fax | X Courier |
| | | USPS | FedEx | UPS |
| | No. of Ite | ems | Desc | cription |
| | I | | Zoning Applicatio | n & Application Fee |
| | I | | Letter of | Explanation |
| | 2 | | Conc | ept Plan |
| | I | | Digital files of applica | ation and concept plan |
| Notes | : | | | |
| Actio | on: | For City Signate | | review/comment |
| Sent B | , John: | Dayton, PE son Volk Consulting, In te: 972-201-3100 | | |



July 15, 2022

City of Rockwall Planning Department 385 South Goliad Rockwall, TX 75087

RE: Park Hills - Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner:

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner:

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet:

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

DOME to wast of board alloyable to the SCORE VERILER SOURCE, (SSEED, VIII.) No. 100. Ob, of the feetenal flowered flowers (flower) and of OWIC CUTE, and SWARD for the USE of the feet flower). These contents to the VIII. The second is Collect II. Size 202. The flowers flower of the VIII. The VIIII. The VIII. The VII

TRENCT North ISB cappeas 20 milystes C3 accords Fact, silv, said south live, a distance of 41.45 feet to a voce past found for the courses northeast correst of said DAV CSEDX Addition and said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and northwest corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and northwest corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page 100;

THENCE South 00 degrees 56 minutes 16 seconds East, leading soid south line and with the common weel first of soid Ractical Property Degree/disc front recorded in Waters 2002, Page 150 and each line of soid ON CREEK Addition and soid all Ractical Property Congruence first recorded in Waters 2001, Page 3.0, a distance of 700.40 feet to a 1/2 initial harmonic with a yellow plottle cop stamped "ANC" set for comman.

THENCE North 56 degrees 30 minutes 26 seconds East, leaving solid common line, a distance of 592.31 feet to a point for corner. THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 Next to a point for THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.69 feet to a point so comer; THENCE South 32 degrees 31 minutes 54 seconds East, a distance of \$1.60 feet to a point for THENCE South 10 degrees 15 minutes 35 seconds East, a distance of 5561 feet to a point for corner. THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.81 feet to a point for content. THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 188.33 feet to a paint for

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a paint for THENCE South 15 degrees 15 minutes 32 seconds West, a distance of 35.76 feet to a point for corner: THENCE South 08 degrees 18 minutes 02 seconds East, a distance of 40.09 feet to a paint for corner; THENCE South 62 degrees 15 minutes D4 seconds East, a distance of 65.87 feet to a point for

THENCE South 48 degrees 57 minutes 02 seconds East, a distance of 73.04 feet to a point for THENCE South 45 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for context. THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a paint for content THENCE South 25 degrees 15 minutes 25 seconds East, a distance of \$4.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a paint for sector; THENCE South 48 cogress 15 minutes 45 seconds East, a distance of 72.07 feet to a point for THENCE South 01 degrees 40 minutes 12 seconds Week, a distance of 57.76 feet to a point for corner.

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for THENCE South 20 degrees 00 minutes 05 seconds East a distance of 88,10 feet to a paint for series;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.89 feet to a paint for section

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner.

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for series: THENCE South 12 degrees 62 minutes 30 seconds East, a distance of BB.76 feet to a point for corner.

THENCE South 43 degrees 38 minutes 54 seconds Cost. a distance of 66,83 feet to a point for across; THENCE South G4 degrees 41 minutes 43 seconds West, a distance of 37,66 feet to a point for corner;

THEXCE South 28 degrees 13 minutes 08 seconds East, a cletance of 115.84 feet to a paint for THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93,25 feet to a point for corner; TIES/C Such 16 degrees 59 minutes 44 seconds East, o statemes of 161.77 feet to unbit for cores in his contravors each fine of mild Roderical Property Compreher front remode in Volume 444, Page 145 and north lines of heal front of land described in Deat to Robert C, Dillender and wife, Starty Dillender, on recorded in Volume 3355, Page 177, Deat Reports, Robertal Causty, Tends

THENCE Meeterly, with said south line, the following four (4) courses and distances

North 50 degrees 15 minutes 43 seconds Week, n distance of 1,092.55 first in a 1/2 inch into our wife or system position on gloraged 20°C set for the converse retireset corner of that texts 2000000000198; best Records, Related County, Taxes and not the extra corner of that text in our described in Dates to 3. Richard Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as

North 37 degrees 11 minutes 23 seconds that, a distance of 205.74 feet to a 1/2 lech iron and with a galos plottle cap atarged VMC set for the common northwest corner of sold D. Richard Dewoney and wife, Dans Dewoney broot and an interior all corner of sold Richard Property Capacitation tract recorded in Valums 444, Plags 1449. South Of degrees 26 minutes 13 seconds Sect. a distance of 428,00 feet to a 1/2 than iron rod with a yeliev plastis and stamped "MC" set for the common southwest comer of sold D. Richard Deventey and Mis. Disna Deventey troot and an exterior at comer of sold Richard Payerly Carponists front recorded in Nations 444, Page 146;

THENCE South 60 degrees 15 minutes 62 seconds West, with the north line of eald MUNICPAL PARK ADDITION, a distance of 20737 feet to a 1/2 sich from out with a yellow plastic cop stamped "ANC" and for the anothread corner of the shows mentioned CAC CREEK Addition. THENCE North 58 degrees 33 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,691.77 feet to a 1/2 inch iron rod found for corner; BIENCE North OI degrees 15 minutes 45 seconds Rest, continuing with sold west line, a distance of 759.30 feet to the POINT OF BEGINNIG and containing 67.075 across of land, more or less.

Scott SS degrees 33 minutes 97 excurds West, o distance of 724.95 Next to d 1/2 inch iron and with a red planks any stronged 95-80% SEMENT found in the north line of Washington Francis Control of Sementary Sementary Control of Sementary Con

HENCE Nurtherly, with the east line of sold City of Radovall tract, the following three (3) courses

North 24 degrees 25 minutes 30 seconds East, a clatance of 2014.48 feet to a 1/2 hoth from nod with a nec pleatic cap stamped "SPARK SUPPE" from at the beginning of a curve to the left haring a central range of 25 degrees 00 minutes 28 seconds, a radius of 2010.00 feet and a crord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

North 3D degree 37 minutes 07 seconds West, a distance of 203.44 feet to a 1/2 inch income of this getter plants are stanced 1900 set for the common northeast corner of axis City et Rockwell tract and an extente all corner of axis Rockwell Property Commontation tout rescribe to Volume 444, Page 146;

THINDS SUIT BO degrees OF Photos 3D accords West, o distance of 707.57 feet to a 3/8 temperature of the comment multi-best converse of said City of facebook frest under suit manifests comment MANAGPAL PARK ADDITION, on Addition to the City of Rickell, Rickell Gunty, Tossa occording to the Pilet thereof recorded to Collects II, Since 48, Pilet Rosers, Rickells Gunty, Tessa occording to the Pilet thereof recorded to Collects III, Since 48, Pilet Rosers, Rickells Gunty, Tessa;

N59'30'28"E

- ALTERIATION

569 15 52 W ... 297.37

LEGAL DESCRIPTION (cont.):

N87'11'23'W

51'26'13"W 428.00

588'33'07"W 724.98

41.45 SEXE HOWER IO. 60

50'56'16'E 705.40

512.31

121

N89"15"43"W 1082.55

FAF HOLDINGS I, LTD. DOCLMENT NO. 20200000031089 D.R.R.C.T.

GRAPHIC SCALE

(IN FEET !

POINT OF BEGINNING

OTY OF ROCKWALL VOLUME 2183, PAGE 96 D.R.R.C.T.

2. THE SUBJECT TRACT LIES MITHIN ZONE X (MASHADE), OUTNIED AS "AMEAS RETERNINED TO BE OUTSIDE THE CLEX MANUAL CHARLE PLOZIENIAM" AND ZONE A DEFINED AS "SWITCH, FLOOD HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURS HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURSHOOT MASHADER MASHADER FLOOD ASSEMBLE RATE MAY (FINE) AS SHOWN OF COMMUNITY PAPER IN A 6832/10043, DATED STYTMERS AS CORP FOR ROCKARLE LOUTNY, TEXAS AND DISOPPOSPORTAL PARKES.

 SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMININIT FOR ITLE INSURANCE, GST, NO. 2022/03/094KT, EPPECTIVE DATE LINE IS, 2022. NO PURCHER RESEARCH WAS PREPURED BY SURVEYOR. 4. MSBLE IMPROVEMENTS/JUTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATREMATICAL CLOSURE OF THE COURSES AND DISTANCES REPLICITED ON THIS SURVEY. THEY DO NOT INCLUDE THE TELEBACES THAT MAY SE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOADDARY MONIMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMANDS THE PROPERTY OF HE SURVEYEY HE HOUSEHOODED USE OF REUSE OF HIS SURVEY WHICH DEPRESSED WHITTH PERMISSION OF THE SURVEYEY HE NOT PRIMETED. THE USE OF THE SURVEY BY ANYTHIS OTHER THAN THE CERTIFIED PARTIES OF FOR ANY UNMISSIONED USE MILL REMOVE SURVEYOR FOR BURDEY OF ANY DAMAGES MOUTHED.

8. THE TERM "CERTBY" OR "CERTBICATE" AS SHOWN AND USED MERCON INDICATES AN EXPRESSION OF PROFESSIONAL CHRISTO REGARDING THE FACTS OF THE SURVEY AND COTS NOT CONSTITUTE A NUMBERITY OF COMMENTE, CHRISTO EXPRESSION OF MANDEL, MAY DE EXCLUSIONED TO THE PRESSION INVOLVED IN AND UNITED TO THE TRANSACTION CLOSING AT THE TILL COMPANY ROTICATED MERCON.

LOCATION A MEDITE . , error LOCATION MAP

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNIFES OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STANPED "JWC" (UNIESS OTHERWISE NOTED)

PFC POINT FOR CORNER <CM> CONTROL MONUMENT

D.R.R.C.T DEED RECORDS, ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS GVKR 🗉 GAS PIPELINE MARKER TS -A TRAFFIC SIGN

UGCM ... UNDERGROUND CABLE MARKER PH \$ FIRE HYDRANT GUY WIRE ANCHOR IRRIGATION CONTROL VALVE ICV Ø POWER POLE

TPED A TELEPHONE PEDESTAL WATER VALVE WV O TRANSMISSION TOWER TRANS WRE FENCE

-CHE-OVERHEAD ELECTRIC LINE ASPHALT CONCRETE GRAVEL

> LAND TITLE SURV 67.075 ACRES TREDLIN SURVEY, AI CKWALL, ROCKWALL 1 × E 08.



CITY OF R

1"=200 On hai IVC No MLP 503

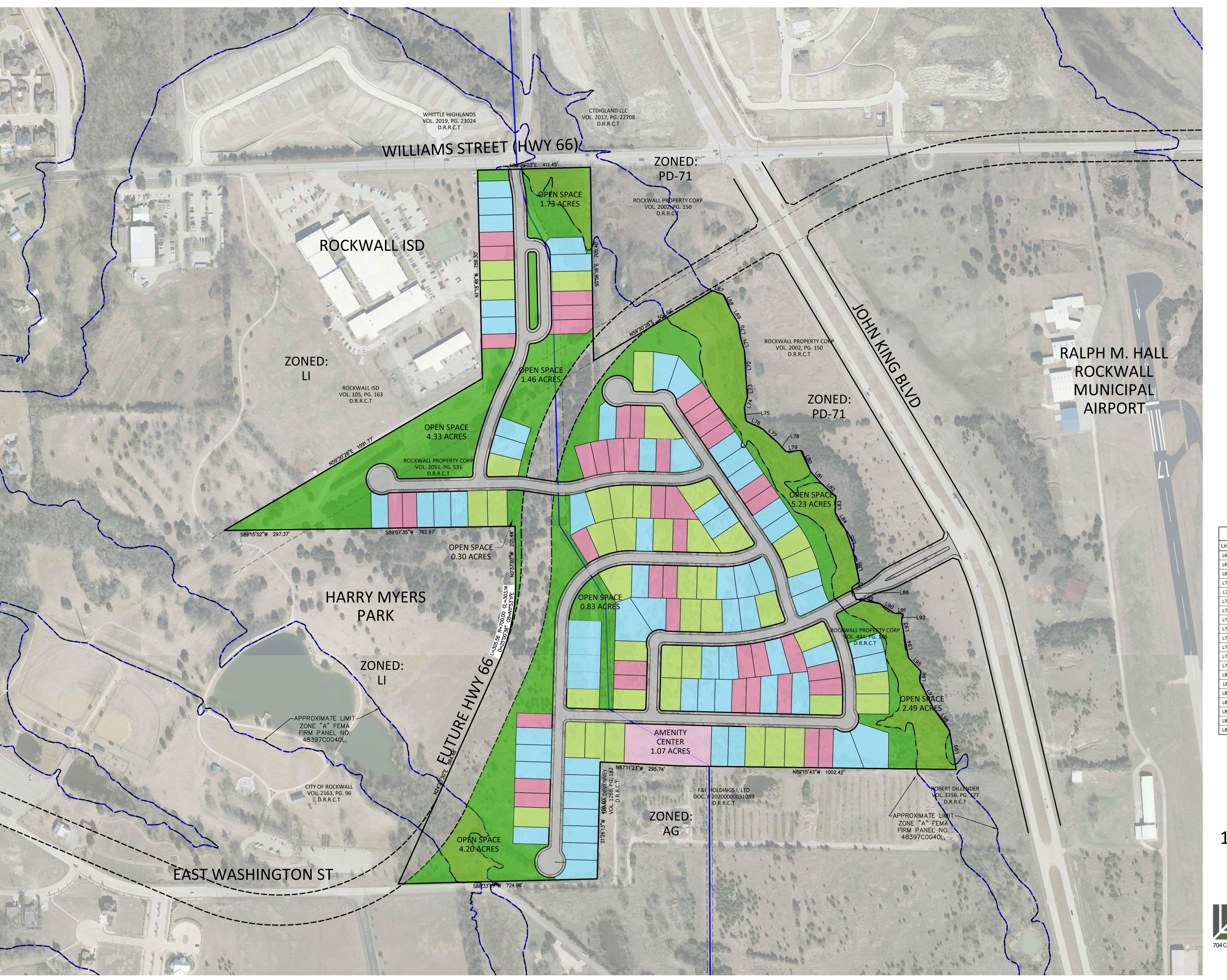
STRET 1 OF 2

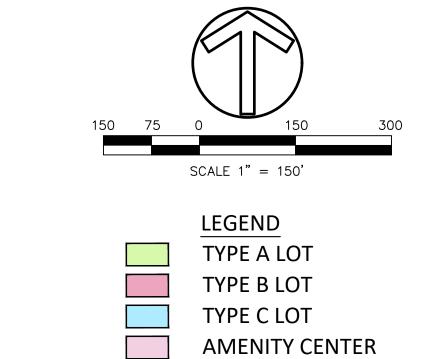


S.E ALL COUNTY,

183 XAS

CONSULTINA





LAND USE TABLE

| LOT TYPE | Α | В | С |
|---------------------------------------|-------|--------------|-------|
| LOT COUNT | 41 | 68 | 43 |
| PERCENTAGE | 27% | 45% | 28% |
| MINIMUM LOT AREA (SF) | 8,400 | 7,200 | 6,000 |
| MINIMUM LOT WIDTH (FT)* | 72 | 62 | 52 |
| MINIMUM LOT DEPTH (FT) | 120 | 120 | 120 |
| FRONT BUILDING SETBACK (FT) | 20 | 20 | 20 |
| REAR BUILDING SETBACK (FT) | 10 | 10 | 10 |
| SIDE BUILDING SETBACK - INTERIOR (FT) | 6 | 6 | 6 |
| SIDE BUILDING SETBACK - CORNER (FT) | 15 | 15 | 15 |
| MAXIMUM BUILDING HEIGHT | 35 FE | ET / 2.5 STO | DRIES |
| MAXIMUM LOT COVERAGE (%) | 65 | 65 | 65 |

^{*}Measured at front building setback

LOT DIMENSION STANDARDS

| | | PERCENT O |
|----------------------|-----------|-----------|
| LAND USE | AREA (AC) | TOTAL |
| RESIDENTIAL | 38.58 | 59.1% |
| FUTURE HWY 66 R.O.W. | 5.09 | 7.8% |
| OPEN SPACE | | |
| Private Open Space | 14.22 | 21.8% |
| Amenity Center | 1.07 | 1.6% |
| Floodplain | 6.35 | 9.7% |
| OPEN SPACE TOTAL | 21.64 | 33.1% |
| TOTAL | 65.309 | 100.0% |

Open Space Required (20%) = 65.309 x 20% = 13.06 acres
Open Space Provided (assuming 1/2 of floodplain) = 18.46 Ac.

| | Line | Table |
|------|--------|--------------|
| Line | Length | Direction |
| L67 | 40.60 | S69° 21' 48 |
| L68 | 64.89 | S25° 06' 25 |
| L69 | 51.80 | S31° 25' 37 |
| L70 | 55.61 | S9° 09' 13" |
| L71 | 49.61 | S16° 55' 05 |
| L72 | 109.33 | S3° 11' 20" |
| L73 | 60.49 | S4° 27' 24" |
| L74 | 39.76 | S16° 19' 49' |
| L75 | 48.89 | S8° 12' 45" |
| L76 | 66.87 | S64° 09' 47 |
| L77 | 73.04 | S47° 50' 45 |
| L78 | 44.81 | S42° 29' 55 |
| L79 | 53.72 | N85° 31' 53 |
| L80 | 84.31 | S25° 10′ 09 |
| L81 | 59.42 | S42° 22' 14 |
| L82 | 72.07 | S47° 09' 28 |
| L83 | 57.76 | S2° 46′ 29″ |
| L84 | 71.66 | S31° 26' 15 |
| L85 | 88.10 | S18° 53' 46 |
| L86 | 110.02 | S11° 41' 53' |
| | | |

| Line | Length | Direction |
|------|--------|---------------|
| L87 | 34.88 | S53° 25' 21"W |
| L88 | 44.84 | S20° 12′ 22″E |
| L89 | 90.02 | S79° 08' 23"E |
| L90 | 62.92 | S56° 28' 11"E |
| L91 | 28.55 | S87° 49' 07"E |
| L92 | 28.02 | S5° 58' 08"W |
| L93 | 46.33 | S10° 07' 55"E |
| L94 | 88.76 | S10° 56' 13"E |
| L95 | 66.83 | S42° 32' 37"E |
| L96 | 37.66 | S5° 48' 00"W |
| L97 | 115.84 | S27° 06' 51"E |
| L98 | 93.26 | S36° 05' 07"E |
| L99 | 144.51 | S9° 53′ 27″E |
| | | |
| | | |

Line Table

CONCEPT PLAN PARK HILLS

152 SINGLE-FAMILY LOTS 65.309 Acres Rockwall, Texas



ZONING CASE #2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS ALL OF OAK CREEK, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN CABINET B. SLIDE 201. PLAT RECORDS OF ROCKWALL COUNTY. TX AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 444. PAGE 146 AND ALL OF THAT TRACT OF LAND DESCIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN **VOLUME 2051, PAGE 53, DEED RECORDS, ROCKWALL COUNTY,** TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Bricker of Rockwall Property Group for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District, on a 65.309-acre tract of land as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the Subject Property,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;
- **SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.*
- **SECTION 5.** That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
 - (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
 - (c) Master Parks and Open Space Plan. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
 - (d) Master Plat. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.
 - (e) Preliminary Plat. A Preliminary Plat for each phase of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the Master Plat and shall include a Treescape Plan for the phase being Preliminary Platted. A Preliminary Plat application may be processed by the City concurrently with a Master Plat and a Master Parks and Open Space Plan application for the development.
 - (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall

- identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. That 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 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6^{TH} DAY OF SEPTEMBER, 2022.

| ATTEST: | Kevin Fowler, <i>Mayor</i> |
|-------------------------------|----------------------------|
| Kristy Cole, City Secretary | |
| APPROVED AS TO FORM: | |
| Frank J. Garza, City Attorney | |

1st Reading: <u>August 15, 2022</u>

2nd Reading: <u>September 6, 2022</u>

Exhibit 'B': Survey

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

Survey

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point

Exhibit 'B': Survey

for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

Exhibit 'B': Survey

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146:

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and

Exhibit 'B': Survey

northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

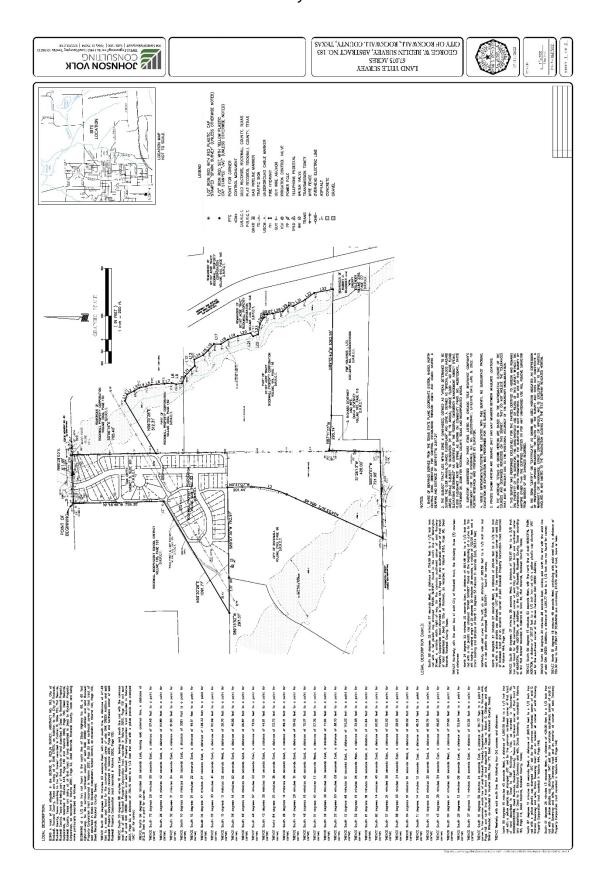
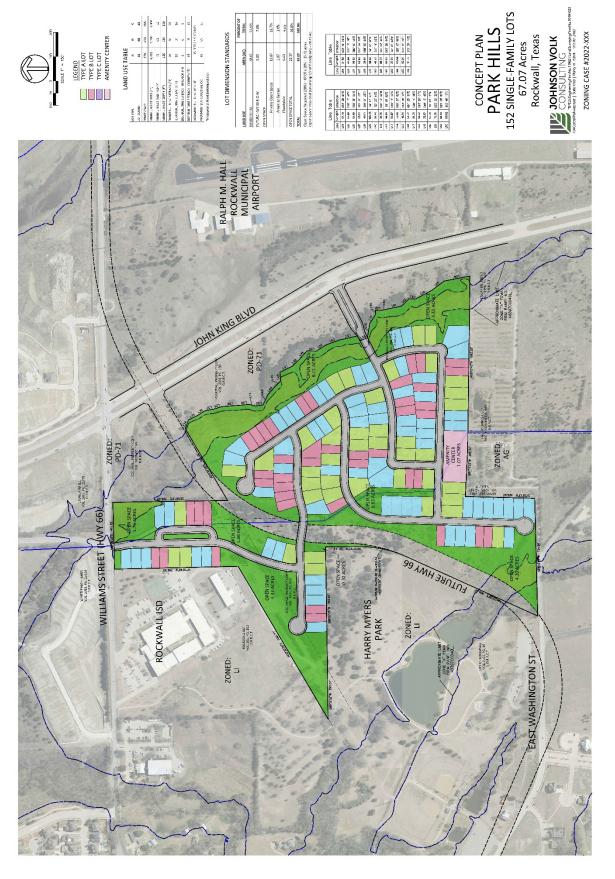


Exhibit 'C': Concept Plan



Density and Development Standards

Density and Development Standards.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the Subject Property:
 - (a) <u>Residential Land Uses</u>. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
 - (b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for Commercial land uses as depicted on the Concept Plan in Exhibit 'C' of this ordinance. These areas are limited to those uses permitted by-right or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) and subject to the approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations contained in Article 10, Planned Development District Regulations, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:
 - ☑ Animal Boarding/Kennel without Outside Pens
 - ☑ Animal Hospital or Clinic
 - ☑ Convent, Monastery, or Temple
 - ☑ Commercial Parking Garage
 - ☑ Residence Hotel
 - ✓ Motel
 - ☑ Cemetery/Mausoleum
 - ☑ Congregate Care Facility/Elderly Housing
 - ☑ Emergency Ground Ambulance Services
 - ☑ Hospital
 - ☑ Mortuary or Funeral Chapel
 - ☑ Temporary Carnival, Circus, or Amusement
 - ✓ Private Sports Arena, Stadium, and or Track
 - ☑ Portable Beverage Service Facility
 - ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses

 - ☑ Garden Supply/Plant Nursery
 - ☑ Self Service Laundromat
 - ☑ Night Club, Discotheque, or Dance Hall
 - ☑ Pawn Shop
 - ☑ Rental Store without Outside Storage and/or Display
 - ☐ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
 - ☑ Bail Bond Service
 - ☑ Building and Landscape Material with Limited Outside Storage
 - ☑ Building Maintenance, Service, and Sales without Outside Storage
 - ☑ Furniture Upholstery/Refinishing and Resale
 - ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
 - ☑ Research and Technology or Light Assembly

Density and Development Standards

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- ✓ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ✓ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility
- (2) <u>Residential Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the <u>Concept Plan</u> depicted in <u>Exhibit</u> 'C' and stated in <u>Table 1</u>, which is as follows:

Table 1: Lot Composition

| | Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---|----------|-----------------------|------------------------|--------------------|--------------------|
| • | Α | 72' x 120' | 8,400 SF | 41 | 27% |
| | В | 62' x 120' | 7,200 SF | 68 | 45% |
| | С | 52' x 120' | 6,000 SF | 43 | 28% |
| - | | Ma | ximum Permitted Units: | 152 | 100.00% |

- (3) <u>Variation in Residential Lot Composition</u>. The allocation of single-family residential lot types may deviate from that in Subsection (2), Residential Lot Composition and Layout, provided that the maximum allowed total dwelling units does not exceed <u>152</u> units provided [1] a minimum of 72% of the total lot count be comprised of Lot Types 'A' & 'B', , [2] a minimum of 41 Lot Type 'A' lots and 68 Lot Type 'B' lots are provided, and [3] a maximum of 28% Lot Type 'C' lots can be provided.
- (4) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:
 - (a) <u>Residential</u>. Except as modified by this Planned Development District ordinance, residential land uses on the <u>Subject Property</u> shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC). The maximum permissible density for the <u>Subject Property</u> shall not exceed <u>2.266</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>152</u> units. All lots shall conform to the standards depicted in <u>Table 2</u>, which are as follows:

Table 2: Lot Dimensional Requirements

Exhibit 'D':Density and Development Standards

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|--|-------|-------|-------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area (SF) | 8,400 | 7,200 | 6,000 |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2) & (5) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 | 2,500 | 2,400 |
| Maximum Lot Coverage | 65% | 65% | 65% |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-desacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2. The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- (b) Non-Residential. Except as modified by this Planned Development District ordinance, the non-residential land uses on the Subject Property shall be required to meet the development standards stipulated by the General Overlay District Standards, General Commercial District Standards, and the standards required for the Commercial (C) District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the Commercial area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the Commercial area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.
- (5) <u>Building Standards for Residential</u>. All residential development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative

Density and Development Standards

pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

Examples of Cementitious Fiberboard

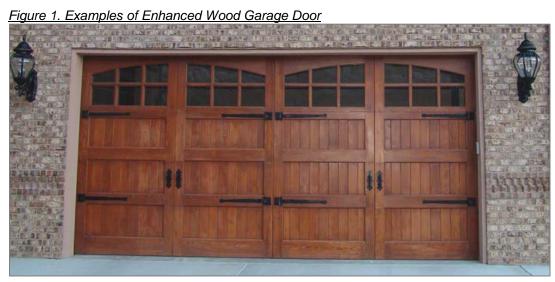




- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. A total of 20.39% or 31 of 152 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.61% or 121 of all garages shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure* 1.

... Continued on Next Page

Density and Development Standards



(6) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 3 & 4 below).

Table 3: Anti-Monotony Matrix

| Lot Type | Minimum Lot Size | Elevation Features |
|----------|------------------|--------------------|
| Α | 62' x 120' | (1), (2), (3), (4) |
| В | 62' x 120' | (1), (2), (3), (4) |
| С | 52' x 120' | (1), (2), (3), (4) |

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Density and Development Standards

- adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

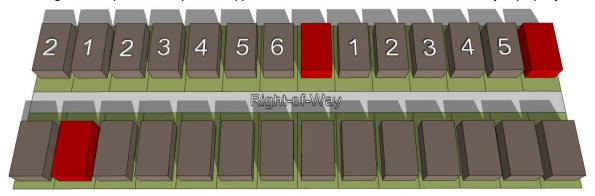
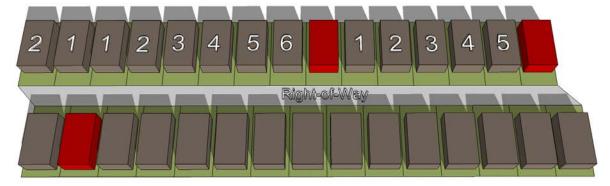


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



- (7) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) *Front Yard Fences*. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

Density and Development Standards

- (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) <u>Corner Lots</u>. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) <u>Landscape Buffer and Sidewalks (Future HWY-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along Future Hwy 66 ROW (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (2) <u>Landscape Buffer and Sidewalks (Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along Williams Street for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be

Density and Development Standards

planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (10) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e.* base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (11) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.32-acres -- as calculated by the formula stipulated in the

Density and Development Standards

Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.

- (14) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity Harry Myers Park.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas at all entry points to the Subject Property. The final design of these areas shall be provided on the PD Site Plan.
- (16) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

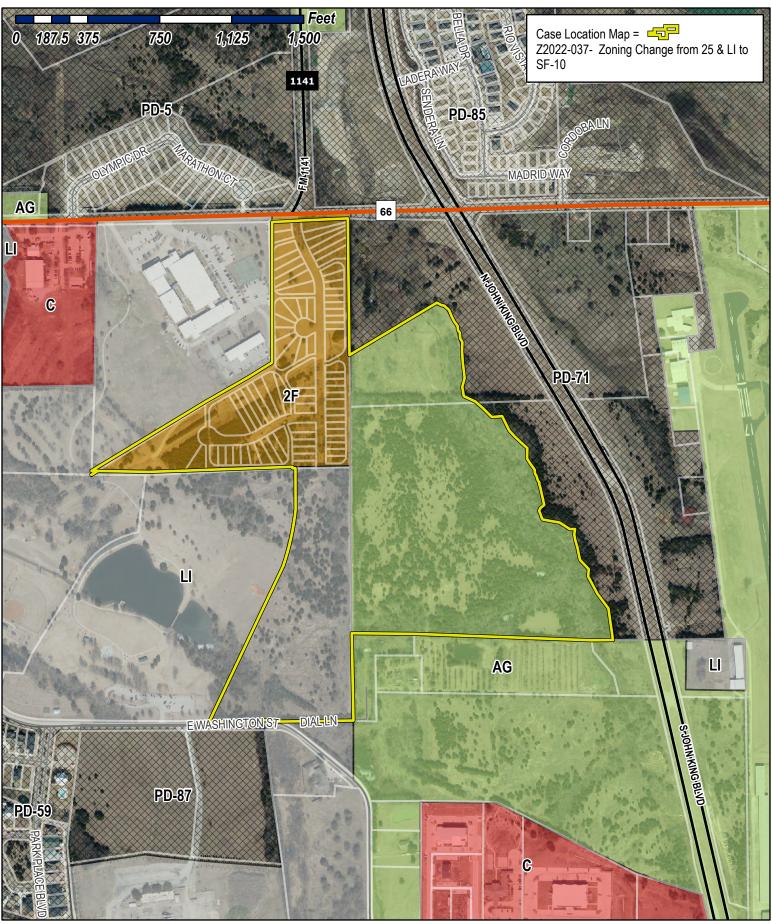
PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE A | PPROPRIATE BOX BELOW 1 | O INDICATE THE TYPE OF | DEVELOPMENT REQ | UEST [SELECT ONLY ONE BOX]. | | | |
|--|------------------------|---|--|---|---|--|--|
| PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | | | ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) \$2 ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 | | | | |
| SITE PLAN APPLICA SITE PLAN (\$250. | | APING PLAN (\$100.00) | PER ACRE AMOUNT. F 2: A <u>\$1,000.00</u> FEE W | E FEE, PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE, I'LL BE ADDED TO THE APPLICATION FE CTION WITHOUT OR NOT IN COMPLIANCE | ROUND UP TO ONE (1) ACRE. E FOR ANY REQUEST THAT | | |
| PROPERTY INFO | RMATION [PLEASE PRINT] | | | 000 | | | |
| ADDRESS | John King Blvd, Roo | ckwall, TX 75087 | | | | | |
| SUBDIVISION | ABS A0183, G W R | edlin Tract 1, 6-1, 6 | | LOT | BLOCK | | |
| GENERAL LOCATION | Southwest of Interse | ection at John King Blv | rd & Williams Stre | eet (Hwy 66) | | | |
| ZONING, SITE PL | AN AND PLATTING I | NFORMATION [PLEASE | PRINT] | | | | |
| CURRENT ZONING | Agricultural | | CURRENT USE | Agricultural | | | |
| PROPOSED ZONING | Planned Developmen | t District - SF10 | PROPOSED USE | Single Family Residentia | | | |
| ACREAGE | 65.309 | LOTS [CURRENT] | | LOTS [PROPOSED] | 152 | | |
| REGARD TO ITS A | | | | AGE OF <u>HB3167</u> THE CITY NO LONG THE DATE PROVIDED ON THE DEVE | | | |
| OWNER/APPLICA | NT/AGENT INFORMA | TION [PLEASE PRINT/CHEC | CK THE PRIMARY CONT | ACT/ORIGINAL SIGNATURES ARE F | REQUIRED] | | |
| ☐ OWNER | Rockwall Property Con | | APPLICANT | Michael Joyce Propertie | s | | |
| CONTACT PERSON | 13:11 Bricks | C | ONTACT PERSON | Ryan Joyce | | | |
| ADDRESS | 305 Park Place Blvd | | ADDRESS | 767 Justin Road | | | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & ZIP | Rockwall, TX 75087 | | | |
| PHONE | | | PHONE | 512-965-6280 | | | |
| E-MAIL | | | E-MAIL | ryan@michaeljoyceprop | perties.com | | |
| NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles WBFICE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: | | | | | | | |
| \$INFORMATION CONTAINED | TO COVER THE CO | OST OF THIS APPLICATION, HAS NG THIS APPLICATION, I AGREE O THE PUBLIC. THE CITY IS A | BEEN PAID TO THE CITY THAT THE CITY OF RO LSO AUTHORIZED AND | ED HEREIN IS TRUE AND CORRECT: A OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED / PERMITTED TO REPRODUCE ANY O TO A REQUIRE THE ORM: | DAY OF WID PERMITTED TO PROVIDE COPYRIGHTED INFORMATION | | |
| GIVEN UNDER MY HAND A | | THE 15 DAY OF SW | y 20 26 | Notary Comm | Public, State of Texas Expires 04-16-2025 | | |
| | OWNER'S SIGNATURE | Charle M Br | celor | . III SECONTES | acy ID _133044766 | | |
| NOTARY PUBLIC IN AND F | FOR THE STATE OF TEXAS | Cay his | | MY COMMISSION EXPIRES | H-16-25 | | |





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): 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

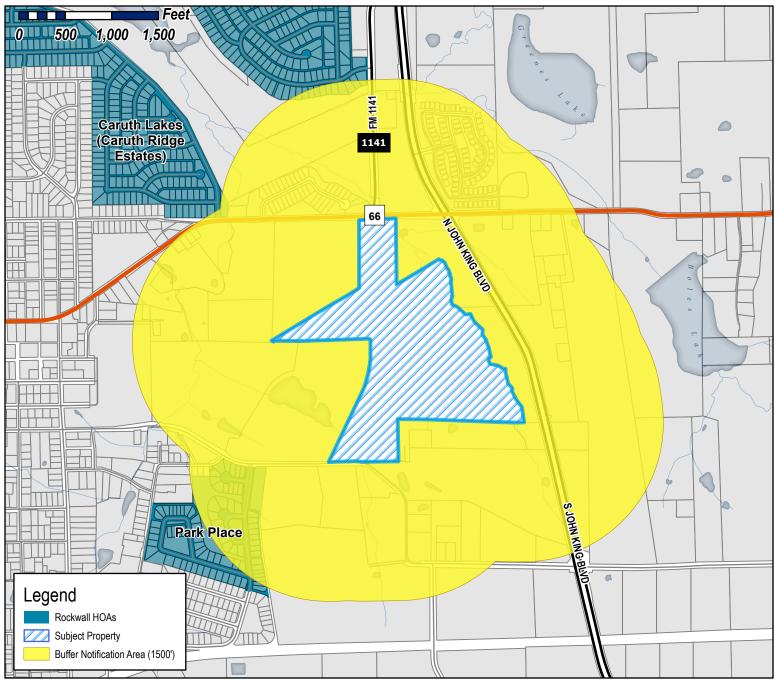




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

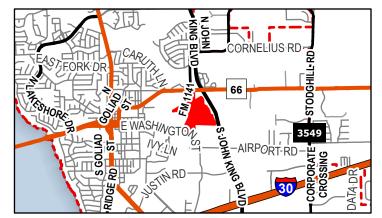
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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

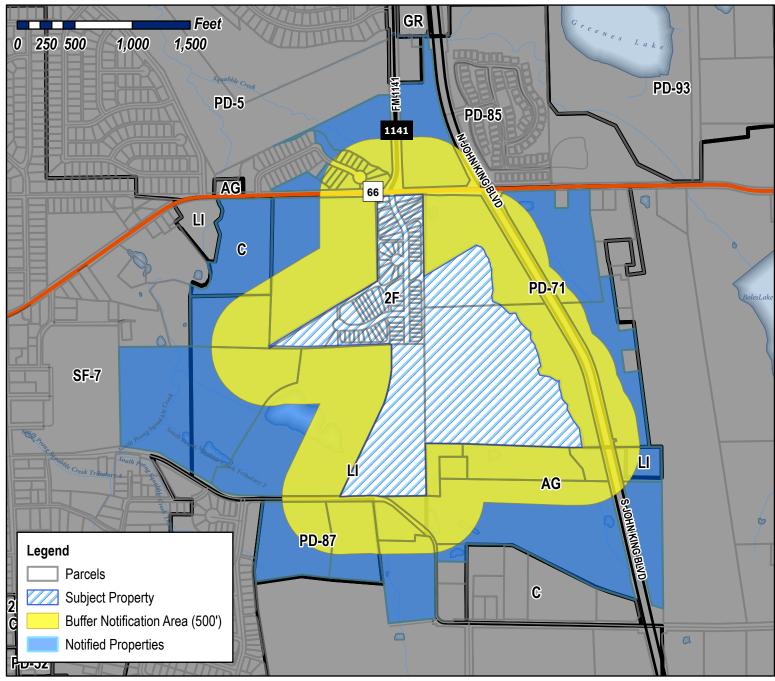




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

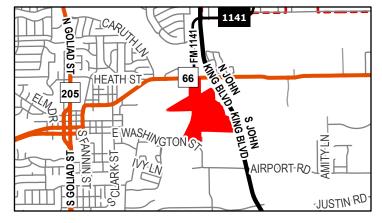
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



CITY OF ROCKWALL **COLUMBIA EXTRUSION BAYS JACOB M** 5602 YACHT CLUB DR. 385 S GOLIAD ST ATTN:BILL BRICKER ROCKWALL, TX 75032 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087 CTDIGLAND LLC **DEVENNEY DIANA DILLENDER ROBERT O & SHERY** 361 W BYRON NELSON BLVD 2944 PEGASUS DR PO BOX 2016 **SUITE 104** GARLAND, TX 75044 ROCKWALL, TX 75087 ROANOKE, TX 76262 F & F HOLDINGS I, LTD **FUNK JOSEPH ROCKWALL COMMUNITY PLAYHOUSE** 11226 INDIAN TRAIL 11226 INDIAN TRAIL 609 E RUSK ST DALLAS, TX 75229 **DALLAS, TX 75229** ROCKWALL, TX 75087 ROCKWALL COUNTY HELPING HANDS INC ROCKWALL IS D **ROCKWALL PROPERTY CORP** P O BOX 375 1050 WILLIAMS ST ATTN:BILL BRICKER ROCKWALL, TX 75087 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087

STONEFIELD HOMES LLC

150 TURTLE CREEK

SUITE 104-E

DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC

PO BOX 369

ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL

PO BOX 372

ROCKWALL, TX 75087



July 15, 2022

City of Rockwall Planning Department 385 South Goliad Rockwall, TX 75087

RE: Park Hills - Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner:

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner:

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet:

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

DOME to wast of board alloyable to the SCORE VERILER SOURCE, (SSEED, VIII.) No. 100. Ob, of the feetenal flowered flowers (flower) and of OWIC CUTE, and SWARD for the USE of the feet flower). These contents to the VIII. The second is Collect II. Size 202. The flowers flower of the VIII. The VIIII. The VIII. The VII

TRENCT North ISB cappea 20 minutes 02 seconds Fast, with said mails live, a distance of 41.45 feet to a voce past found for the common enthesat contrar of said DAV SESEX Addition and said Rackwell Property Carporation troot recorded in Volume 2015, Page 53 and northwest commor of said Rackwell Property Carporation troot recorded in Volume 2015, Page 100; and northwest commor of said Rackwell Property Carporation troot recorded in Volume 2015, Page 100;

THENCE South 00 degrees 56 minutes 16 seconds East, leading soid south line and with the common weel first of soid Ractical Property Degree/disc front recorded in Waters 2002, Page 150 and each line of soid ON CREEK Addition and soid all Ractical Property Congruence first recorded in Waters 2001, Page 3.0, a distance of 700.40 feet to a 1/2 insh han rad with a yellow plastic comman, VAC and the comman,

THENCE North 56 degrees 30 minutes 25 seconds East, leaving solid common line, a distance of 592,31 feet to a point for corner. THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 Next to a point for THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.69 feet to a point so corner; THENCE South 32 degrees 31 minutes 54 seconds East, a distance of \$1.60 feet to a point for THENCE South 10 degrees 15 minutes 35 seconds East, a distance of 5561 feet to a point for corner. THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.81 feet to a point for content. THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 188.33 feet to a paint for

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a paint for THENCE South 15 degrees 15 minutes 32 seconds West, a distance of 35.76 feet to a point for corner: THENCE South 08 degrees 18 minutes 02 seconds East, a distance of 40.09 feet to a paint for corner; THENCE South 62 degrees 15 minutes D4 seconds East, a distance of 65.87 feet to a point for

THENCE South 48 degrees 57 reliates 02 seconds East, a distance of 73.04 feet to a point for THENCE South 45 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for context. THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a paint for content THENCE South 25 degrees 15 minutes 25 seconds East, a distance of \$4.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a paint for sector; THENCE South 48 cogress 15 minutes 45 seconds East, a distance of 72.07 feet to a point for THENCE South 01 degrees 40 minutes 12 seconds Week, a distance of 57.76 feet to a point for corner.

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for THENCE South 20 degrees 00 minutes 05 seconds East a distance of 88,10 feet to a paint for series;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.89 feet to a paint for section

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner.

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for extrem: THENCE South 12 degrees 62 minutes 30 seconds East, a distance of BB.76 feet to a point for corner.

THENCE South 43 degrees 38 minutes 54 seconds Cost. a distance of 66,83 feet to a point for across; THENCE South G4 degrees 41 minutes 43 seconds West, a distance of 37,66 feet to a point for corner;

THEXCE South 28 degrees 13 minutes 08 seconds East, a cletance of 115.84 feet to a paint for THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93,25 feet to a point for corner; TIES/C Such 16 degrees 59 minutes 44 seconds East, o statemes 61 fel.77 feet to unbit for cores in his contravors each fine of mid Rodewill Properly Compreher from remode in Vehicus 444, Page 145 and north lines of hall front of land described in Deat to Robert C, Dillender and wife, Starty Dillender, on recorded in Vehicus 2355, page 177, Deat Roperdis, Robert C, Gunty, Tends

THENCE Meeterly, with said south line, the following four (4) courses and distances

North 50 degrees 15 minutes 43 seconds Week, n distance of 1,092.55 first in a 1/2 inch income with a system position on planta 20°C set for the common retireset corner of that text 2000000000198; best Records, Related County, Taxes and not the extra corner of the text of one described in Dates to 3. Richard Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as

North 37 degrees 11 minutes 23 seconds that, a distance of 205.74 feet to a 1/2 lech iron and with a galos plottle cap atarged VMC set for the common northwest corner of sold D. Richard Dewoney and wife, Dans Dewoney broot and an interior all corner of sold Richard Property Capacitation tract recorded in Valums 444, Plags 1449. South Of degrees 26 minutes 13 seconds Sect. a distance of 428,00 feet to a 1/2 than iron rod with a yeliev plastis and stamped "MC" set for the common southwest comer of sold D. Richard Deventey and Mis. Disna Deventey troot and an exterior at comer of sold Richard Payerly Carponists front recorded in Nations 444, Page 146;

THENCE South 60 degrees 15 minutes 62 seconds West, with the north line of eald MUNICPAL PARK ADDITION, a distance of 20737 feet to a 1/2 sich from out with a yellow plastic cop stamped "ANC" and for the anothread corner of the shows mentioned CAC CREEK Addition. THENCE North 58 degrees 33 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,691.77 feet to a 1/2 inch iron rod found for corner; BIENCE North OI degrees 15 minutes 45 seconds Rest, continuing with sold west line, a distance of 759.30 feet to the POINT OF BEGINNIG and containing 67.075 across of land, more or less.

Scott SS degrees 33 minutes 97 excurds West, o distance of 724.95 Next to d 1/2 inch iron and with a new pleaker any stronged 19-50% SUMENT found in the north line of Washington Francis Control of State 19-50% SUMENT found in the north line of Washington Francis Copporation fraction excellent visities 44.5 Feed food assumed as come of that trace of load described in Deed to City of Rockwall, as necessive in Valume 2153, Foge 95, Deed Roccox, Rockwall County, Lesson.

HENCE Nurtherly, with the east line of sold City of Radovall tract, the following three (3) courses

North 24 degrees 25 minutes 30 seconds East, a clatance of 2014.48 feet to a 1/2 hoth from nod with a nec pleatic cap stamped "SPARK SUPPE" from at the beginning of a curve to the left haring a central range of 25 degrees 00 minutes 28 seconds, a radius of 2010.00 feet and a cross bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

North 3D degree 37 minutes 07 seconds West, a distance of 203.44 feet to a 1/2 inch income of this getter plants are stanced 1900 set for the common northeast corner of axis City et Rockwell tract and an extente all corner of axis Rockwell Property Commontation tout rescribe to Volume 444, Page 146;

THINDS SUIT BO degrees OF Photos 3D accords West, o distance of 707.57 feet to a 3/8 temperature of the comment multi-wat comment of suit of the comment multi-wat comment and suit of floathest frest under suit was comment MANASPAL PARK ADDITION, on Addition to the City of Rickell, Rickhell Gunty, Tossa occording to the Pilet thereof recorded to Codests II, Since 48, Pilet Record, Rickhell County, Tensa;

N59'30'28"E

- ALTERIATION

569 15 52 W ... 297.37

LEGAL DESCRIPTION (cont.):

N87'11'23'W

51'26'13"W 428.00

588'33'07"W 724.98

41.45 SEXE HOWER IO. 60

50'56'16'E 705.40

512.31

121

N89"15"43"W 1082.55

FAF HOLDINGS I, LTD. DOCLMENT NO. 20200000031089 D.R.R.C.T.

GRAPHIC SCALE

(IN FEET !

POINT OF BEGINNING

OTY OF ROCKWALL VOLUME 2183, PAGE 96 D.R.R.C.T.

 SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMININIT FOR ITLE INSURANCE, GST, NO. 2022/S0094KT, EPPECTIVE DATE LINE IS, 2022. NO PURCHER RESEARCH WAS PREPURED BY SURVEYOR. 4. MBBLE IMPROVEMENTS/JUTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATREMATICAL CLOSURE OF THE COURSES AND DISTANCES REPLICITED ON THIS SURVEY. THEY DO NOT INCLUDE THE TELEBACES THAT MAY SE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOADDARY MONIMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMANDS THE PROPERTY OF HE SURVEYER. HE UNMINORIZED USE OR REUSE OF HIS SURVEY WINCOLD EXPERIENCE WRITTEN PERMISSION OF THE SURVEYOR HAVE PROPERTIES. THE USE OF THE SURVEY OF ANYTHIS OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNMINERCED USE MILL REMOVE SURVEYOR FOR BURDEN OF ANY DAMAGES MOUNTED.

8. THE TERM "CERTBY" OR "CERTBICATE" AS SHOWN AND USED MERCON INDICATES AN EXPRESSION OF PROFESSIONAL CHRISTO REGARDING THE FACTS OF THE SURVEY AND COTS NOT CONSTITUTE A NUMBERITY OF COMMENTE, CHRISTO EXPRESSION OF MANDEL, MAY DE EXCLUSIONED TO THE PRESSION INVOLVED IN AND UNITED TO THE TRANSACTION CLOSING AT THE TILL COMPANY ROTICATED MERCON.

LOCATION A MEDITE . , error LOCATION MAP

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNIFES OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STANPED "JWC" (UNIESS OTHERWISE NOTED)

PFC POINT FOR CORNER <CM> CONTROL MONUMENT

D.R.R.C.T DEED RECORDS, ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS GVKR 🗉 GAS PIPELINE MARKER TS -A TRAFFIC SIGN

UGCM ... UNDERGROUND CABLE MARKER PH \$ FIRE HYDRANT GUY WIRE ANCHOR IRRIGATION CONTROL VALVE ICV Ø POWER POLE

TPED A TELEPHONE PEDESTAL WATER VALVE WV O TRANSMISSION TOWER TRANS WRE FENCE

-CHE-OVERHEAD ELECTRIC LINE ASPHALT CONCRETE GRAVEL

> LAND TITLE SURV 67.075 ACRES TREDLIN SURVEY, AI CKWALL, ROCKWALL 1 × E 08.



CITY OF R

1"=200 On hai IVC No MLP 503

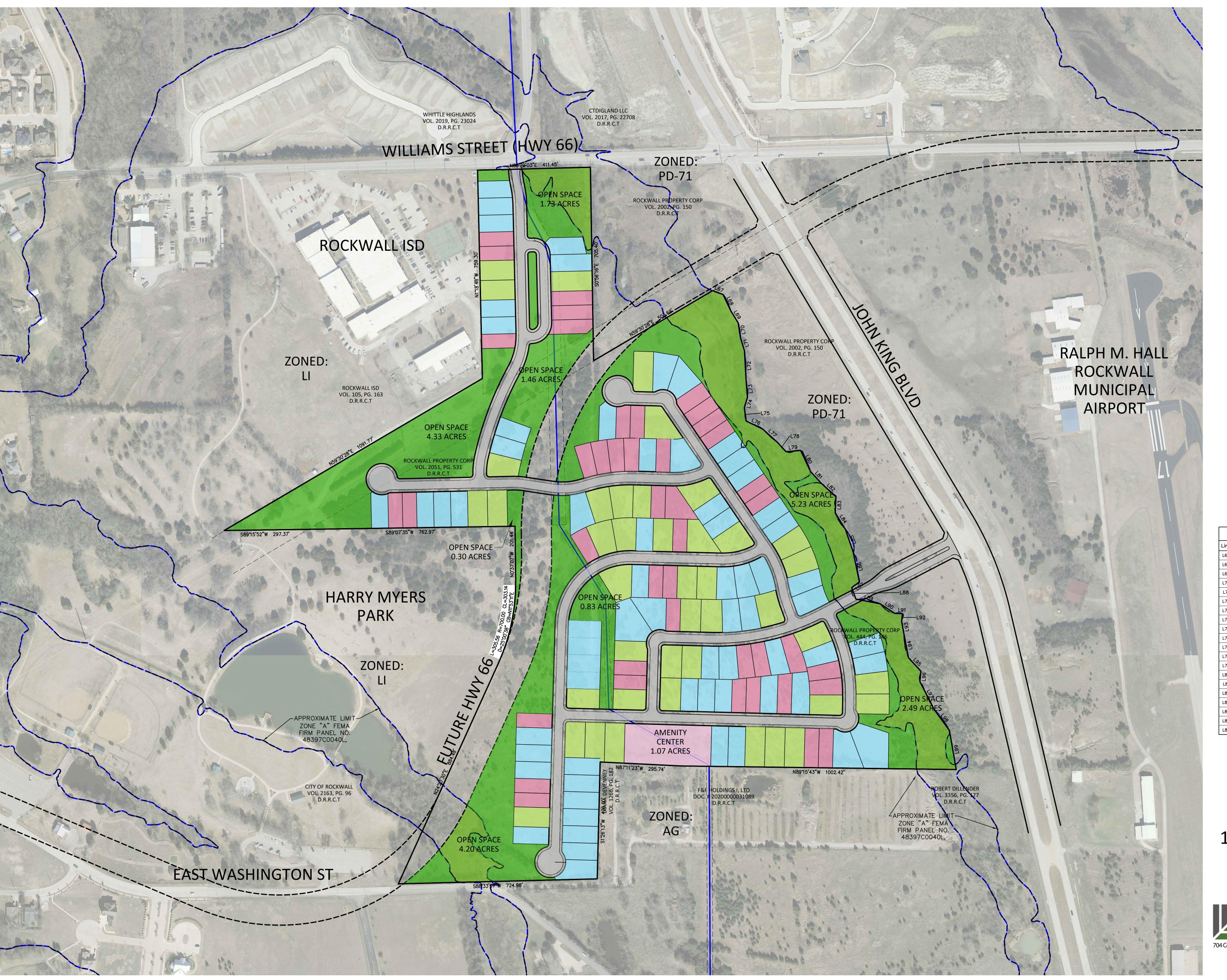
STRET 1 OF 2

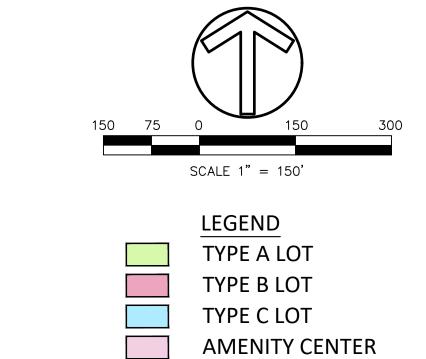


S.E ALL COUNTY,

183 XAS

CONSULTINA





LAND USE TABLE

| LOT TYPE | Α | В | С |
|---------------------------------------|-------|--------------|-------|
| LOT COUNT | 41 | 68 | 43 |
| PERCENTAGE | 27% | 45% | 28% |
| MINIMUM LOT AREA (SF) | 8,400 | 7,200 | 6,000 |
| MINIMUM LOT WIDTH (FT)* | 72 | 62 | 52 |
| MINIMUM LOT DEPTH (FT) | 120 | 120 | 120 |
| FRONT BUILDING SETBACK (FT) | 20 | 20 | 20 |
| REAR BUILDING SETBACK (FT) | 10 | 10 | 10 |
| SIDE BUILDING SETBACK - INTERIOR (FT) | 6 | 6 | 6 |
| SIDE BUILDING SETBACK - CORNER (FT) | 15 | 15 | 15 |
| MAXIMUM BUILDING HEIGHT | 35 FE | ET / 2.5 STO | DRIES |
| MAXIMUM LOT COVERAGE (%) | 65 | 65 | 65 |

^{*}Measured at front building setback

LOT DIMENSION STANDARDS

| | | PERCENT O |
|----------------------|-----------|-----------|
| LAND USE | AREA (AC) | TOTAL |
| RESIDENTIAL | 38.58 | 59.1% |
| FUTURE HWY 66 R.O.W. | 5.09 | 7.8% |
| OPEN SPACE | | |
| Private Open Space | 14.22 | 21.8% |
| Amenity Center | 1.07 | 1.6% |
| Floodplain | 6.35 | 9.7% |
| OPEN SPACE TOTAL | 21.64 | 33.1% |
| TOTAL | 65.309 | 100.0% |

Open Space Required (20%) = 65.309 x 20% = 13.06 acres
Open Space Provided (assuming 1/2 of floodplain) = 18.46 Ac.

| | Line | Table |
|------|--------|--------------|
| Line | Length | Direction |
| L67 | 40.60 | S69° 21' 48 |
| L68 | 64.89 | S25° 06' 25 |
| L69 | 51.80 | S31° 25' 37 |
| L70 | 55.61 | S9° 09' 13" |
| L71 | 49.61 | S16° 55' 05 |
| L72 | 109.33 | S3° 11' 20" |
| L73 | 60.49 | S4° 27' 24" |
| L74 | 39.76 | S16° 19' 49' |
| L75 | 48.89 | S8° 12' 45" |
| L76 | 66.87 | S64° 09' 47 |
| L77 | 73.04 | S47° 50' 45 |
| L78 | 44.81 | S42° 29' 55 |
| L79 | 53.72 | N85° 31' 53 |
| L80 | 84.31 | S25° 10′ 09 |
| L81 | 59.42 | S42° 22' 14 |
| L82 | 72.07 | S47° 09' 28 |
| L83 | 57.76 | S2° 46′ 29″ |
| L84 | 71.66 | S31° 26' 15 |
| L85 | 88.10 | S18° 53' 46 |
| L86 | 110.02 | S11° 41' 53' |
| | | |

| Line | Length | Direction |
|------|--------|---------------|
| L87 | 34.88 | S53° 25' 21"W |
| L88 | 44.84 | S20° 12′ 22″E |
| L89 | 90.02 | S79° 08' 23"E |
| L90 | 62.92 | S56° 28' 11"E |
| L91 | 28.55 | S87° 49' 07"E |
| L92 | 28.02 | S5° 58' 08"W |
| L93 | 46.33 | S10° 07' 55"E |
| L94 | 88.76 | S10° 56' 13"E |
| L95 | 66.83 | S42° 32' 37"E |
| L96 | 37.66 | S5° 48' 00"W |
| L97 | 115.84 | S27° 06' 51"E |
| L98 | 93.26 | S36° 05' 07"E |
| L99 | 144.51 | S9° 53′ 27″E |
| | | |
| | | |

Line Table

CONCEPT PLAN PARK HILLS

152 SINGLE-FAMILY LOTS 65.309 Acres Rockwall, Texas



ZONING CASE #2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS ALL OF OAK CREEK, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN CABINET B. SLIDE 201. PLAT RECORDS OF ROCKWALL COUNTY. TX AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 444. PAGE 146 AND ALL OF THAT TRACT OF LAND DESCIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN **VOLUME 2051, PAGE 53, DEED RECORDS, ROCKWALL COUNTY,** TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Bricker of Rockwall Property Group for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District, on a 65.309-acre tract of land as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the Subject Property,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;
- **SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.*
- **SECTION 5.** That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
 - (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
 - (c) Master Parks and Open Space Plan. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
 - (d) Master Plat. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.
 - (e) Preliminary Plat. A Preliminary Plat for each phase of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the Master Plat and shall include a Treescape Plan for the phase being Preliminary Platted. A Preliminary Plat application may be processed by the City concurrently with a Master Plat and a Master Parks and Open Space Plan application for the development.
 - (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall

- identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. That 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 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6^{TH} DAY OF SEPTEMBER, 2022.

| ATTEST: | Kevin Fowler, <i>Mayor</i> |
|-------------------------------|----------------------------|
| Kristy Cole, City Secretary | |
| APPROVED AS TO FORM: | |
| Frank J. Garza, City Attorney | |

1st Reading: <u>August 15, 2022</u>

2nd Reading: <u>September 6, 2022</u>

Exhibit 'B': Survey

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

Survey

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point

Exhibit 'B': Survey

for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

Exhibit 'B': Survey

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146:

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and

Exhibit 'B': Survey

northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

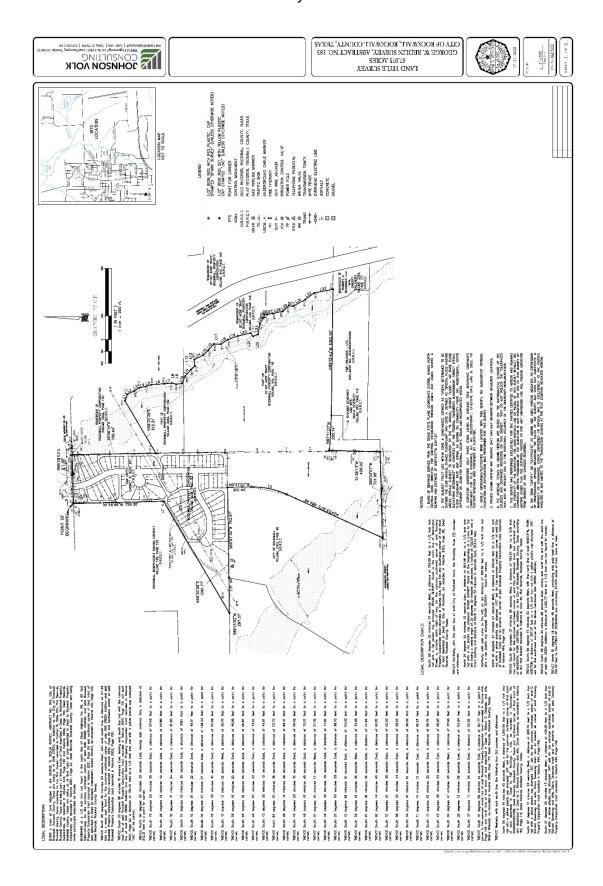
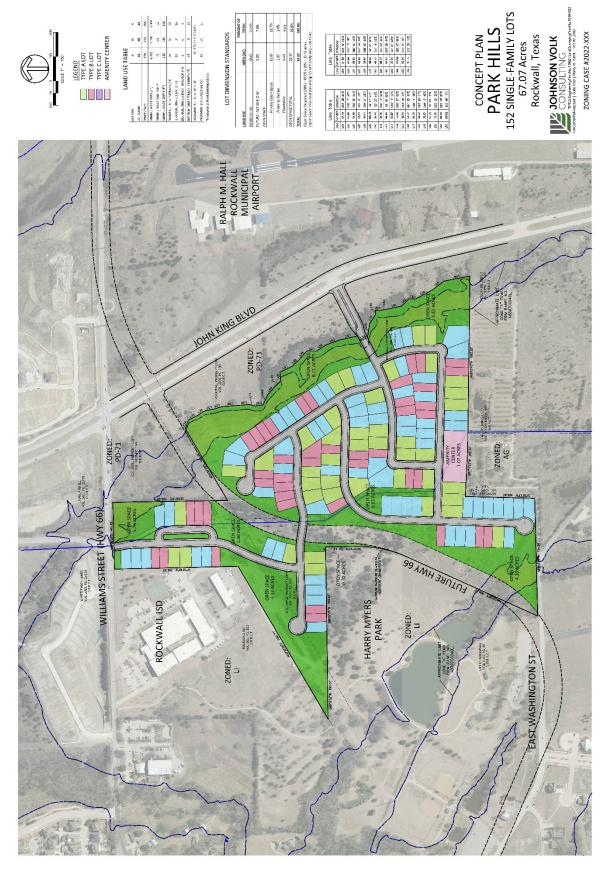


Exhibit 'C': Concept Plan



Density and Development Standards

Density and Development Standards.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the Subject Property:
 - (a) <u>Residential Land Uses</u>. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
 - (b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for Commercial land uses as depicted on the Concept Plan in Exhibit 'C' of this ordinance. These areas are limited to those uses permitted by-right or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) and subject to the approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations contained in Article 10, Planned Development District Regulations, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:
 - ☑ Animal Boarding/Kennel without Outside Pens
 - ☑ Animal Hospital or Clinic
 - ☑ Convent, Monastery, or Temple
 - ☑ Commercial Parking Garage
 - ☑ Residence Hotel
 - ✓ Motel
 - ☑ Cemetery/Mausoleum
 - ☑ Congregate Care Facility/Elderly Housing
 - ☑ Emergency Ground Ambulance Services
 - ☑ Hospital
 - ☑ Mortuary or Funeral Chapel
 - ☑ Temporary Carnival, Circus, or Amusement
 - ✓ Private Sports Arena, Stadium, and or Track
 - ☑ Portable Beverage Service Facility
 - ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
 - ☑ Copy Center
 - ☑ Garden Supply/Plant Nursery
 - ☑ Self Service Laundromat
 - ☑ Night Club, Discotheque, or Dance Hall
 - ☑ Pawn Shop
 - ☑ Rental Store without Outside Storage and/or Display
 - ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
 - ☑ Bail Bond Service
 - ☑ Building and Landscape Material with Limited Outside Storage
 - ☑ Building Maintenance, Service, and Sales without Outside Storage
 - ☑ Furniture Upholstery/Refinishing and Resale
 - ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
 - ☑ Research and Technology or Light Assembly

Density and Development Standards

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- ✓ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ✓ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility
- (2) <u>Residential Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the <u>Concept Plan</u> depicted in <u>Exhibit</u> 'C' and stated in <u>Table 1</u>, which is as follows:

Table 1: Lot Composition

| | Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---|----------|-----------------------|------------------------|--------------------|--------------------|
| • | Α | 72' x 120' | 8,400 SF | 41 | 27% |
| | В | 62' x 120' | 7,200 SF | 68 | 45% |
| | С | 52' x 120' | 6,000 SF | 43 | 28% |
| - | | Ma | ximum Permitted Units: | 152 | 100.00% |

- (3) <u>Variation in Residential Lot Composition</u>. The allocation of single-family residential lot types may deviate from that in Subsection (2), Residential Lot Composition and Layout, provided that the maximum allowed total dwelling units does not exceed <u>152</u> units provided [1] a minimum of 72% of the total lot count be comprised of Lot Types 'A' & 'B', , [2] a minimum of 41 Lot Type 'A' lots and 68 Lot Type 'B' lots are provided, and [3] a maximum of 28% Lot Type 'C' lots can be provided.
- (4) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:
 - (a) <u>Residential</u>. Except as modified by this Planned Development District ordinance, residential land uses on the <u>Subject Property</u> shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC). The maximum permissible density for the <u>Subject Property</u> shall not exceed <u>2.266</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>152</u> units. All lots shall conform to the standards depicted in <u>Table 2</u>, which are as follows:

Table 2: Lot Dimensional Requirements

Exhibit 'D':Density and Development Standards

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|--|-------|-------|-------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area (SF) | 8,400 | 7,200 | 6,000 |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2) & (5) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 | 2,500 | 2,400 |
| Maximum Lot Coverage | 65% | 65% | 65% |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-desacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2. The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- (b) Non-Residential. Except as modified by this Planned Development District ordinance, the non-residential land uses on the Subject Property shall be required to meet the development standards stipulated by the General Overlay District Standards, General Commercial District Standards, and the standards required for the Commercial (C) District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the Commercial area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the Commercial area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.
- (5) <u>Building Standards for Residential</u>. All residential development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative

Density and Development Standards

pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

Examples of Cementitious Fiberboard





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. A total of 20.39% or 31 of 152 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.61% or 121 of all garages shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure* 1.

... Continued on Next Page

Density and Development Standards



(6) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 3 & 4 below).

Table 3: Anti-Monotony Matrix

| Lot Type | Minimum Lot Size | Elevation Features |
|----------|------------------|--------------------|
| Α | 62' x 120' | (1), (2), (3), (4) |
| В | 62' x 120' | (1), (2), (3), (4) |
| С | 52' x 120' | (1), (2), (3), (4) |

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Density and Development Standards

- adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

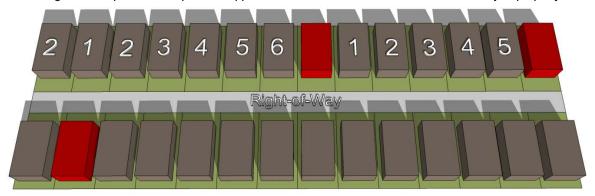
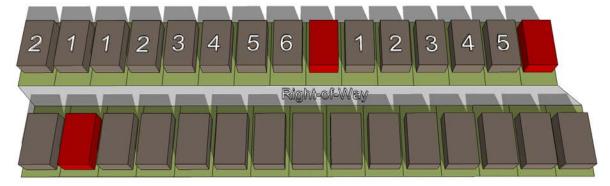


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



- (7) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) *Front Yard Fences*. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

Density and Development Standards

- (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) <u>Corner Lots</u>. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) <u>Landscape Buffer and Sidewalks (Future HWY-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along Future Hwy 66 ROW (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (2) <u>Landscape Buffer and Sidewalks (Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along Williams Street for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be

Density and Development Standards

planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (10) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e.* base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (11) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.32-acres -- as calculated by the formula stipulated in the

Density and Development Standards

Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.

- (14) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity Harry Myers Park.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas at all entry points to the Subject Property. The final design of these areas shall be provided on the PD Site Plan.
- (16) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



CASE MANAGER:

DATE: 7/22/2022

PROJECT NUMBER: 72022-037

PROJECT NAME:

SITE ADDRESS/LOCATIONS:

Zoning Change from 25 & LI to SF-10 CASE MANAGER PHONE:

CASE MANAGER EMAIL: rmiller@rockwall.com

Rvan Miller

972-772-6441

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of

> Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 65.309-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams

Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|------------|-------------|----------------|-------------------|--|
| | Ryan Miller | 07/16/2022 | Approved | |

07/16/2022: Z2022-037; Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- 1.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park.
- 1.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2022-037) in the lower right-hand corner of all pages on future submittals.
- 1.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Central District, and according to the Future Land Use Map the subject property is designated for Medium Density Residential district land uses. Medium Density Residential is defined as 3.0 dwelling units/acre with the ability to increase the density up to 3.50 dwelling units/acre at the discretion of the City Council if they determine that increased amenity is provided.
- M.5 The proposed density is 2.33 dwelling units/acre, which is in conformance with the density requirements of the Medium Density Residential district land use designation.
- 1.6 According to the Land Use Plan the Central District "(t)he district's residential areas consist of suburban residential (e.g. Park Place), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density developments (e.g. Evergreen Senor Living)." Additionally, the District Strategies for this district state that "(w)hile many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of Northern Estates and Northwest Residential Districts), any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential lots in this district, but should be comparable in size to newer developments (i.e. Ridgecrest Subdivision)." In this case the proposed concept plan does not appear to conform to this statement; however, staff will point out that the Oak Creek Subdivision currently consists of lots that range between ~23-feet and ~50-feet in size, and that the proposed subdivision would supersede this existing non-conforming zoning.
- M.7 Please address the following on the Concept Plan:
- Please show the required landscape buffers on the Concept Plan.
- Please indicate monument signage locations on the Concept Plan.
- Please indicate that all lots less than 12,000 SF are located within 800-feet of a public or private open space (i.e. provide a secondary exhibit buffering all open spaces by 800

-feet).

- (4) Please delineate all trails on the Concept Plan.
- (5) Please remove the Land Use Table from the Concept Plan.
- M.8 Based on the City's standards and previous Planned Development District ordinances, staff made the following changes to the proposed Density and Dimensional District Standards in the draft ordinance:
- (1) Subsection 3, Density and Dimensional Requirements. Staff added Note 7 to address Keystone Lots. This note states that fences should be pulled back to the 20-foot build line of the perpendicular lot (see Planning Markups).
- (2) Subsection 4(C), Garage Orientation and Garage Doors. Staff reduced the Front Entry garage allowance by one (1) lot (i.e. from 31 to 30) to bring the total number of front entry garages to less than 20.00%. This change better conforms to the Comprehensive Plan. Staff also added additional garage enhancements and examples that have been used in recent Planned Development District ordinances.
- (3) Subsection 7(b)(1), Landscape Buffer and Sidewalks (Future SH-66). Staff changed the landscape buffer along the future right-of-way for SH-66 from 30-feet to 50-feet in accordance with the recommendations in M.9 below.
- (4) Subsection 7(b)(3), Landscape Buffer (Adjacent to Open Space). Staff added the required ten (10) foot landscape buffer and tree planting requirements for open space areas.
- (5) Subsection 14, Neighborhood Signage and Enhancements. Staff added a requirement that all neighborhood signage should be equal to or better than existing neighborhood signage along John King Boulevard.
- M.9 Based on this submittal staff recommends the following:
- (1) Staff would recommend incorporating representative examples of entry monumentation to be included in the ordinance. Examples of good representations of existing entry monumentation signage in the City are the Breezy Hill, Stone Creek, and Northgate Subdivisions. Staff also recommends examples be provided for primary and secondary entry monumentation signage.
- (2) Staff recommends increasing the landscape buffer along the future right-of-way of SH-66 from 30-feet to 50-feet. While this is not a requirement, this roadway is planned to carry high traffic volumes in the future and it would be beneficial to incorporate a larger berm in this area to reduce visibility and sound from the future roadway.
- (3) To reduce the number of cul-de-sacs in the subdivision consider extending the northern roadway (currently ending in a cul-de-sac) to the future right-of-way for SH-66 and creating a temporary cul-de-sac that can be removed when this roadway is constructed (see Planning Markups).
- (4) To reduce the number of cul-de-sacs in the subdivision consider engaging the property owner south of the southernmost cul-de-sac for an access easement (see Planning Markups).
- (5) Consider engaging the property owner who owns the land depicted in Blue on the Planning Markups (who also owns the subject property) about incorporating the area between the subject and the floodplain as open space for this development. This area appears to be too small and separated from the balance of the parcel to the east to build a coherent commercial development, but could serve as a logical addition to the subdivision as open space.
- M.10 Please review the attached Draft Ordinance prior to the July 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 2, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.
- I.12 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 07/22/2022 | Needs Review |

07/22/2022: - Reserve 76' of ROW for future FM 1141/Williams.

- Review City's requirement for drainage easements for floodplain. Easements may cause a change in lot layouts and sizes along the floodplain.
- Approx. location of ex. 12" water. Will need to pothole for exact location.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Need to show and label utility/electric easement along western property line by Rockwall ISD
- Label all ex. easements

Roadway Paving Items:

- TXDOT TIA required
- Must reserve ROW for SH 66 new alignment to proposed layout. Reservation is approximately 140' total.
- Must reserve ROW for FM 1141/Williams Street new alignment to proposed SH 66 layout. Reserve is approximately 76' total.
- Internal streets must be 29' b-b reinforced concrete paving with 50' ROW. Intersections are to be set at 90-degree angles (no acute angle merges).
- Must meet Rockwall and TXDOT driveway spacing requirements.

Water and Wastewater Items:

- See all master line sizes required. Must tie the water line from John King to the western boundary.
- Must install 12" in future SH 66 from eastern property line to tie into ex. 12" in Washington St. May need to install said 12" to John King and install 16" in John King north to SH 66 then install 12" west. -Will need to do an infrastructure study with fees.
- Need to install 10" sewer along flood plain per Master Sewer Plan.
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have NTMWD and the power company approval for paving and residential lots in their easement.
- May need to relocate 12" water line on the western area of site.

Drainage Items:

- Detention is required, not allowed in floodplain.
- Areas of 20 acres or more must use the unit hydrograph method for detention calculations. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required if you "touch" the floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- If not adjacent to creek drainage must be at sheet flow conditions at the property line or an easement on the neighboring property is required, all the way to the creek.
- WOTUS/Wetlands Study required for all existing ponds on site.
- Flood study required if "touching" the existing floodplain. Review fees apply.
- Meet erosion hazard setback requirements
- All finish floor elevations adjacent to the floodplain must be two feet above the floodplain elevation. All roadway and parking areas must be one foot above the floodplain elevation.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------|----------------|----------------|-------------------|---|
| BUILDING | Henry Lee | 07/22/2022 | N/A | |
| No Comments | | | | _ |
| | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| FIRE | Ariana Kistner | 07/19/2022 | Approved | |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
|-------------|-----------------|----------------|----------------------|---|
| GIS | Lance Singleton | 07/18/2022 | Approved | |
| No Comments | | | | _ |
| | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| POLICE | Chris Cleveland | 07/19/2022 | Approved | |
| No Comments | | | | |
| | | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT | |
| PARKS | Travis Sales | 07/18/2022 | Approved w/ Comments | |

07/18/2022: 1. Tree Survey required

^{2.} Landscape plans required for common areas and rights of rows

^{3.} Will need to work closely with Rockwall Parks and Recreation as the development is surrounded by Harry Myers Park.



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

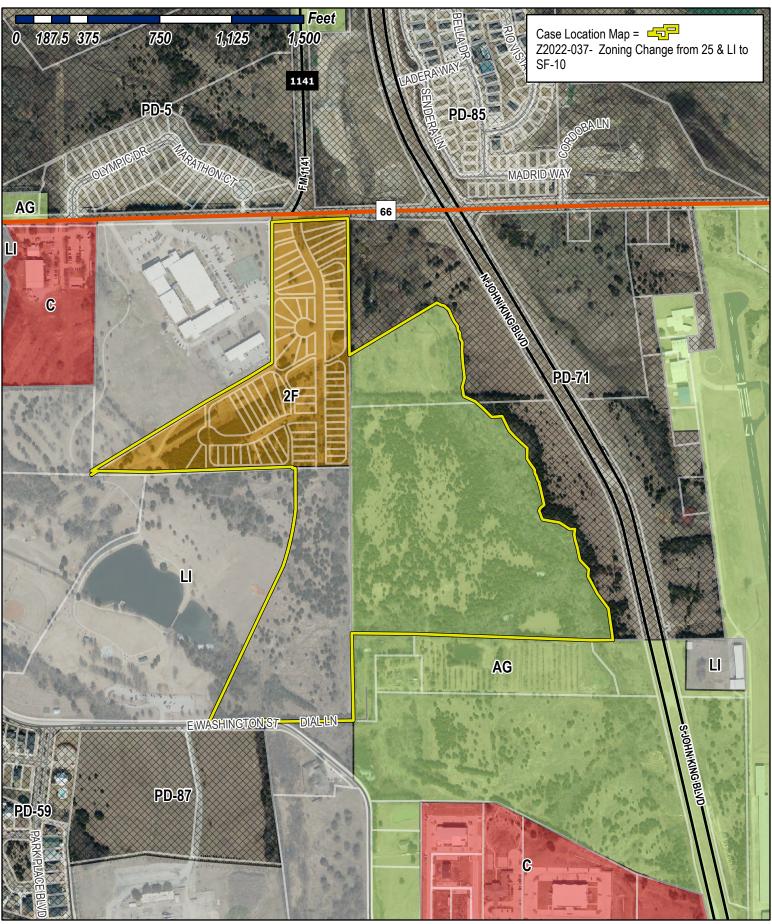
PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: | | | | | | |
|--|---------------------------------------|---|--|--|---|--|
| PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | | | ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) | | | |
| SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | | | PER ACRE AMOUNT. F 2: A \$1,000.00 FEE W | TO DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A. \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING | | |
| PROPERTY INFORMATION [PLEASE PRINT] | | | | | | |
| ADDRESS | John King Blvd, Roo | ckwall, TX 75087 | | | | |
| SUBDIVISION | ABS A0183, G W Redlin Tract 1, 6-1, 6 | | | LOT | BLOCK | |
| GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66) | | | | | | |
| ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] | | | | | | |
| CURRENT ZONING | Agricultural | | CURRENT USE | Agricultural | | |
| PROPOSED ZONING | Planned Developmen | t District - SF10 | PROPOSED USE | Single Family Residentia | ı | |
| ACREAGE | 65.309 | LOTS [CURRENT] | | LOTS [PROPOSED] | 152 | |
| SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. | | | | | | |
| OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] | | | | | | |
| ☐ OWNER | Rockwall Property Corp | | APPLICANT | APPLICANT Michael Joyce Properties | | |
| CONTACT PERSON | B:11 Beicker | | CONTACT PERSON | Ryan Joyce | | |
| ADDRESS | 305 Park Place Blvd | | ADDRESS | 767 Justin Road | | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & ZIP | Rockwall, TX 75087 | | |
| PHONE | | | PHONE | 512-965-6280 | | |
| E-MAIL | | | E-MAIL | ryan@michaeljoycepro | perties.com | |
| NOTARY VERIFICATION (REQUIRED) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles WBrk/cr [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: | | | | | | |
| \$INFORMATION CONTAINED | TO COVER THE CO | OST OF THIS APPLICATION, HAS NG THIS APPLICATION, I AGRED THE PUBLIC. THE CITY IS | S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND | ED HEREIN IS TRUE AND CORRECT: A OF ROCKWALL ON THIS THE 12 CKWALL (I.E. "CITY") IS AUTHORIZED A PERMITTED TO REPRODUCE ANY O TO A REQUIRE THE OFFICE OF THE OFFICE AND OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFI | DAY OF AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION | |
| GIVEN UNDER MY HAND A | | THE 15 DAY OF SW | ly 2026 | Notary | Public, State of Texas D. Expires 04-16-2025 | |
| | OWNER'S SIGNATURE | Charle W BI | udus | . III 2 COSTES | acy ID -133044766 | |
| NOTARY PUBLIC IN AND F | FOR THE STATE OF TEXAS | My his | | MY COMMISSION EXPIRES | 4-16-25 | |





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): 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

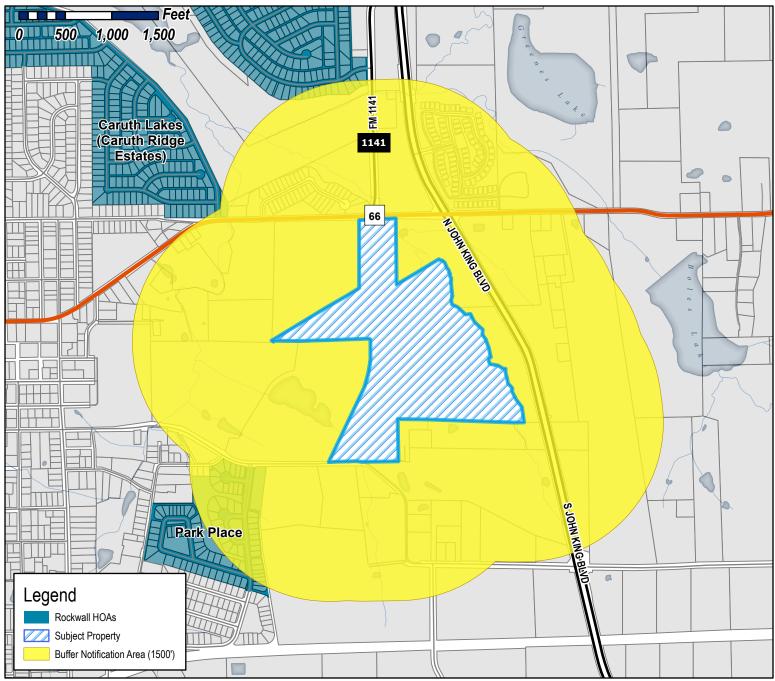




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

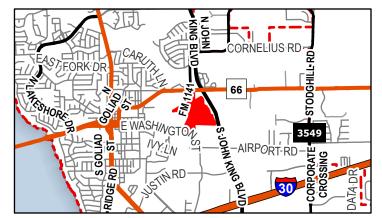
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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

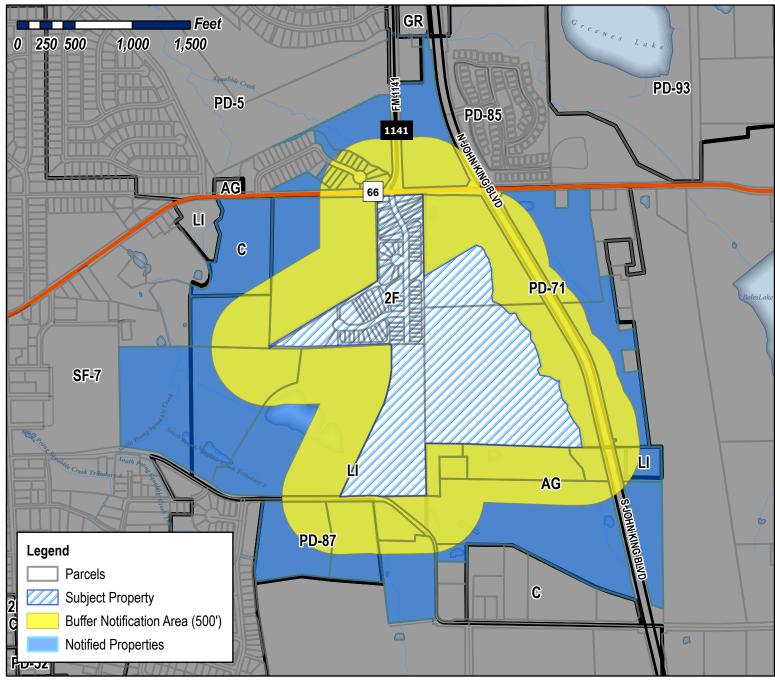




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



CITY OF ROCKWALL **COLUMBIA EXTRUSION BAYS JACOB M** 5602 YACHT CLUB DR. 385 S GOLIAD ST ATTN:BILL BRICKER ROCKWALL, TX 75032 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087 CTDIGLAND LLC **DEVENNEY DIANA DILLENDER ROBERT O & SHERY** 361 W BYRON NELSON BLVD 2944 PEGASUS DR PO BOX 2016 **SUITE 104** GARLAND, TX 75044 ROCKWALL, TX 75087 ROANOKE, TX 76262 F & F HOLDINGS I, LTD **FUNK JOSEPH ROCKWALL COMMUNITY PLAYHOUSE** 11226 INDIAN TRAIL 11226 INDIAN TRAIL 609 E RUSK ST DALLAS, TX 75229 **DALLAS, TX 75229** ROCKWALL, TX 75087 ROCKWALL COUNTY HELPING HANDS INC ROCKWALL IS D **ROCKWALL PROPERTY CORP** P O BOX 375 1050 WILLIAMS ST ATTN:BILL BRICKER ROCKWALL, TX 75087 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL PO BOX 372 ROCKWALL, TX 75087 STONEFIELD HOMES LLC 150 TURTLE CREEK SUITE 104-E DALLAS, TX 75207 WHITTLE HIGHLANDS, LLC PO BOX 369 ROCKWALL, TX 75087 Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, August 9, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 15, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





| MORE INFOR | MATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases |
|----------------------------|---|
| PLEASE RETUR | N THE BELOW FORM — |
| Case No. Z2022-037: Zon | ning Change (2F, LI, and AG to PD) for Park Hills |
| Please place a check ma | rk on the appropriate line below: |
| ☐ I am in favor of the req | uest for the reasons listed below. |
| ☐ I am opposed to the re | equest for the reasons listed below. |
| | |
| | |
| | |
| | |
| Name: | |
| Address: | |

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



July 15, 2022

City of Rockwall Planning Department 385 South Goliad Rockwall, TX 75087

RE: Park Hills - Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner:

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner:

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet:

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

DOME to wast of board alloyable to the SCORE VERILER SOURCE, (SSEED, VIII.) No. 100. Ob, of the feetenal flowered flowers (flower) and of OWIC CUTE, and SWARD for the USE of the feet flower). These contents to the VIII. The second is Collect II. Size 202. The flowers flower of the VIII. The VIIII. The VIII. The VII

TRENCT North ISB cappea 20 minutes 02 seconds Fast, with said mails live, a distance of 41.45 feet to a voce past found for the common enthesat contrar of said DAV SESTE Addition and Said Rackwell Property Carporation trock recorded in Volume 2015, Page 53 and northwest commor of said Rackwell Property Carporation trock recorded in Volume 2015, Page 100; and northwest commor of said Rackwell Property Carporation trust recorded in Volume 2015, Page 100;

THENCE South 00 degrees 56 minutes 16 seconds East, leading soid south line and with the common weel first of soid Ractical Property Degree/disc front recorded in Waters 2002, Page 150 and each line of soid ON CREEK Addition and soid all Ractical Property Congruence first recorded in Waters 2001, Page 3.0, a distance of 700.40 feet to a 1/2 insh han rad with a yellow plastic comman, VAC and the comman,

THENCE North 56 degrees 30 minutes 26 seconds East, leaving solid common line, a distance of 592,31 feet to a point for corner. THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 Next to a point for THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.69 feet to a point 60 corner; THENCE South 32 degrees 31 minutes 54 seconds East, a distance of \$1.60 feet to a point for THENCE South 10 degrees 15 minutes 35 seconds East, a distance of 5561 feet to a point for corner. THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.81 feet to a point for content. THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 188.33 feet to a paint for

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a paint for THENCE South 15 degrees 15 minutes 32 seconds West, a distance of 35.76 feet to a point for corner: THENCE South 08 degrees 18 minutes 02 seconds East, a distance of 40.09 feet to a paint for corner; THENCE South 62 degrees 15 minutes D4 seconds East, a distance of 65.87 feet to a point for

THENCE South 48 degrees 57 minutes 02 seconds East, a distance of 73.04 feet to a point for THENCE South 45 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for context. THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a paint for content THENCE South 25 degrees 15 minutes 25 seconds East, a distance of \$4.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a paint for sector; THENCE South 48 cogress 15 minutes 45 seconds East, a distance of 72.07 feet to a point for THENCE South 01 degrees 40 minutes 12 seconds Week, a distance of 57.76 feet to a point for corner.

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for THENCE South 20 degrees 00 minutes 05 seconds East a distance of 88,10 feet to a paint for series;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.89 feet to a paint for section

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner.

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for extrem: THENCE South 12 degrees 62 minutes 30 seconds East, a distance of BB.76 feet to a point for corner.

THENCE South 43 degrees 38 minutes 54 seconds Cost. a distance of 66,83 feet to a point for across; THENCE South G4 degrees 41 minutes 43 seconds West, a distance of 37,66 feet to a point for corner;

THEXCE South 28 degrees 13 minutes 08 seconds East, a cletance of 115.84 feet to a paint for THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93,25 feet to a point for corner; TIES/C Such 16 degrees 59 minutes 44 seconds East, o statemes 61 fei 77 feet to a park for core in his contravon such line of self Rodrido Properly Compreher front remode in Volume 444, Page 146 and north lines of hall local of line described in Deat to Ribbart C, Dillender and wife, Starty Dillender, on accordated in Volume 3355, Page 177, Deat Reports, Rodrido Causty, Tender

THENCE Meeterly, with said south line, the following four (4) courses and distances

North 50 degrees 15 minutes 43 seconds Week, n distance of 1,092.55 first in a 1/2 inch income with a system position on planta 20°C set for the common retireset corner of that text 2000000000198; best Records, Related County, Taxes and not the extra corner of the text of one described in Dates to 3. Richard Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Drine Deventry, as

North 37 degrees 11 minutes 23 seconds that, a distance of 205.74 feet to a 1/2 lech iron and with a galos plottle cap atarged VMC set for the common northwest corner of sold D. Richard Dewoney and wife, Dans Dewoney broot and an interior all corner of sold Richard Property Capacitation tract recorded in Valums 444, Ploga 144; South Of degrees 26 minutes 13 seconds Sect. a distance of 428,00 feet to a 1/2 than iron rod with a yeliev plastis and stamped "MC" set for the common southwest comer of sold D. Richard Deventey and Mis. Disna Deventey troot and an exterior at comer of sold Richard Payerly Carponists front recorded in Nations 444, Page 146;

THENCE South 60 degrees 15 minutes 62 seconds West, with the north line of eald MUNICPAL PARK ADDITION, a distance of 20737 feet to a 1/2 sich from out with a yellow plastic cop stamped "ANC" and for the anothread corner of the shows mentioned CAC CREEK Addition. THENCE North 58 degrees 33 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,691.77 feet to a 1/2 inch iron rod found for corner; BIENCE North OI degrees 15 minutes 45 seconds Rest, continuing with sold west line, a distance of 759.30 feet to the POINT OF BEGINNIG and containing 67.075 acres of land, more or less.

Scott SS degrees 33 minutes 97 excurds West, o distance of 724.95 Next to d 1/2 inch iron and with a red planks any stronged 95-80% SEMENT found in the north line of Washington Francis Control of Sementary Sementary Control of Sementary Con

HENCE Nurtherly, with the east line of sold City of Radovall tract, the following three (3) courses

North 24 degrees 25 minutes 30 seconds East, a clatance of 2014.48 feet to a 1/2 hoth from nod with a nec pleatic cap stamped "SPARK SUPPE" from at the beginning of a curve to the left haring a central range of 25 degrees 00 minutes 28 seconds, a radius of 2010.00 feet and a crord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

North 3D degree 37 minutes 07 seconds West, a distance of 203.44 feet to a 1/2 inch income of this getter plants are stanced 1900 set for the common northeast corner of axis City et Rockwell tract and an extente all corner of axis Rockwell Property Commontation tout rescribe to Volume 444, Page 146;

THINDS South ID degrees Of Phinaise 3D accords West, o distance of 707.57 feet to a 3/8 inch from roll faced for the comment northwest covere of said City of facebook frest under northwest covere of MANGIPAL PARK ADDITION, on Addition to the City of Rickedl, Reckedl Gunty, Tossa occording to the Pilet thereof recorded in Codetat II, 3 feet 48, feet Record, Reckedl Gunty, Tessa;

N59'30'28"E

- ALTERIATION

569 15 52 W ... 297.37

LEGAL DESCRIPTION (cont.):

N87'11'23'W

51'26'13"W 428.00

588'33'07"W 724.98

AT 1.45 SEXE HOWER IO. 60

50'56'16'E 705.40

512.31

121

N89"15"43"W 1082.55

FAF HOLDINGS I, LTD. DOCLMENT NO. 20200000031089 D.R.R.C.T.

GRAPHIC SCALE

(IN FEET !

POINT OF BEGINNING

OTY OF ROCKWALL VOLUME 2183, PAGE 96 D.R.R.C.T.

2. THE SUBJECT TRACT LIES MITHIN ZONE X (MASHADE), OUTNIED AS "AMEAS RETERNINED TO BE OUTSIDE THE CLEX MANUAL CHARLE PLOZIENIAM" AND ZONE A DEFINED AS "SWITCH, FLOOD HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURS HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURSHOOT MASHADEN MASHADE (TRACK) FLOOD INSTRUMENT AND THE OFFICE AS THE CONTROL OF THE TETROR LOURSHOOT MASHADE (TRACK) STETHERE AS ZOOD FOR MICHAEL COUNTY, EXEMA AND MOSPONGRATIA ARRIAGE.

 SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMININIT FOR ITLE INSURANCE, GST, NO. 2022/S0094KT, EPPECTIVE DATE LINE IS, 2022. NO PURCHER RESEARCH WAS PREPURED BY SURVEYOR. 4. MSBLE IMPROVEMENTS/JUTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATREMATICAL CLOSURE OF THE COURSES AND DISTANCES REPLICITED ON THIS SURVEY. THEY DO NOT INCLUDE THE TELEBACES THAT MAY SE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOADDARY MONIMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMANDS THE PROPERTY OF HE SURVEYEY HE HOUSEHOODED USE OF REUSE OF HIS SURVEY WHICH DEPRESSED WHITTH PERMISSION OF THE SURVEYEY HE NOT PRIMETED. THE USE OF THE SURVEY BY ANYTHIS OTHER THAN THE CERTIFIED PARTIES OF FOR ANY UNMISSIONED USE MILL REMOVE SURVEYOR FOR BURDEY OF ANY DAMAGES MOUTHED.

8. THE TERM "CERTBY" OR "CERTBICATE" AS SHOWN AND USED MERCON INDICATES AN EXPRESSION OF PROFESSIONAL CHRISTO REGARDING THE FACTS OF THE SURVEY AND COTS NOT CONSTITUTE A NUMBERITY OF COMMENTE, CHRISTO EXPRESSION OF MANDEL, MAY DE EXCLUSIONED TO THE PRESSION INVOLVED IN AND UNITED TO THE TRANSACTION CLOSING AT THE TILL COMPANY ROTICATED MERCON.

LOCATION A MEDITE . , error LOCATION MAP

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNIFES OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STANPED "JWC" (UNIESS OTHERWISE NOTED)

PFC POINT FOR CORNER <CM> CONTROL MONUMENT

D.R.R.C.T DEED RECORDS, ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS GVKR 🗉 GAS PIPELINE MARKER TS -A TRAFFIC SIGN

UGCM ... UNDERGROUND CABLE MARKER PH \$ FIRE HYDRANT GUY WIRE ANCHOR IRRIGATION CONTROL VALVE ICV Ø POWER POLE

TPED A TELEPHONE PEDESTAL WATER VALVE WV O TRANSMISSION TOWER TRANS WRE FENCE

-CHE-OVERHEAD ELECTRIC LINE ASPHALT CONCRETE GRAVEL

> LAND TITLE SURV 67.075 ACRES TREDLIN SURVEY, AI CKWALL, ROCKWALL 1 × E 08.



CITY OF R

1"=200 On hai IVC No MLP 503

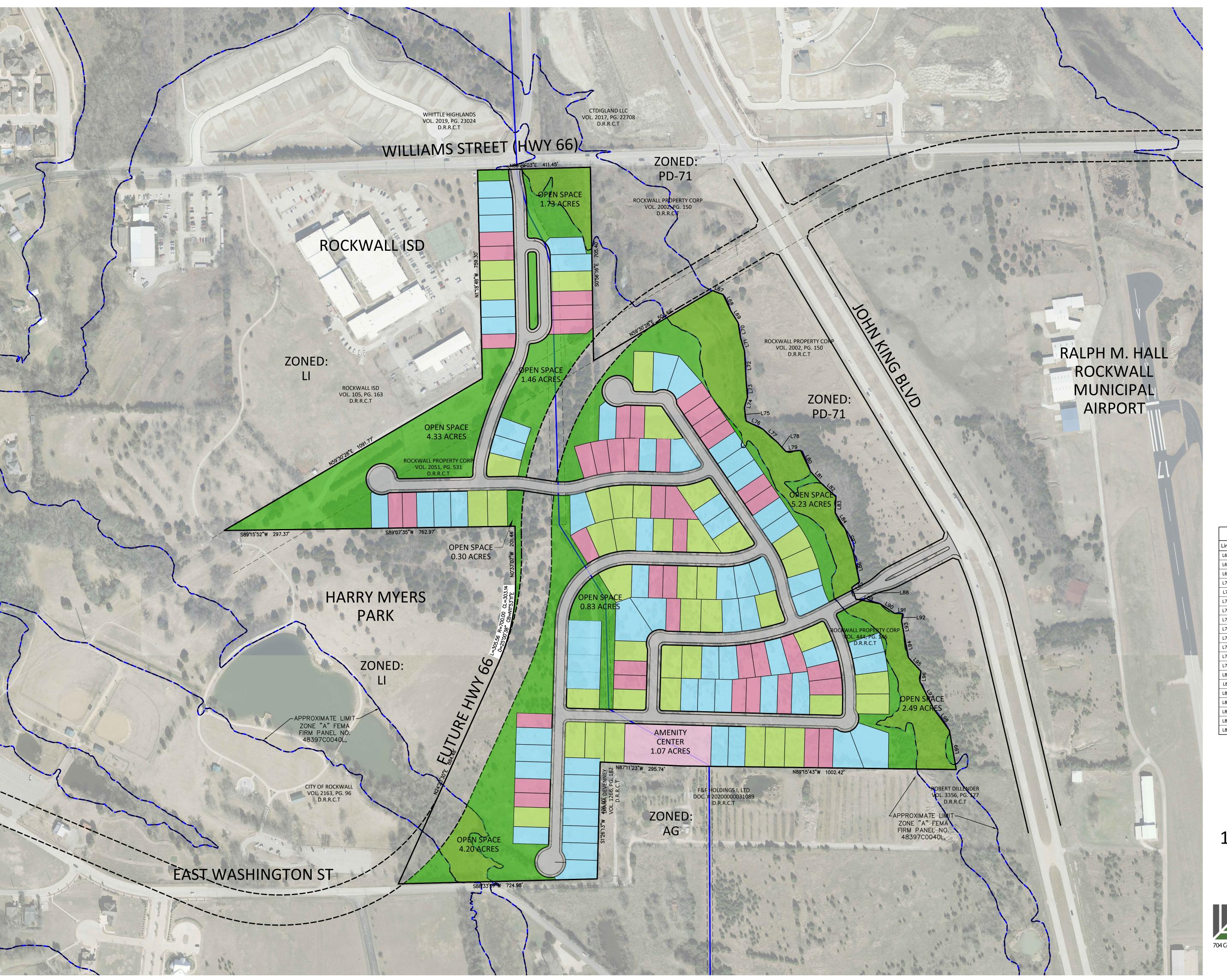
STRET 1 OF 2

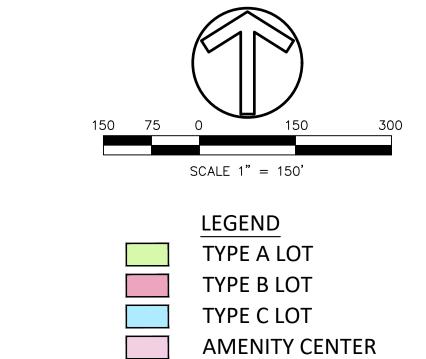


S.E ALL COUNTY,

183 XAS

CONSULTINA





LAND USE TABLE

| LOT TYPE | Α | В | С |
|---------------------------------------|-------|--------------|-------|
| LOT COUNT | 41 | 68 | 43 |
| PERCENTAGE | 27% | 45% | 28% |
| MINIMUM LOT AREA (SF) | 8,400 | 7,200 | 6,000 |
| MINIMUM LOT WIDTH (FT)* | 72 | 62 | 52 |
| MINIMUM LOT DEPTH (FT) | 120 | 120 | 120 |
| FRONT BUILDING SETBACK (FT) | 20 | 20 | 20 |
| REAR BUILDING SETBACK (FT) | 10 | 10 | 10 |
| SIDE BUILDING SETBACK - INTERIOR (FT) | 6 | 6 | 6 |
| SIDE BUILDING SETBACK - CORNER (FT) | 15 | 15 | 15 |
| MAXIMUM BUILDING HEIGHT | 35 FE | ET / 2.5 STO | DRIES |
| MAXIMUM LOT COVERAGE (%) | 65 | 65 | 65 |

^{*}Measured at front building setback

LOT DIMENSION STANDARDS

| | | PERCENT O |
|----------------------|-----------|-----------|
| LAND USE | AREA (AC) | TOTAL |
| RESIDENTIAL | 38.58 | 59.1% |
| FUTURE HWY 66 R.O.W. | 5.09 | 7.8% |
| OPEN SPACE | | |
| Private Open Space | 14.22 | 21.8% |
| Amenity Center | 1.07 | 1.6% |
| Floodplain | 6.35 | 9.7% |
| OPEN SPACE TOTAL | 21.64 | 33.1% |
| TOTAL | 65.309 | 100.0% |

Open Space Required (20%) = 65.309 x 20% = 13.06 acres
Open Space Provided (assuming 1/2 of floodplain) = 18.46 Ac.

| | Line | Table |
|------|--------|--------------|
| Line | Length | Direction |
| L67 | 40.60 | S69° 21' 48 |
| L68 | 64.89 | S25° 06' 25 |
| L69 | 51.80 | S31° 25' 37 |
| L70 | 55.61 | S9° 09' 13" |
| L71 | 49.61 | S16° 55' 05 |
| L72 | 109.33 | S3° 11' 20" |
| L73 | 60.49 | S4° 27' 24" |
| L74 | 39.76 | S16° 19' 49' |
| L75 | 48.89 | S8° 12' 45" |
| L76 | 66.87 | S64° 09' 47 |
| L77 | 73.04 | S47° 50' 45 |
| L78 | 44.81 | S42° 29' 55 |
| L79 | 53.72 | N85° 31' 53 |
| L80 | 84.31 | S25° 10′ 09 |
| L81 | 59.42 | S42° 22' 14 |
| L82 | 72.07 | S47° 09' 28 |
| L83 | 57.76 | S2° 46′ 29″ |
| L84 | 71.66 | S31° 26′ 15′ |
| L85 | 88.10 | S18° 53' 46 |
| L86 | 110.02 | S11° 41' 53' |
| | | |

| Line | Length | Direction |
|------|--------|---------------|
| L87 | 34.88 | S53° 25' 21"W |
| L88 | 44.84 | S20° 12′ 22″E |
| L89 | 90.02 | S79° 08' 23"E |
| L90 | 62.92 | S56° 28' 11"E |
| L91 | 28.55 | S87° 49' 07"E |
| L92 | 28.02 | S5° 58' 08"W |
| L93 | 46.33 | S10° 07' 55"E |
| L94 | 88.76 | S10° 56' 13"E |
| L95 | 66.83 | S42° 32' 37"E |
| L96 | 37.66 | S5° 48' 00"W |
| L97 | 115.84 | S27° 06' 51"E |
| L98 | 93.26 | S36° 05' 07"E |
| L99 | 144.51 | S9° 53′ 27″E |
| | | |
| | | |

Line Table

CONCEPT PLAN PARK HILLS

152 SINGLE-FAMILY LOTS 65.309 Acres Rockwall, Texas



ZONING CASE #2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS ALL OF OAK CREEK, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN CABINET B. SLIDE 201. PLAT RECORDS OF ROCKWALL COUNTY. TX AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 444. PAGE 146 AND ALL OF THAT TRACT OF LAND DESCIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN **VOLUME 2051, PAGE 53, DEED RECORDS, ROCKWALL COUNTY,** TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Bricker of Rockwall Property Group for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District, on a 65.309-acre tract of land as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the Subject Property,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;
- **SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.*
- **SECTION 5.** That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).
 - (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
 - (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
 - (c) Master Parks and Open Space Plan. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
 - (d) Master Plat. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.
 - (e) Preliminary Plat. A Preliminary Plat for each phase of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the Master Plat and shall include a Treescape Plan for the phase being Preliminary Platted. A Preliminary Plat application may be processed by the City concurrently with a Master Plat and a Master Parks and Open Space Plan application for the development.
 - (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall

- identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. That 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 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6^{TH} DAY OF SEPTEMBER, 2022.

| ATTEST: | Kevin Fowler, <i>Mayor</i> |
|-------------------------------|----------------------------|
| Kristy Cole, City Secretary | |
| APPROVED AS TO FORM: | |
| Frank J. Garza, City Attorney | |

1st Reading: <u>August 15, 2022</u>

2nd Reading: <u>September 6, 2022</u>

Exhibit 'B': Survey

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

Survey

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point

Exhibit 'B': Survey

for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

Exhibit 'B': Survey

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146:

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and

Exhibit 'B': Survey

northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

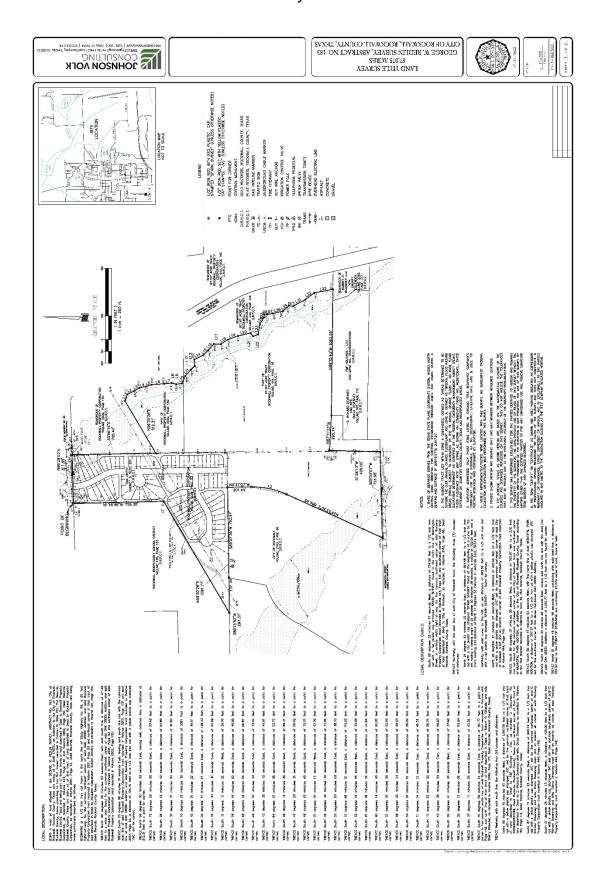
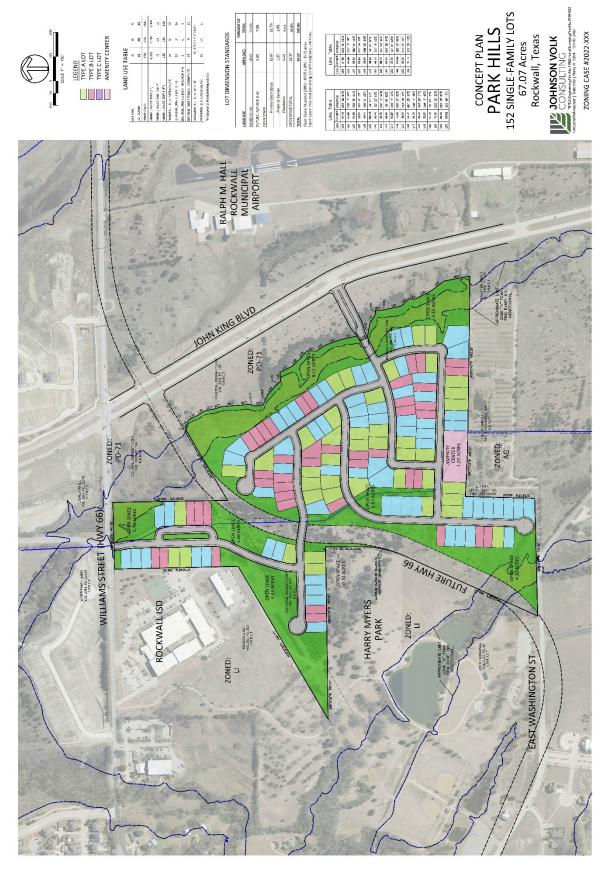


Exhibit 'C': Concept Plan



Density and Development Standards

Density and Development Standards.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the Subject Property:
 - (a) <u>Residential Land Uses</u>. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
 - (b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for Commercial land uses as depicted on the Concept Plan in Exhibit 'C' of this ordinance. These areas are limited to those uses permitted by-right or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) and subject to the approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations contained in Article 10, Planned Development District Regulations, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:
 - ☑ Animal Boarding/Kennel without Outside Pens
 - ☑ Animal Hospital or Clinic
 - ☑ Convent, Monastery, or Temple
 - ☑ Commercial Parking Garage
 - ☑ Residence Hotel
 - ✓ Motel
 - ☑ Cemetery/Mausoleum
 - ☑ Congregate Care Facility/Elderly Housing
 - ☑ Emergency Ground Ambulance Services
 - ☑ Hospital
 - ☑ Mortuary or Funeral Chapel
 - ☑ Temporary Carnival, Circus, or Amusement
 - ✓ Private Sports Arena, Stadium, and or Track
 - ☑ Portable Beverage Service Facility
 - ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses

 - ☑ Garden Supply/Plant Nursery
 - ☑ Self Service Laundromat
 - ☑ Night Club, Discotheque, or Dance Hall
 - ☑ Pawn Shop
 - ☑ Rental Store without Outside Storage and/or Display
 - ☐ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
 - ☑ Bail Bond Service
 - ☑ Building and Landscape Material with Limited Outside Storage
 - ☑ Building Maintenance, Service, and Sales without Outside Storage
 - ☑ Furniture Upholstery/Refinishing and Resale
 - ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
 - ☑ Research and Technology or Light Assembly

Density and Development Standards

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- ✓ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ✓ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility
- (2) <u>Residential Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the <u>Concept Plan</u> depicted in <u>Exhibit</u> 'C' and stated in <u>Table 1</u>, which is as follows:

Table 1: Lot Composition

| | Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---|----------|-----------------------|------------------------|--------------------|--------------------|
| • | Α | 72' x 120' | 8,400 SF | 41 | 27% |
| | В | 62' x 120' | 7,200 SF | 68 | 45% |
| | С | 52' x 120' | 6,000 SF | 43 | 28% |
| - | | Ma | ximum Permitted Units: | 152 | 100.00% |

- (3) <u>Variation in Residential Lot Composition</u>. The allocation of single-family residential lot types may deviate from that in Subsection (2), Residential Lot Composition and Layout, provided that the maximum allowed total dwelling units does not exceed <u>152</u> units provided [1] a minimum of 72% of the total lot count be comprised of Lot Types 'A' & 'B', , [2] a minimum of 41 Lot Type 'A' lots and 68 Lot Type 'B' lots are provided, and [3] a maximum of 28% Lot Type 'C' lots can be provided.
- (4) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:
 - (a) <u>Residential</u>. Except as modified by this Planned Development District ordinance, residential land uses on the <u>Subject Property</u> shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC). The maximum permissible density for the <u>Subject Property</u> shall not exceed <u>2.266</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>152</u> units. All lots shall conform to the standards depicted in <u>Table 2</u>, which are as follows:

Table 2: Lot Dimensional Requirements

Exhibit 'D':Density and Development Standards

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|--|-------|-------|-------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area (SF) | 8,400 | 7,200 | 6,000 |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2) & (5) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 | 2,500 | 2,400 |
| Maximum Lot Coverage | 65% | 65% | 65% |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-desacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2. The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- (b) Non-Residential. Except as modified by this Planned Development District ordinance, the non-residential land uses on the Subject Property shall be required to meet the development standards stipulated by the General Overlay District Standards, General Commercial District Standards, and the standards required for the Commercial (C) District as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the Commercial area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the Commercial area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.
- (5) <u>Building Standards for Residential</u>. All residential development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative

Density and Development Standards

pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

Examples of Cementitious Fiberboard





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. A total of 20.39% or 31 of 152 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.61% or 121 of all garages shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure* 1.

... Continued on Next Page

Density and Development Standards



(6) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 3 & 4 below).

Table 3: Anti-Monotony Matrix

| Lot Type | Minimum Lot Size | Elevation Features |
|----------|------------------|--------------------|
| Α | 62' x 120' | (1), (2), (3), (4) |
| В | 62' x 120' | (1), (2), (3), (4) |
| С | 52' x 120' | (1), (2), (3), (4) |

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Density and Development Standards

- adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

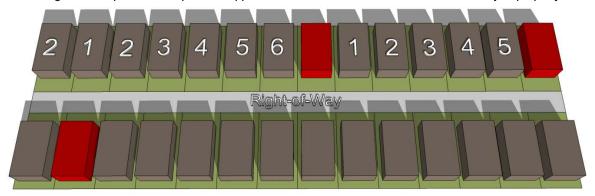
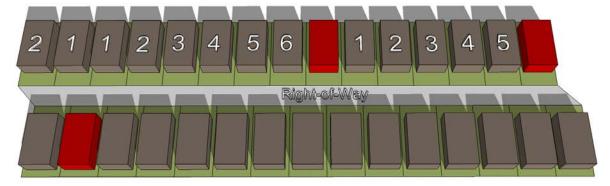


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



- (7) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) *Front Yard Fences*. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

Density and Development Standards

- (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) <u>Corner Lots</u>. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) <u>Landscape Buffer and Sidewalks (Future HWY-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along Future Hwy 66 ROW (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (2) <u>Landscape Buffer and Sidewalks (Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along Williams Street for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be

Density and Development Standards

planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (10) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e.* base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (11) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.32-acres -- as calculated by the formula stipulated in the

Density and Development Standards

Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.

- (14) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity Harry Myers Park.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas at all entry points to the Subject Property. The final design of these areas shall be provided on the PD Site Plan.
- (16) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

05 FUTURE LAND USE PLAN 01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL O







LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- Breezy Hill Subdivision
- Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART





MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential) Developments, of this Comprehensive Plan).

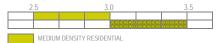
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- Caruth Lakes Subdivision
- Lago VistaSubdivision
- Park Place Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL WITH INCREASED AMENITY



HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

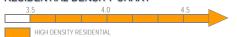
- Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- Sixteen50 @ Lake Ray Hubbard Apartments

Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY

















01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

The Central District is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. Park Place), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density residential developments (e.g. Evergreen Senior Living). The Central District also incorporates a high volume of industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Rail Road line that bisects the district—and City—in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

02.20%

10.32%

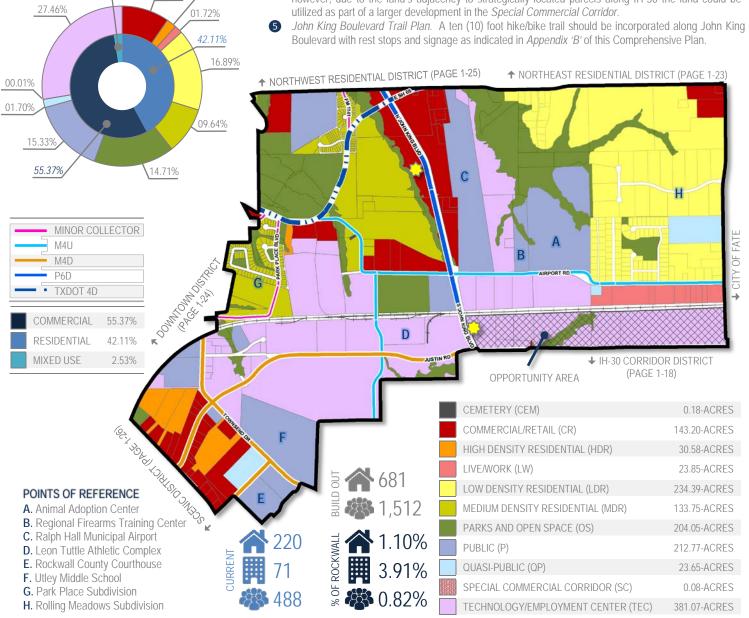
John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- when appropriate -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential. While many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of Northern Estates and Northwest Residential Districts), any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential lots in this district, but should be comparable in size to newer developments (i.e. Ridgecrest Subdivision). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision.
- (larger lots or a large landscape buffer) adjacent to the existing subdivision.

 3 Commercial/Retail Centers. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. are more characteristic of neighborhood/convenience centers); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping and large buffers) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for Technology/Industrial land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the Special Commercial Corridor.



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION: TRACT 6 OF THE G. W. REDLIN SURVEY. ABSTRACT NO. 183: AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B': 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 by Ryan Joyce of the Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with

the Concept Plan, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) <u>Master Parks and Open Space Plan</u>. A <u>Master Parks and Open Space Plan</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) <u>Master Plat</u>. A <u>Master Plat</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A <u>Master Plat</u> application may be processed by the City concurrently with a <u>Master Parks and Open Space Plan</u> application for the development.
- (e) <u>Preliminary Plat</u>. A <u>Preliminary Plat</u> for each phase of the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the <u>Master Plat</u> and shall include a <u>Treescape Plan</u> for the phase being <u>Preliminary Platted</u>. A <u>Preliminary Plat</u> application may be processed by the City concurrently with a <u>Master Plat</u> and a <u>Master Parks and Open Space Plan</u> application for the development.

- (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Final Plat application for the development.
- (g) <u>Final Plat</u>. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER. 2022.

| ATTEST: | | | Kevin Fowler, Mayor | |
|--------------------------|------------------------|---|---------------------|--|
| Kristy Teague | e, City Secretary | _ | | |
| APPROVED | AS TO FORM: | A | | |
| Frank J. Garz | a, City Attorney | | | |
| 1 st Reading: | <u>August 15, 2022</u> | | | |
| 2 nd Reading: | September 6, 2022 | | | |

Exhibit 'A': Legal Description

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner,

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

Exhibit 'A': Legal Description

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76-feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

Exhibit 'A': Legal Description

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet:

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas:

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

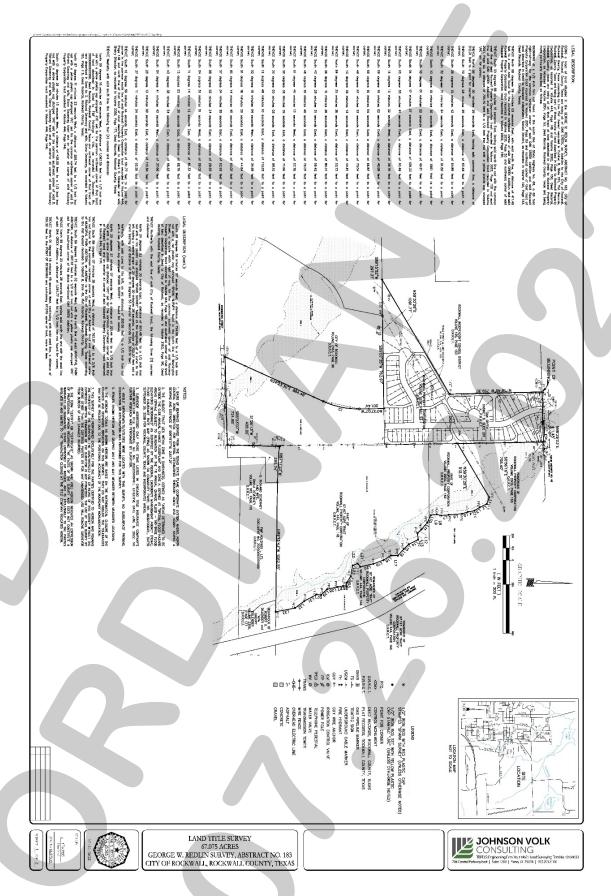


Exhibit 'C': Concept Plan



DENSITY AND DEVELOPMENT STANDARDS.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) <u>Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'C' and stated in Table 1, which is as follows:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|-----------------------|--------------------|--------------------|
| Α | 72' x 120' | 8,400 SF | 41 | 26.97% |
| В | 62' x 120' | 7,200 SF | 68 | 44.74% |
| С | 52' x 120' | 6,000 SF | 43 | 28.29% |
| | | . 5 | 450 | 400 0004 |

Maximum Permitted Units: 152

100.00%

(3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed <u>2.33</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>152</u> units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|---|----------|----------|----------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | 65' | 65' | 65' |

General Notes:

- : Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3. The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback and Side Yard Building Setback by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 5: J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5)
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

Density and Development Standards

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN





Continued on Next Page ...

Exhibit 'D':Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. A total of 19.74% or 30 of the 152 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 80.26% or 122 garages shall be oriented in a *J-Swing* (or Traditional Swing) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] divided garage bay doors (i.e. for two {2} car garages, two {2} individual entrances and for three {3} car garages a standard two {2} bay garage door with a single-bay garage door adjacent), [2] coach lighting, [3] carriage style hardware and lighting, [4] decorative wood doors or wood overlays on insulated metal doors, and [5] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 4-6 for examples of upgraded or enhanced finishes].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



Exhibit 'D':Density and Development Standards

FIGURE 5: EXAMPLES OF UPGRADED FINISHES









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(5) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

| Lo | t Type | Minimum Lot Size | Elevation Features |
|----|--------|------------------|--------------------|
| | Α | 8,400 SF | (1), (2), (3), (4) |
| | В | 7,200 SF | (1), (2), (3), (4) |
| | E | 6,000 SF | (1), (2), (3), (4) |

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on

Density and Development Standards

the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, SH-66 (*Future*), or Harry Myers Park shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



Density and Development Standards

- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways (*i.e.* including the future right-of-way for SH-66), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) <u>Corner Lots</u>. Corner lots fences (*i.e.* adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
- (7) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

Density and Development Standards

- (1) <u>Landscape Buffer and Sidewalks (Future SH-66)</u>. A minimum of a 50-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 36-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 50-foot landscape buffer.
- (2) <u>Landscape Buffer and Sidewalks (E. Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) <u>Landscape Buffers (Adjacent to Open Space)</u>. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on Exhibit 'C' shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Density and Development Standards

- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.0618-acres -- as calculated using the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.
- (13) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance. This trail system should connect the residents to the adjacent Harry Myers Park.
- (14) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than existing neighborhood signage along John King Boulevard. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (16) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



TO: Planning and Zoning Commission

DATE: August 9, 2022

APPLICANT: Ryan Joyce; *Michael Joyce Properties*

CASE NUMBER: Z2022-037; Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01* [Case No. A1960-001]. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development [Case No. 1983-048-01]. Approved concurrently with this zoning change, the City Council also approved a *Preliminary Plat* [Case No. 1983-049-01] and Site Plan [Case No. 1983-049-02] for the townhome development. On April 10, 1984 a *Final Plat* for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. This property - while being platted into 78 townhome lots -- remains currently vacant. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation this property was zoned Agricultural (AG) District. This designation has not changed since annexation and this portion of the subject property has remained vacant.

PURPOSE

On July 15, 2022 the applicant -- Ryan Joyce of Michael Joyce Properties -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 144-lot single-family, residential subdivision that will consists of three (3) lot sizes (i.e. [A] 41, 72' x 120' lots; [B] 75, 62' x 120' lots; and [C] 28, 52' x 120' lots).

ADJACENT LAND USES AND ACCESS

The subject property is generally located in between John King Boulevard, E. Washington Street, E. Williams Street [SH-66], and Harry Myers Park. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is E. Williams Street [*SH-66*], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Highlands Subdivision, which consists of 36 single-family residential lots on 11.00-acres. North of this is a vacant

3.494-acre tract of land (*i.e. Tract 2 of the M. B. Jones Survey, Abstract No. 122*). These properties are zoned Planned Development District 5 (PD-5) for open space and Zero Lot Line (ZL-5) District land uses.

South: Directly south of the subject property is E. Washington Street, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (i.e. Tract 31 of the R. Ballard Survey, Abstract No. 197 and Lot 1, Block 1, Indalloy Addition) that are zoned Planned Development District 87 (PD-87) for Townhomes, General Retail (GR) District, and Light Industrial (LI) District land uses.

<u>East</u>: Directly east of the subject property are the remainder tracts for *Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183.* These remainders are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

<u>West</u>: Directly west of the subject property is a 67.036-acre public park (*i.e. Harry Myers Park*). Also, west of the subject property is a 21.326-acre tract of land (*i.e. Tract 7 of the G. W. Redlin Survey, Abstract No. 183*) that is occupied with the administrative offices for the Rockwall Independent School District (RISD) and the Quest Academy. Both of these properties are zoned Light Industrial (LI) District, with a portion of the public park being zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 65.309-acre subject property will consist of 144 residential lots. These lots will consist of three (3) lot types: [1] 41 Type 'A' lots that are a minimum of 72' x 120' (or 8,400 SF), [2] 75 Type 'B' lots that are a minimum of 62' x 120' (or 7,200 SF), and [3] 28 Type 'C' lots that are a minimum of 52' x 120' (or 6,000 SF). This translates to a gross density of $\underline{2.21}$ dwelling units per gross acre (i.e. 144 lots/65.309-acres = 2.205 dwelling units per gross acre). The minimum dwelling unit size (i.e. air-

condition space) will range from 2,400 SF to 2,500 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry, and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a variation of materials throughout the subdivision. The following are some of the examples provided by the applicant showing horizontal lap-siding, board-and-batten siding, or decorative patterns that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD





FIGURE 2: EXAMPLES OF BOARD AND BATTEN





FIGURE 3: EXAMPLES OF HORIZONTAL LAP





Looking at the garage orientation proposed for the development, the applicant is requesting to allow all of the *Type 'C'* lots (*i.e.* the 52' x 120' lots) or a total of 19.40% of the 144 lots (equating to a total of 28 lots) to be orientated toward the street in a *Front Entry* garage configuration; however, the applicant is proposing to require an additional five (5) foot setback from the front façade of the home for *Front Entry* garage configurations, which will create a 25-foot separation from the garage to the front property line. The remaining garage doors will be oriented in a *J-Swing* (or a *Traditional Swing*) configuration or *Recessed Entry* configuration (*i.e.* where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with

ornamental stamped concrete brick pavers, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 8.4 (SF-8.4) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|--------------------------|--------------------|--------------------|
| А | 72′ x 120′ | 8,400 SF | 41 | 28.50% |
| В | 62' x 120' | 7,200 SF | 75 | 52.10% |
| С | 52' x 120' | 6,000 SF | 28 | 19.40% |
| | | Maximum Permitted Units: | 144 | 100.00% |

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|---|----------|----------|----------|
| Minimum Lot Width (1) | 72′ | 62′ | 52′ |
| Minimum Lot Depth | 120′ | 120′ | 120′ |
| Minimum Lot Area (SF) | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Setback (2), (5) & (6) | 20′ | 20′ | 20' |
| Minimum Side Yard Setback | 6′ | 6′ | 6′ |
| Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7) | 15′ | 15′ | 15′ |
| Minimum Length of Driveway Pavement | 20′ | 20′ | 20′ |
| Maximum Height (3) | 35′ | 35′ | 35′ |
| Minimum Rear Yard Setback (4) | 10′ | 10′ | 10′ |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | 65′ | 65′ | 65′ |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

The proposed concept plan shows that the development will consist of a total of 21.14-acres of open space that includes a 0.97-acre amenity center, 11.95-acres of private open space, 1.87-acres of parkland dedication, and 6.35-acres of floodplain. This translates to an open space percentage of 27.51% (i.e. 11.95-acres of private open space + 0.97-acre amenity center + 1.87-acres of parkland dedication [6.35-acres of floodplain/2]/65.309-acres gross = 17.965-acres or 27.50769%). In addition, the applicant has incorporated a trail system on the concept plan that shows a six (6) foot hike and bike trail will be provided. These trails will also provide access into Harry Myers Park, which is situated west of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) <u>Roadways</u>. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan SH-66 is required to be a TXDOT4D (*i.e. a Texas Department of Transportation, four [4] lane, divided roadway*), which requires a 140-foot right-of-way. The applicant will be required to dedicate a minimum of 120-feet of right-of-way with the remaining right-of-way being reserved on the subdivision plat. In addition, FM-1141 is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This will require a

- minimum of 76-feet of right-of-way. The applicant will be required to dedicate a minimum of 60-feet of right-of-way with the remainder of the right-of-way being reserved on the subdivision plat.
- (2) <u>Water</u>. The applicant will be required to construct a 12-inch waterline in the future right-of-way of SH-66 connecting to the existing waterline in E. Washington Street, and a 12-inch waterline along Williams Street. In addition, an infrastructure study will be needed to verify if additional water improvements are required.
- (3) <u>Wastewater</u>. The applicant will be required to construct a minimum of a ten (10) inch wastewater line connecting the existing stub out on the southside of Williams Street to the southern property line.
- (4) <u>Drainage</u>. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Flood Study and a Wetlands and Waters of the United States (WOTUS) Study for the existing ponds and floodplain on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual in the following ways:

- (1) <u>Alleyways</u>. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]
- (2) <u>Garage Configuration</u>. Section 04, <u>Residential Parking</u>, of Article 06, <u>Parking and Loading</u>, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or traditional swing] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.06% *J-Swing* (or Traditional Swing) or Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home) garages and 19.40% Front Entry garages with a five (5) foot recess of the garage door front the front façade of the single-family home. This will create a minimum of 25-feet from the front property line and the garage. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] coach lighting, [B] decorative wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Medium Density Residential* land uses. The plan defines *Medium Density Residential* land uses as "... residential subdivisions that are greater than two (2) and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing a total density of <u>2.21</u> dwelling units per acre. The proposed density is more characteristic of the <u>Low Density Residential</u> land use designation, which is defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the applicant is proposing to incorporate 1.87-acres of public parkland dedication (*which will be added to the existing acreage of Harry Myers Park*), six (6) foot hike and bike trails, a 0.97-acre amenity center, and 27.51% open space (*which exceeds the required open space by 7.51%*). Based on this, the applicant's request is in substantial conformance with the *Medium Density Residential* designation indicated for the subject property.

According to the *District Strategies* for *Suburban Residential* in the *Central District*, "... many of the larger tracts in this area are not large enough to support a master planned community ... any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments ..." In this case, the subject property incorporates an existing subdivision that was never constructed, but was platted for 78 townhome lots. This development -- the *Oak Creek Subdivision* -- consists of lots that are a minimum of 35' x 105', and an overall density of <u>4.37</u> dwelling units per acre. In addition, the subject property is directly south of the Highlands Subdivision, which incorporates lots that are a minimum of 50' x 100', and an overall density of <u>3.27</u> dwelling units per acre. These two (2) subdivisions are the only subdivisions within a close proximity to the subject property, and based on this the applicant's proposal incorporates larger lot sizes and a lower density than these subdivisions. Taking this into consideration, the applicant's request appears to be in conformance with the *District Strategies* for the *Central District*.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] side yard setbacks on all lot types, providing a mixture of lot types throughout the development, etc.); however, staff did identify the following non-conformities on the original concept plan. Based on these non-conformities, staff provided the below recommendations to the applicant. These recommendations are followed by the applicant's response to each recommendation.

<u>RED</u>: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

<u>BLUE</u>: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) <u>CH. 07 | Goal 02; Policy 3</u>: Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.
- (2) <u>CH. 08 | Section 02.02 | Goal 02; Policy 3</u>: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
 - <u>Staff Response</u>: Staff requested the applicant label and show an interconnected trail system and sidewalks on the concept plan, and show connectivity of the trail system to Harry Myers Park. <u>The applicant has shown a six (6) foot hike/bike trail circulating through the development and connecting to Harry Myers Park, and five (5) foot sidewalks throughout the development.</u>
- (3) <u>CH. 08 | Section 02.03 | Goal 03; Policy 2</u>: Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.
 - <u>Staff Response</u>: The applicant is proposing to incorporate a 52' x 120' lot product (*i.e. Type 'C' lots*) that will incorporate a Front Entry garage. Staff recommended that the 52' x 120' lot product be removed from the Planned Development District; however, staff also recognizes that the proposed development would replace 78 existing 35' x 100' lots that were established as the Oak Creek Subdivision. <u>The applicant has indicated that the 52' x 120' lots are necessary to make the current concept plan work. Based on removal of the existing lots in the Oak Creek Subdivision, this request may be warranted; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.</u>
- (4) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where Flat Front Entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, Flat Front Entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

<u>Staff Response</u>: If a *Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20%. The applicant is requesting that 19.40% or all of the Type 'C' lots (i.e. the 52' x 120' lots) incorporate Front Entry garage orientations; however, they are proposing a five (5) foot off-set between the front façade of the home and the garage, which will create a 25-foot building setback for the garage.

In addition to these recommendations, staff also suggested to the applicant that they: [1] submit examples of entry monumentation signage, [2] pursue obtaining an access agreement to the property south of the subject property to reduce the number of cul-de-sacs being proposed, [3] provide a 50-foot landscape buffer as opposed to a 30-foot landscape buffer along the future alignment of SH-66. In response to this the applicant did incorporate entry signage locations on to the concept plan, but did not provide examples of the propose entry monumentation signage. Staff has included a *Condition of Approval* for this case stating that the entry monumentation signage shall be equal to or better than the entry monumentation signage provided for newer subdivisions along John King Boulevard. In addition, the applicant has indicated that they have approached the property owner to the south about a possible access easement; however, they have not finalized an agreement to provide this access. The applicant has indicated this on the concept plan, but this is not binding and does not require the applicant to provide this access. Finally, the applicant has stated that they were able to incorporate a 50-foot landscape buffer along the majority of the future alignment of SH-66, but in certain locations -- *due to the shape of the property* -- they couldn't get the full 50-feet landscape buffer and it was necessary to reduce these areas down to 30-feet.

Taking all of this into account, the applicant's concept plan and proposed density and development standards appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 22, 2022, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place and Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Two (2) property owner notifications from one (1) property owner who owns two (2) properties within the 500-foot notification buffer in favor of the applicant's request.
- (2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District, Two Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) The entry monumentation signage proposed for the subdivision should be substantial and should be of a quality and design equal to or better than existing entry monumentation signage along John King Boulevard. This will be reviewed by the Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) Any construction resulting from the approval of this <u>Zoning Change</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

| STAFF | LISE | ONLY | , . |
|-------|------|-------|-----|
| SIMI | UJE | CIATI | |

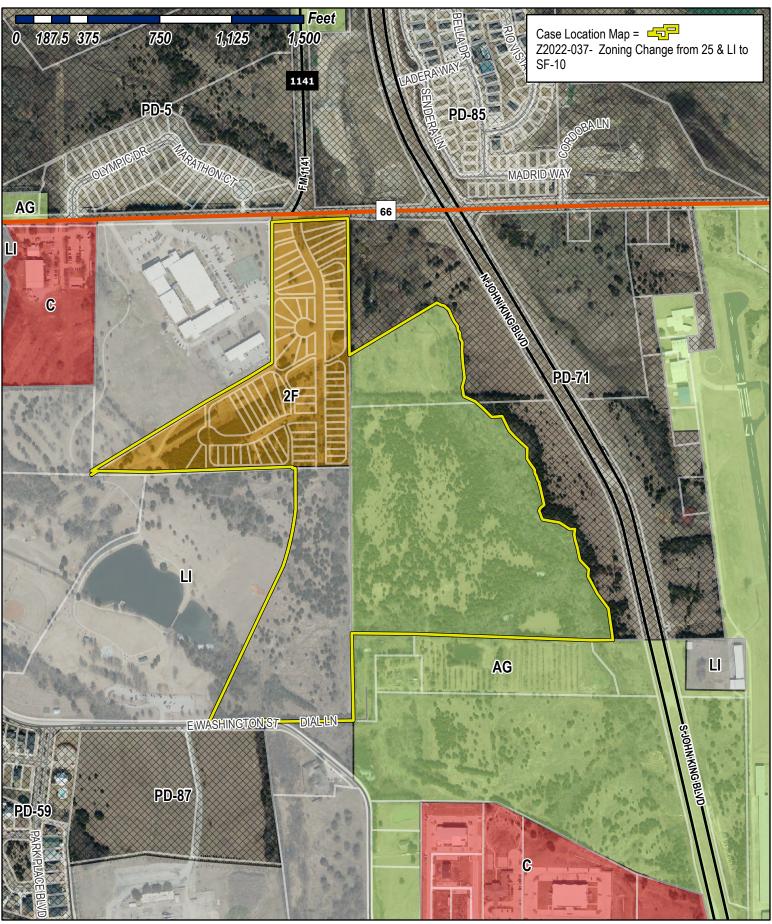
PLANNING & ZONING CASE NO.

<u>MOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE AF | PPROPRIATE BOX BELOW | TO INDICATE THE TYPE C | F DEVELOPMENT REQ | UEST [SELECT ONLY ONE BOX] | | |
|--|--|--|--|--|---|--|
| PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | | | ☐ ZONING CHAI ☐ SPECIFIC USI 図 PD DEVELOP OTHER APPLICA ☐ TREE REMOV | ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) | | |
| SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | | | PER ACRE AMOUNT. F 2: A \$1,000,00 FEE W | ™ DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. R A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING ONE OF THE PROPERTY O | | |
| PROPERTY INFO | RMATION [PLEASE PRIN | IT] | | | | |
| ADDRESS | John King Blvd, R | ockwall, TX 75087 | | | | |
| SUBDIVISION | ABS A0183, G W | Redlin Tract 1, 6-1, 6 | | LOT | BLOCK | |
| GENERAL LOCATION | Southwest of Inter | section at John King E | Blvd & Williams Stre | et (Hwy 66) | | |
| ZONING, SITE PLA | AN AND PLATTING | INFORMATION [PLEAS | SE PRINT] | | | |
| CURRENT ZONING | Agricultural | | CURRENT USE | Agricultural | | |
| PROPOSED ZONING | Planned Developme | ent District - SF10 | PROPOSED USE | Single Family Residentia | | |
| ACREAGE | 65.309 | LOTS [CURRENT | 1 | LOTS [PROPOSED] | 152 | |
| REGARD TO ITS A | | | | GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEVI | | |
| OWNER/APPLICA | NT/AGENT INFORM | ATION [PLEASE PRINT/CH | HECK THE PRIMARY CONT | ACT/ORIGINAL SIGNATURES ARE I | REQUIRED] | |
| □ OWNER | Rockwall Property C | orp | APPLICANT | Michael Joyce Propertie | es | |
| CONTACT PERSON | 13:11 13 eicpe | 5 | CONTACT PERSON | Ryan Joyce | | |
| ADDRESS | 305 Park Place Blvd | | ADDRESS | 767 Justin Road | | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & ZIP | Rockwall, TX 75087 | | |
| PHONE | , | | PHONE | 512-965-6280 | | |
| E-MAIL | | | E-MAIL | ryan@michaeljoycepro | perties.com | |
| | SIGNED AUTHORITY, ON THIS | DAY PERSONALLY APPEARE BE TRUE AND CERTIFIED THE | | Braker [OWNER] | THE UNDERSIGNED, WHO | |
| INFORMATION CONTAINED | TO COVER THE 2022 BY SIGI WITHIN THIS APPLICATION | COST OF THIS APPLICATION, HAVING THIS APPLICATION, I AGR | AS BEEN PAID TO THE CITY EE THAT THE CITY OF ROO S ALSO AUTHORIZED AND | CKWALL (I.E. "CITY") IS AUTHORIZED / PERMITTED TO REPRODUCE ANY (| DAY OF AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION | |
| GIVEN UNDER MY HAND A | AND SEAL OF OFFICE ON THI | STHE 15 DAY OF 50 | rly 2022 | Notary | Public, State of Texas | |
| | OWNER'S SIGNATURE | Charle W B | uder | . 11 3.6 06 18.5 | i. Expires 04-16-2025 acy ID _133044766 | |
| NOTARY PUBLIC IN AND F | FOR THE STATE OF TEXAS | Cay his | | MY COMMISSION EXPIRES | 4-16-23 | |





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): 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

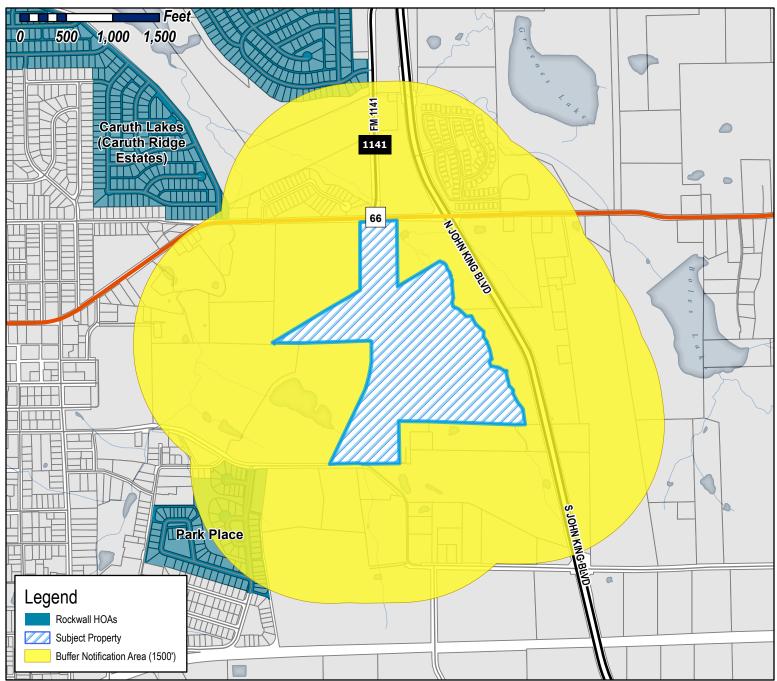




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

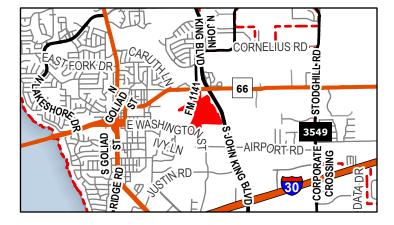
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



Lee, Henry

From: Gamez, Angelica

Sent: Friday, July 22, 2022 11:47 AM

Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification Program [Z2022-037] **Attachments:** Public Notice (07.15.2022).pdf; HOA Map Z2022-037.pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>July 22, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, August 9, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 15, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-037 Zoning Change from AG, 2F, and LI to a PD for SF-8.4 District

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

Thank you,

Angelica Gamez

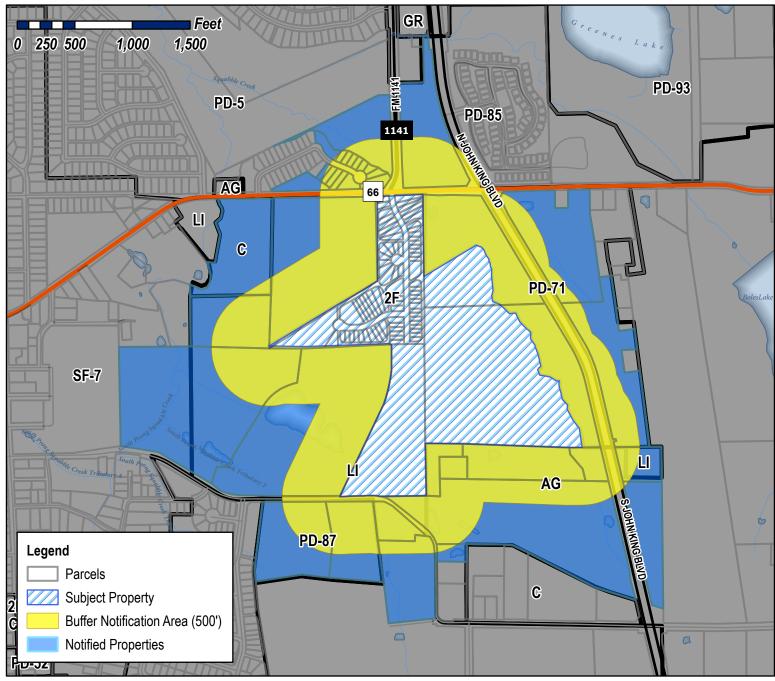
Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/



City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

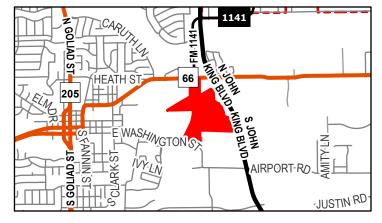
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



CITY OF ROCKWALL **COLUMBIA EXTRUSION BAYS JACOB M** 5602 YACHT CLUB DR. 385 S GOLIAD ST ATTN:BILL BRICKER ROCKWALL, TX 75032 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087 CTDIGLAND LLC **DEVENNEY DIANA DILLENDER ROBERT O & SHERY** 361 W BYRON NELSON BLVD 2944 PEGASUS DR PO BOX 2016 **SUITE 104** GARLAND, TX 75044 ROCKWALL, TX 75087 ROANOKE, TX 76262 F & F HOLDINGS I, LTD **FUNK JOSEPH ROCKWALL COMMUNITY PLAYHOUSE** 11226 INDIAN TRAIL 11226 INDIAN TRAIL 609 E RUSK ST DALLAS, TX 75229 **DALLAS, TX 75229** ROCKWALL, TX 75087 ROCKWALL COUNTY HELPING HANDS INC ROCKWALL IS D **ROCKWALL PROPERTY CORP** P O BOX 375 1050 WILLIAMS ST ATTN:BILL BRICKER ROCKWALL, TX 75087 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087

STONEFIELD HOMES LLC

150 TURTLE CREEK

SUITE 104-E

DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC

PO BOX 369

ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL

PO BOX 372

ROCKWALL, TX 75087

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





| MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases |
|---|
| PLEASE RETURN THE BELOW FORM — · — · — · — · — · — · — · — · — · — |
| Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills |
| Please place a check mark on the appropriate line below: |
| I am in favor of the request for the reasons listed below. |
| I am opposed to the request for the reasons listed below. |
| |
| |
| |
| |
| Name: |
| Address: |

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to: Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Rvan Miller, AICP Director of Planning & Zoning TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Please place a check mark on the appropriate line below:

PLEASE RETURN THE BELOW FORM

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Great Plan, medium density of 23, fiture 66 preserved, lots of open space, mix of lot sizes to show good streetscapes. Eliminated the duplex lots

Bill Bricker Columbia Extrusion Corporation 305 Park Place Blud.

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to: Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP Director of Planning & Zoning **USE THIS QR CODE** TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Great plan, medium 2.3 density, future lob preserved, lots of open space and mix of lot sizes to show good streetscapes. Eliminated the dupley potential

Bill Bricker - Columbia Extrusion Corporation 305 Pask Place BNJ.

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

| Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills |
|---|
| Please place a check mark on the appropriate line below: |
| ☐ I am in favor of the request for the reasons listed below. |
| I am opposed to the request for the reasons listed below. |
| a friendly design to future developments This design |
| of Residential reighborhood: Kich well have to cross highway |
| Address: 205 Dial f. Little Decience Con Con Dead IV Travel |

PLEASE RETURN THE BELOW FORM

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



July 15, 2022

City of Rockwall Planning Department 385 South Goliad Rockwall, TX 75087

RE: Park Hills - Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner:

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner:

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet:

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

DOME to wast of board alloyable to the SCORE VERILER SOURCE, MOSTRACE INC. NO. 30, often of Research, Reveals County, These are known of an OW COTTER, and Address the total County, These accessing a few first flowers and the sound of the SCORE AND ADDRESS AN

TRENCT North ISB cappeas 20 milystes C3 accords Fact, silv, said smalls live, a distance of 41.45 feet to a voce past found for the common enthesat contrar of said DAV CSBDT Addition and said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page 130;

THENCE South 00 degrees 56 minutes 16 seconds East, leading soid south line and with the common weel first of soid Ractical Property Degree/disc front recorded in Waters 2002, Page 150 and each line of soid ON CREEK Addition and soid all Ractical Property Degree/disc fract recorded in Waters 2001, Page 3.0, a distance of 700.40 feet to a 1/2 inith Iran rad with a yellow plastic cap stamped "ANC" and for comman.

THENCE North 56 degrees 30 minutes 25 seconds East, leaving solid common line, a distance of 592,31 feet to a point for corner. THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 Next to a point for THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.69 feet to a point so corner; THENCE South 32 degrees 31 minutes 54 seconds East, a distance of \$1.60 feet to a point for THENCE South 10 degrees 15 minutes 35 seconds East, a distance of 5561 feet to a point for corner. THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.81 feet to a point for content. THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 188.33 feet to a paint for

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a paint for THENCE South 15 degrees 15 minutes 32 seconds West, a distance of 35.76 feet to a point for corner: THENCE South 08 degrees 18 minutes 02 seconds East, a distance of 40.09 feet to a paint for corner; THENCE South 62 degrees 15 minutes D4 seconds East, a distance of 65.87 feet to a point for

THENCE South 48 degrees 57 minutes 02 seconds East, a distance of 73.04 feet to a point for THENCE South 45 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for context. THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a paint for content THENCE South 25 degrees 15 minutes 25 seconds East, a distance of \$4.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a paint for sector; THENCE South 48 cogress 15 minutes 45 seconds East, a distance of 72.07 feet to a point for THENCE South 01 degrees 40 minutes 12 seconds Week, a distance of 57.76 feet to a point for corner.

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for THENCE South 20 degrees 00 minutes 05 seconds East a distance of 88,10 feet to a paint for series;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.89 feet to a paint for section

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner.

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for series: THENCE South 12 degrees 62 minutes 30 seconds East, a distance of BB.76 feet to a point for corner.

THENCE South 43 degrees 38 minutes 54 seconds Cost. a distance of 66,83 feet to a point for across; THENCE South G4 degrees 41 minutes 43 seconds West, a distance of 37,66 feet to a point for corner;

THEXCE South 28 degrees 13 minutes 08 seconds East, a cletance of 115.84 feet to a paint for THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93,25 feet to a point for corner; TIES/C Such 16 degrees 59 minutes 44 seconds East, o statemes of 161.77 feet to unbit for cores in his contravors each fine of mild Roderical Property Compreher front remode in Volume 444, Page 145 and north lines of heal front of land described in Deat to Robert C, Dillender and wife, Starty Dillender, on recorded in Volume 3355, Page 177, Deat Reports, Robertal Causty, Tends

THENCE Meeterly, with said south line, the following four (4) courses and distances

North 50 degrees 15 minutes 43 seconds Week, n distance of 1,092.55 first in a 1/2 inch income with a system position on planta 20°C set for the common retireset corner of that text 2000000000198; best Records, Related County, Taxos on the Week control of this Vest of our described in Date 5 to 3. Richard Deventry and wife, Dates Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Dates Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Dates Deventry, as

North 37 degrees 11 minutes 23 seconds that, a distance of 205.74 feet to a 1/2 lech iron and with a galos plottle cap atarged VMC set for the common northwest corner of sold D. Richard Dewoney and wife, Dans Dewoney broot and an interior all corner of sold Richard Property Capacitation tract recorded in Valums 444, Ploga 1449. South Of degrees 26 minutes 13 seconds Sect. a distance of 428,00 feet to a 1/2 than iron rod with a yeliev plastis and stamped "MC" set for the common southwest comer of sold D. Richard Deventey and Mis. Disna Deventey troot and an exterior at comer of sold Richard Payerly Carponists front recorded in Nations 444, Page 146;

THENCE South 60 degrees 15 minutes 62 seconds West, with the north line of eald MUNICPAL PARK ADDITION, a distance of 20737 feet to a 1/2 sich from out with a yellow plastic cop stamped "ANC" and for the anothread corner of the shows mentioned CAC CREEK Addition. THENCE North 58 degrees 33 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,691.77 feet to a 1/2 inch iron rod found for corner; BIENCE North OI degrees 15 minutes 45 seconds Rest, continuing with sold west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 67.075 acres of land, more or less.

Scott SS degines 33 minutes 97 escords Meet, o distance of 724.95 Next to d 1/2 inch iron and with a new pleaker any stronged 19-50% SUMENT found in the north line of Mankrighton Presents Cooperation International Wilders

HENCE Nurtherly, with the east line of sold City of Radovall tract, the following three (3) courses

North 24 degrees 25 minutes 30 seconds East, a clatance of 2014.48 feet to a 1/2 hoth from nod with a nec pleatic cap stamped "SPARK SUPPE" from at the beginning of a curve to the left haring a central range of 25 degrees 00 minutes 28 seconds, a radius of 2010.00 feet and a crord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

North 3D degree 37 minutes 07 seconds West, a distance of 203.44 feet to a 1/2 inch income of this getter plants are stanced 1900 set for the common northeast corner of axis City et Rockwell tract and an extente all corner of axis Rockwell Property Commontation tout rescribe to Volume 444, Page 146;

THINDS SUIT BO degrees OF Photos 3D accords West, o distance of 707.57 feet to a 3/8 temperature of the comment multi-best converse of said City of facebook frest under suit manifests comment MANAGPAL PARK ADDITION, on Addition to the City of Rickell, Rickell Gunty, Tossa occording to the Pilet thereof recorded to Collects II, Since 48, Pilet Rosers, Rickells Gunty, Tessa control to the Pilet thereof recorded to Collects III, Since 48, Pilet Rosers, Rickells Gunty, Tessa;

N59'30'28"E

- ALTERIATION

569 15 52 W ... 297.37

LEGAL DESCRIPTION (cont.):

N87'11'23'W

51'26'13"W 428.00

588'33'07"W 724.98

41.45 SEXE HOWER IO. 60

50'56'16'E 705.40

512.31

121

N89"15"43"W 1082.55

FAF HOLDINGS |, LTD. DOCLMENT NO. 20200000031089

GRAPHIC SCALE

(IN FEET !

POINT OF BEGINNING

OTY OF ROCKWALL VOLUME 2183, PAGE 96 D.R.R.C.T.

2. THE SUBJECT TRACT LIES MITHIN ZONE X (MASHADE), OUTNIED AS "AMEAS RETERNINED TO BE OUTSIDE THE CLEX MANUAL CHARLE PLOZIENIAM" AND ZONE A DEFINED AS "SWITCH, FLOOD HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURS HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURSHOOT MASHADEN MASHADE (TRACK) FLOOD INSTRUMENT AND THE OFFICE AS SHOWN ON CHARLENGT PARTY (TRACK). (TRACK) STETHERS AS ZOOD FOR MICHAEL COUNTY, EXEMA AND MOSPONGRATIA ARRIAGE.

 SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMININIT FOR ITLE INSURANCE, GST, NO. 2022/03/094KT, EPPECTIVE DATE LINE IS, 2022. NO PURCHER RESEARCH WAS PREFURED BY SURVEYOR. 4. MBBLE IMPROVEMENTS/JUTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATREMATICAL CLOSURE OF THE COURSES AND DISTANCES REPLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TELEPHACES THAT MAY SE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOADDARY MONIMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMANDS THE PROPERTY OF HE SURVEYEY HE HOUSEHOODED USE OF REUSE OF HIS SURVEY WHICH DEPRESSED WHITTH PERMISSION OF THE SURVEYEY HE NOT PRIMETED. THE USE OF THE SURVEY BY ANYTHIS OTHER THAN THE CERTIFIED PARTIES OF FOR ANY UNMISSIONED USE MILL REMOVE SURVEYOR FOR BURDEY OF ANY DAMAGES MOUTHED.

8. THE TERM "CERTBY" OR "CERTBICATE" AS SHOWN AND USED MERCON INDICATES AN EXPRESSION OF PROFESSIONAL CHRISTO REGARDING THE FACTS OF THE SURVEY AND COTS NOT CONSTITUTE A NUMBERITY OF COMMENTE, CHRISTO EXPRESSION OF MANDEL, MAY DE EXCLUSIONED TO THE PRESSION INVOLVED IN AND UNITED TO THE TRANSACTION CLOSING AT THE TILL COMPANY ROTICATED MERCON.

LOCATION A MEDITE . , error LOCATION MAP

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNIFES OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STANPED "JWC" (UNIESS OTHERWISE NOTED)

PFC POINT FOR CORNER <CM> CONTROL MONUMENT

D.R.R.C.T DEED RECORDS, ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS GVKR 🗉 GAS PIPELINE MARKER TS -A TRAFFIC SIGN

UGCM ... UNDERGROUND CABLE MARKER PH \$ FIRE HYDRANT GUY WIRE ANCHOR IRRIGATION CONTROL VALVE ICV ® POWER POLE

TPED A TELEPHONE PEDESTAL WATER VALVE WV O TRANSMISSION TOWER TRANS WRE FENCE

-CHE-OVERHEAD ELECTRIC LINE ASPHALT CONCRETE GRAVEL

> LAND TITLE SURV 67.075 ACRES TREDLIN SURVEY, AI CKWALL, ROCKWALL 1 × E 08.



CITY OF R

1"=200 On hai IVC No MLP 503

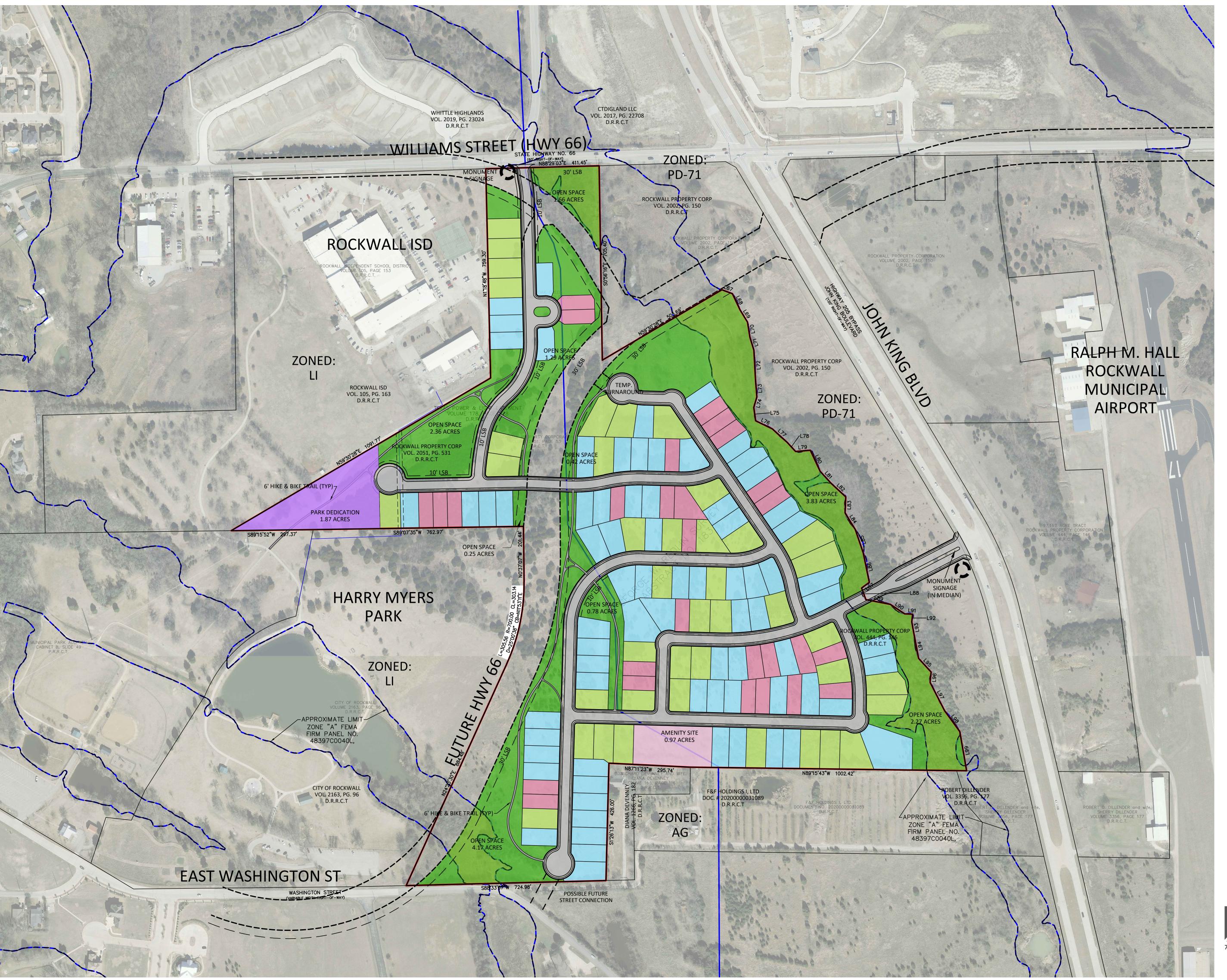
STRET 1 OF 2

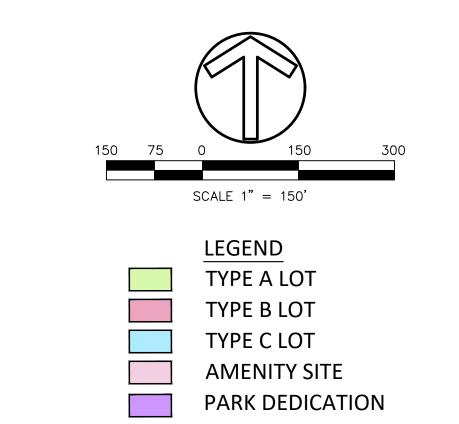


S.E ALL COUNTY,

183 XAS

CONSULTINA





ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

LOT DIMENSION STANDARDS

| LAND USE | AREA (AC) | PERCENT OF TOTAL |
|---------------------|-----------|---------------------|
| RESIDENTIAL | 37.52 | 57.4% |
| FUTURE TXDOT R.O.W. | 6.65 | 10.2% |
| OPEN SPACE | | |
| Private Open Space | 11.95 | 18.3% |
| Park Dedication | 1.87 | 2.9% |
| Amenity Site | 0.97 | 1.5% |
| Floodplain | 6.35 | 9.7% |
| OPEN SPACE TOTAL | 21.14 | 32.4% |
| TOTAL | 65.309 | 100.0% |

Open Space Required (20%) = 65.309 x 20% = 13.06 acres Open Space Provided (assuming 1/2 of floodplain) = 17.97 Ac.

| | Line | Table |
|------|--------|---------------|
| Line | Length | Direction |
| L67 | 40.60 | S69° 21' 48"E |
| L68 | 64.89 | S25° 06' 25"E |
| L69 | 51.80 | S31° 25′ 37″E |
| L70 | 55.61 | S9° 09' 13"E |
| L71 | 49.61 | S16° 55' 05"E |
| L72 | 109.33 | S3° 11' 20"E |
| L73 | 60.49 | S4° 27' 24"E |
| L74 | 39.76 | S16° 19' 49"W |
| L75 | 48.89 | S8° 12' 45"E |
| L76 | 66.87 | S64° 09' 47"E |
| L77 | 73.04 | S47° 50′ 45″E |
| L78 | 44.81 | S42° 29' 55"E |
| L79 | 53.72 | N85° 31' 53"E |
| L80 | 84.31 | S25° 10' 09"E |
| L81 | 59.42 | S42° 22' 14"E |
| L82 | 72.07 | S47° 09' 28"E |
| L83 | 57.76 | S2° 46′ 29″W |
| L84 | 71.66 | S31° 26' 15"E |
| L85 | 88.10 | S18° 53' 46"E |
| L86 | 110.02 | S11° 41' 53"E |

| Line | Length | Direction |
|------|--------|---------------|
| L87 | 34.88 | S53° 25' 21"\ |
| L88 | 44.84 | S20° 12' 22"I |
| L89 | 90.02 | S79° 08' 23"I |
| L90 | 62.92 | S56° 28' 11"E |
| L91 | 28.55 | S87° 49' 07"I |
| L92 | 28.02 | S5° 58' 08"W |
| L93 | 46.33 | S10° 07' 55" |
| L94 | 88.76 | S10° 56' 13"E |
| L95 | 66.83 | S42* 32' 37" |
| L96 | 37.66 | S5° 48' 00"W |
| L97 | 115.84 | S27° 06' 51" |
| L98 | 93.26 | S36° 05' 07"I |
| L99 | 144.51 | S9° 53′ 27″E |

CONCEPT PLAN PARK HILLS

144 SINGLE-FAMILY LOTS 65.309 Acres Rockwall, Texas



ZONING CASE #2022-037

05 FUTURE LAND USE PLAN 01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL O







LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- Breezy Hill Subdivision
- Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART





MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential) Developments, of this Comprehensive Plan).

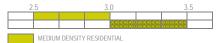
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- Caruth Lakes Subdivision
- Lago VistaSubdivision
- Park Place Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL WITH INCREASED AMENITY



HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

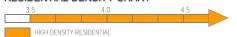
- Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- Sixteen50 @ Lake Ray Hubbard Apartments

Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY

















01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

The Central District is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. Park Place), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density residential developments (e.g. Evergreen Senior Living). The Central District also incorporates a high volume of industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Rail Road line that bisects the district—and City—in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

02.20%

10.32%

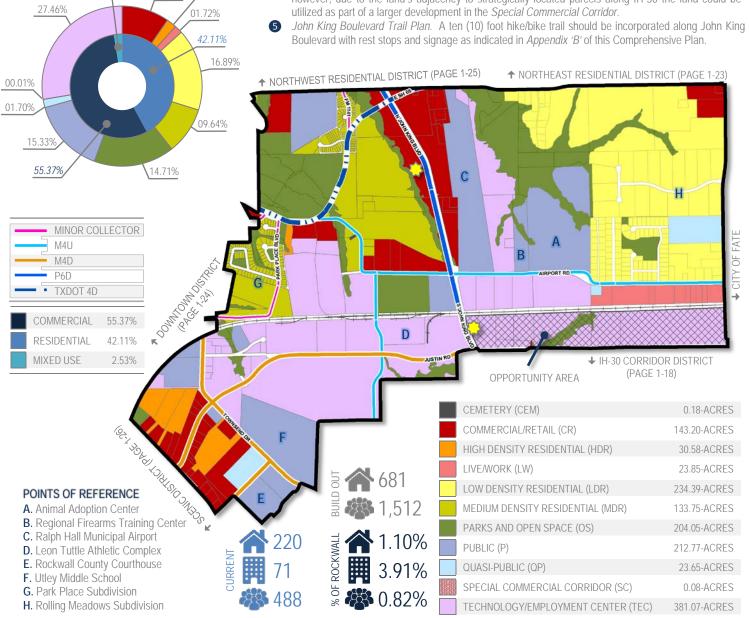
John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- when appropriate -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential. While many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of Northern Estates and Northwest Residential Districts), any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential lots in this district, but should be comparable in size to newer developments (i.e. Ridgecrest Subdivision). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision.
- (larger lots or a large landscape buffer) adjacent to the existing subdivision.

 3 Commercial/Retail Centers. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. are more characteristic of neighborhood/convenience centers); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping and large buffers) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for Technology/Industrial land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the Special Commercial Corridor.



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION: TRACT 6 OF THE G. W. REDLIN SURVEY. ABSTRACT NO. 183: AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B': 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 by Ryan Joyce of the Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with

the Concept Plan, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) <u>Master Parks and Open Space Plan</u>. A <u>Master Parks and Open Space Plan</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) <u>Master Plat</u>. A <u>Master Plat</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A <u>Master Plat</u> application may be processed by the City concurrently with a <u>Master Parks and Open Space Plan</u> application for the development.
- (e) <u>Preliminary Plat</u>. A <u>Preliminary Plat</u> for each phase of the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the <u>Master Plat</u> and shall include a <u>Treescape Plan</u> for the phase being <u>Preliminary Platted</u>. A <u>Preliminary Plat</u> application may be processed by the City concurrently with a <u>Master Plat</u> and a <u>Master Parks and Open Space Plan</u> application for the development.

- (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Final Plat application for the development.
- (g) <u>Final Plat</u>. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6^{TH} DAY OF SEPTEMBER, 2022.

| ATTEST: | Kevin Fowler, <i>Mayor</i> |
|---|----------------------------|
| Kristy Teague, City Secretary | |
| APPROVED AS TO FORM: | |
| Eropk I Corzo City Attornov | |
| Frank J. Garza, City Attorney | |
| 1 st Reading: <u>August 15, 2022</u> | |
| 2 nd Reading: September 6, 2022 | |

Exhibit 'A': Legal Description

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner,

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner:

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

Exhibit 'A': Legal Description

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76-feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

Exhibit 'A': Legal Description

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet:

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas:

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

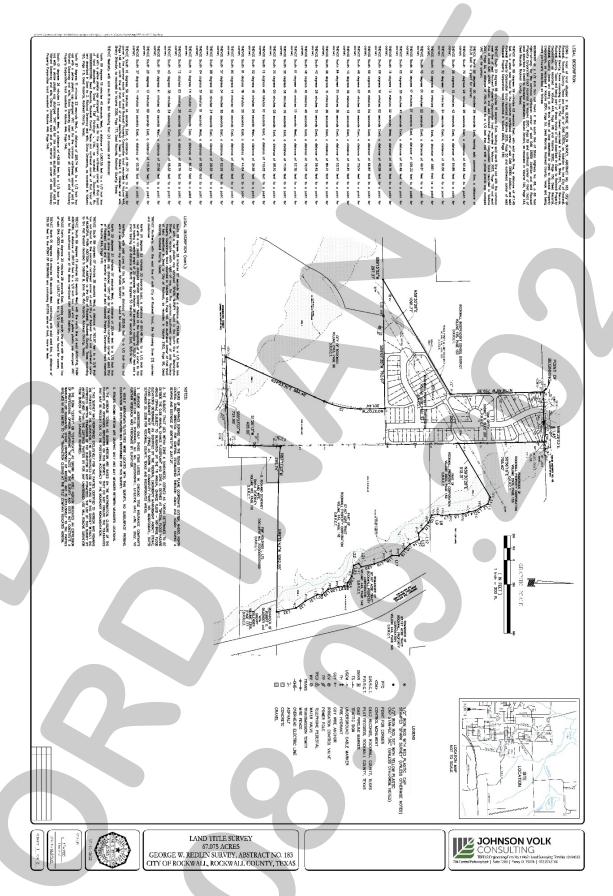
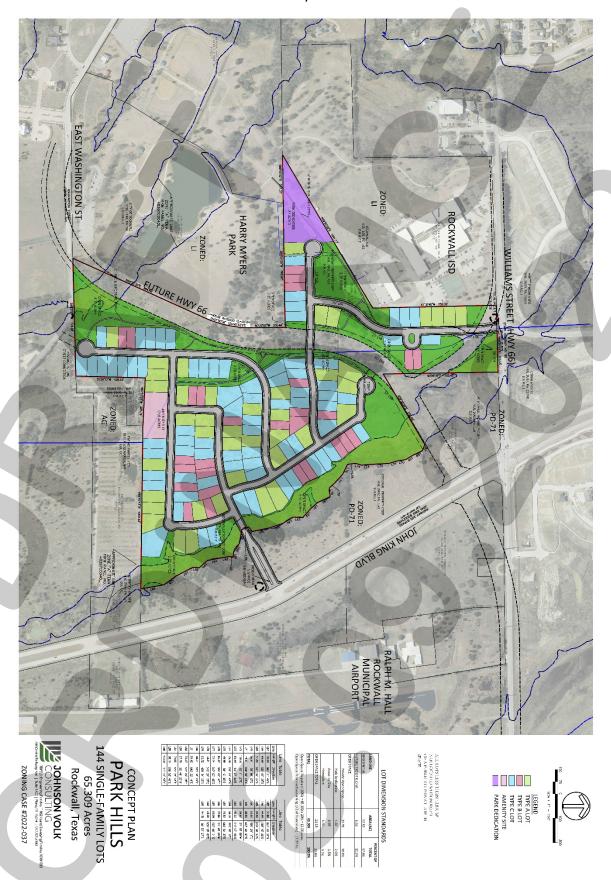


Exhibit 'C': Concept Plan



DENSITY AND DEVELOPMENT STANDARDS.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) <u>Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'C' and stated in Table 1, which is as follows:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|-----------------------|--------------------|--------------------|
| Α | 72' x 120' | 8,400 SF | 41 | 28.50% |
| В | 62' x 120' | 7,200 SF | 75 | 52.10% |
| С | 52' x 120' | 6,000 SF | 28 | 19.40% |
| | | | | |

Maximum Permitted Units: 144

100.00%

(3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed <u>2.21</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>144</u> units. All lots shall conform to the standards depicted in *Table* 2, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| L | ot Type (see Concept Plan) ▶ | Α | В | С |
|-------------------------------|--|----------|----------|----------|
| Minimum Lot Width (1) | | 72' | 62' | 52' |
| Minimum Lot Depth | | 120' | 120' | 120' |
| Minimum Lot Area | | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Se | tback ^{(2), (5) & (6)} | 20' | 20' | 20' |
| Minimum Side Yard Seti | | 6' | 6' | 6' |
| Minimum Side Yard Seti | back (Adjacent to a Street) (2), (5) & (7) | 15' | 15' | 15' |
| Minimum Length of Drive | eway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | | 35' | 35' | 35' |
| Minimum Rear Yard Set | back ⁽⁴⁾ | 10' | 10' | 10' |
| Minimum Area/Dwelling | Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | | 65' | 65' | 65' |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3. The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback and Side Yard Building Setback by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5)
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

Density and Development Standards

- Building Standards. All development shall adhere to the following building standards: (4)
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN





Continued on Next Page ...

Exhibit 'D':Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. All of the *Type 'C'* lots (*i.e. the 52' x 120' lots*) may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining *Type 'A' & 'B'* lots (*i.e. the 62' x 120' and 72' x 120' lots*) shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES

Exhibit 'D': Density and Development Standards









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix (5) depicted in Table 3 below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

| _ | Lot Type | Minimum Lot Size | Elevation Features |
|---|----------|------------------|--------------------|
| | Α | 8,400 SF | (1), (2), (3), (4) |
| | В | 7,200 SF | (1), (2), (3), (4) |
| | E | 6,000 SF | (1), (2), (3), (4) |
| | | | |

(a) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on

Density and Development Standards

the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, SH-66 (*Future*), or Harry Myers Park shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



Density and Development Standards

- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways (*i.e.* including the future right-of-way for SH-66), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) <u>Corner Lots</u>. Corner lots fences (*i.e.* adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
- (7) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

Density and Development Standards

- (1) <u>Landscape Buffer and Sidewalks (Future SH-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 36-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (2) <u>Landscape Buffer and Sidewalks (E. Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) <u>Landscape Buffers (Adjacent to Open Space)</u>. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on Exhibit 'C' shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Density and Development Standards

- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) <u>Open Space/Public Park</u>. The development shall consist of a minimum of 20% open space (or a minimum of 13.0618-acres -- as calculated using the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.
- (13) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance. This trail system should connect the residents to the adjacent Harry Myers Park.
- (14) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than existing neighborhood signage along John King Boulevard. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (16) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: August 15, 2022

APPLICANT: Ryan Joyce; *Michael Joyce Properties*

CASE NUMBER: Z2022-037; Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01* [Case No. A1960-001]. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development [Case No. 1983-048-01]. Approved concurrently with this zoning change, the City Council also approved a *Preliminary Plat* [Case No. 1983-049-01] and *Site Plan* [Case No. 1983-049-02] for the townhome development. On April 10, 1984 a *Final Plat* for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. This property -- while being platted into 78 townhome lots -- remains currently vacant. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation this property was zoned Agricultural (AG) District. This designation has not changed since annexation and this portion of the subject property has remained vacant.

PURPOSE

On July 15, 2022 the applicant -- Ryan Joyce of Michael Joyce Properties -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 144-lot single-family, residential subdivision that will consists of three (3) lot sizes (i.e. [A] 41, 72' x 120' lots; [B] 75, 62' x 120' lots; and [C] 28, 52' x 120' lots).

ADJACENT LAND USES AND ACCESS

The subject property is generally located in between John King Boulevard, E. Washington Street, E. Williams Street [SH-66], and Harry Myers Park. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is E. Williams Street [*SH-66*], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Highlands Subdivision, which consists of 36 single-family residential lots on 11.00-acres. North of this is a

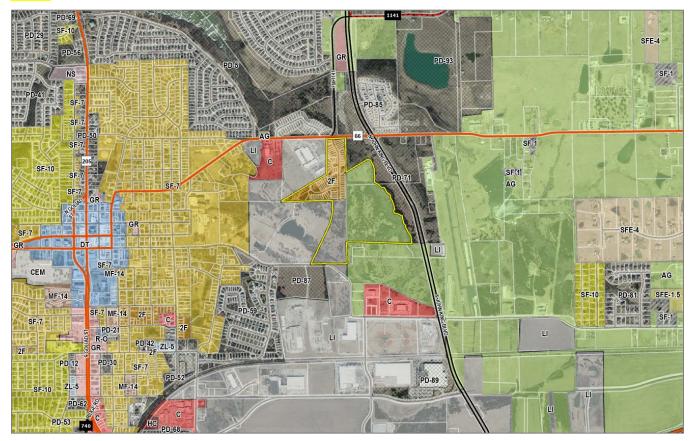
vacant 3.494-acre tract of land (*i.e. Tract 2 of the M. B. Jones Survey, Abstract No. 122*). These properties are zoned Planned Development District 5 (PD-5) for open space and Zero Lot Line (ZL-5) District land uses.

South: Directly south of the subject property is E. Washington Street, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (i.e. Tract 31 of the R. Ballard Survey, Abstract No. 197 and Lot 1, Block 1, Indalloy Addition) that are zoned Planned Development District 87 (PD-87) for Townhomes, General Retail (GR) District, and Light Industrial (LI) District land uses.

<u>East</u>: Directly east of the subject property are the remainder tracts for *Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183.* These remainders are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

<u>West</u>: Directly west of the subject property is a 67.036-acre public park (*i.e. Harry Myers Park*). Also, west of the subject property is a 21.326-acre tract of land (*i.e. Tract* 7 of the G. W. Redlin Survey, Abstract No. 183) that is occupied with the administrative offices for the Rockwall Independent School District (RISD) and the Quest Academy. Both of these properties are zoned Light Industrial (LI) District, with a portion of the public park being zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 65.309-acre subject property will consist of 144 residential lots. These lots will consist of three (3) lot types: [1] 41 Type 'A' lots that are a minimum of 72' x 120' (or 8,400 SF), [2] 75 Type 'B' lots that are a minimum of 62' x 120' (or 7,200 SF), and [3] 28 Type 'C' lots that are a minimum of 52' x 120' (or 6,000 SF). This translates to a gross density

of <u>2.21</u> dwelling units per gross acre (*i.e.* 144 lots/65.309-acres = 2.205 dwelling units per gross acre). The minimum dwelling unit size (*i.e.* air-condition space) will range from 2,400 SF to 2,500 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry, and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a variation of materials throughout the subdivision. The following are some of the examples provided by the applicant showing horizontal lap-siding, board-and-batten siding, or decorative patterns that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD





FIGURE 2: EXAMPLES OF BOARD AND BATTEN





FIGURE 3: EXAMPLES OF HORIZONTAL LAP





Looking at the garage orientation proposed for the development, the applicant is requesting to allow all of the *Type 'C'* lots (*i.e.* the 52' x 120' lots) or a total of 19.40% of the 144 lots (equating to a total of 28 lots) to be orientated toward the street in a Front Entry garage configuration; however, the applicant is proposing to require an additional five (5) foot setback from the front façade of the home for Front Entry garage configurations, which will create a 25-foot separation from the garage to the front property line. The remaining garage doors will be oriented in a *J-Swing* (or a Traditional Swing) configuration or Recessed Entry configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In

addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 8.4 (SF-8.4) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|--------------------------|--------------------|--------------------|
| Α | 72′ x 120′ | 8,400 SF | 41 | 28.50% |
| В | 62' x 120' | 7,200 SF | 75 | 52.10% |
| С | 52′ x 120′ | 6,000 SF | 28 | 19.40% |
| | | Maximum Permitted Units: | 144 | 100.00% |

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ► | Α | В | С |
|---|----------|----------|----------|
| Minimum Lot Width (1) | 72′ | 62′ | 52′ |
| Minimum Lot Depth | 120′ | 120′ | 120′ |
| Minimum Lot Area (SF) | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20′ | 20′ |
| Minimum Side Yard Setback | 6′ | 6′ | 6′ |
| Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7) | 15′ | 15′ | 15′ |
| Minimum Length of Driveway Pavement | 20' | 20′ | 20′ |
| Maximum Height (3) | 35′ | 35′ | 35′ |
| Minimum Rear Yard Setback (4) | 10′ | 10′ | 10′ |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | 65′ | 65′ | 65′ |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

The proposed concept plan shows that the development will consist of a total of 21.14-acres of open space that includes a 0.97-acre amenity center, 11.95-acres of private open space, 1.87-acres of parkland dedication, and 6.35-acres of floodplain. This translates to an open space percentage of 27.51% (*i.e.* 11.95-acres of private open space + 0.97-acre amenity center + 1.87-acres of parkland dedication [6.35-acres of floodplain/2]/65.309-acres gross = 17.965-acres or 27.50769%). In addition, the applicant has incorporated a trail system on the concept plan that shows a six (6) foot hike and bike trail will be provided. These trails will also provide access into Harry Myers Park, which is situated west of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) <u>Roadways</u>. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan SH-66 is required to be a TXDOT4D (*i.e. a Texas Department of Transportation, four [4] lane, divided roadway*), which requires a 140-foot right-of-way. The applicant will be required to dedicate a minimum of 120-feet of right-of-way with the remaining right-of-way being reserved on the subdivision plat. In addition, FM-1141 is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This will

- require a minimum of 76-feet of right-of-way. The applicant will be required to dedicate a minimum of 60-feet of right-of-way with the remainder of the right-of-way being reserved on the subdivision plat.
- (2) <u>Water</u>. The applicant will be required to construct a 12-inch waterline in the future right-of-way of SH-66 connecting to the existing waterline in E. Washington Street, and a 12-inch waterline along Williams Street. In addition, an infrastructure study will be needed to verify if additional water improvements are required.
- (3) <u>Wastewater</u>. The applicant will be required to construct a minimum of a ten (10) inch wastewater line connecting the existing stub out on the southside of Williams Street to the southern property line.
- (4) <u>Drainage</u>. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Flood Study and a Wetlands and Waters of the United States (WOTUS) Study for the existing ponds and floodplain on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual in the following ways:

- (1) <u>Alleyways</u>. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]
- (2) <u>Garage Configuration</u>. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or traditional swing] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.06% *J-Swing* (or Traditional Swing) or Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home) garages and 19.40% Front Entry garages with a five (5) foot recess of the garage door front the front façade of the single-family home. This will create a minimum of 25-feet from the front property line and the garage. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] coach lighting, [B] decorative wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Medium Density Residential* land uses. The plan defines *Medium Density Residential* land uses as "... residential subdivisions that are greater than two (2) and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing a total density of <u>2.21</u> dwelling units per acre. The proposed density is more characteristic of the <u>Low Density Residential</u> land use designation, which is defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In addition, the applicant is proposing to incorporate 1.87-acres of public parkland dedication (*which will be added to the existing acreage of Harry Myers Park*), six (6) foot hike and bike trails, a 0.97-acre amenity center, and 27.51% open space (*which exceeds the required open space by 7.51%*). Based on this, the applicant's request is in substantial conformance with the *Medium Density Residential* designation indicated for the subject property.

According to the *District Strategies* for *Suburban Residential* in the <u>Central District</u>, "... many of the larger tracts in this area are not large enough to support a master planned community ... any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should <u>not</u> be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments ..." In this case, the subject property incorporates an existing subdivision that was never constructed, but was platted for 78 townhome lots. This development -- the Oak Creek Subdivision -- consists of lots that are a minimum of 35' x 105', and an overall density of <u>4.37</u> dwelling units per acre. In addition, the subject property is directly south of the Highlands Subdivision, which incorporates lots that are a minimum of 50' x 100', and an overall density of <u>3.27</u> dwelling units per acre. These two (2) subdivisions are the only subdivisions within a close proximity to the subject property, and based on this the applicant's proposal incorporates larger lot sizes and a lower density than these subdivisions. Taking this into consideration, the applicant's request appears to be in conformance with the *District Strategies* for the <u>Central District</u>.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] side yard setbacks on all lot types, providing a mixture of lot types throughout the development, etc.); however, staff did identify the following non-conformities on the original concept plan. Based on these non-conformities, staff provided the below recommendations to the applicant. These recommendations are followed by the applicant's response to each recommendation.

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) <u>CH. 07 | Goal 02; Policy 3</u>: Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.
- (2) <u>CH. 08 | Section 02.02 | Goal 02; Policy 3</u>: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
 - <u>Staff Response</u>: Staff requested the applicant label and show an interconnected trail system and sidewalks on the concept plan, and show connectivity of the trail system to Harry Myers Park. <u>The applicant has shown a six (6) foot hike/bike trail circulating through the development and connecting to Harry Myers Park, and five (5) foot sidewalks throughout the development.</u>
- (3) <u>CH. 08 | Section 02.03 | Goal 03; Policy 2</u>: Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.
 - <u>Staff Response</u>: The applicant is proposing to incorporate a 52' x 120' lot product (*i.e. Type 'C' lots*) that will incorporate a *Front Entry* garage. Staff recommended that the 52' x 120' lot product be removed from the Planned Development District; however, staff also recognizes that the proposed development would replace 78 existing 35' x 100' lots that were established as the Oak Creek Subdivision. <u>The applicant has indicated that the 52' x 120' lots are necessary to make the current concept plan work. Based on removal of the existing lots in the Oak Creek Subdivision, this request may be warranted; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.</u>
- (4) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where Flat Front Entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, Flat Front Entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.
 - <u>Staff Response</u>: If a *Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20%. The applicant is requesting that 19.40% or all of the Type 'C' lots (i.e. the 52' x 120' lots) incorporate Front Entry garage orientations; however, they are proposing a five (5) foot off-set between the front façade of the home and the garage, which will create a 25-foot building setback for the garage.

In addition to these recommendations, staff also suggested to the applicant that they: [1] submit examples of entry monumentation signage, [2] pursue obtaining an access agreement to the property south of the subject property to reduce the number of cul-de-sacs being proposed, [3] provide a 50-foot landscape buffer as opposed to a 30-foot landscape buffer along the future alignment of SH-66. In response to this the applicant did incorporate entry signage locations on to the concept plan, but did not provide examples of the propose entry monumentation signage. Staff has included a *Condition of Approval* for this case stating that the entry monumentation signage shall be equal to or better than the entry monumentation signage provided for newer subdivisions along John King Boulevard. In addition, the applicant has indicated that they have approached the property owner to the south about a possible access easement; however, they have not finalized an agreement to provide this access. The applicant has indicated this on the concept plan, but this is not binding and does not require the applicant to provide this access. Finally, the applicant has stated that they were able to incorporate a 50-foot landscape buffer along the majority of the future alignment of SH-66, but in certain locations -- *due to the shape of the property* -- they couldn't get the full 50-feet landscape buffer and it was necessary to reduce these areas down to 30-feet.

Taking all of this into account, the applicant's concept plan and proposed density and development standards appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 22, 2022, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place and Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Two (2) property owner notifications from one (1) property owner who owns two (2) properties within the 500-foot notification buffer in favor of the applicant's request.
- (2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District, Two Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) The entry monumentation signage proposed for the subdivision should be substantial and should be of a quality and design equal to or better than existing entry monumentation signage along John King Boulevard. This will be reviewed by the Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) Any construction resulting from the approval of this <u>Zoning Change</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 9, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 7-0.

CITY OF ROCKWALL



DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

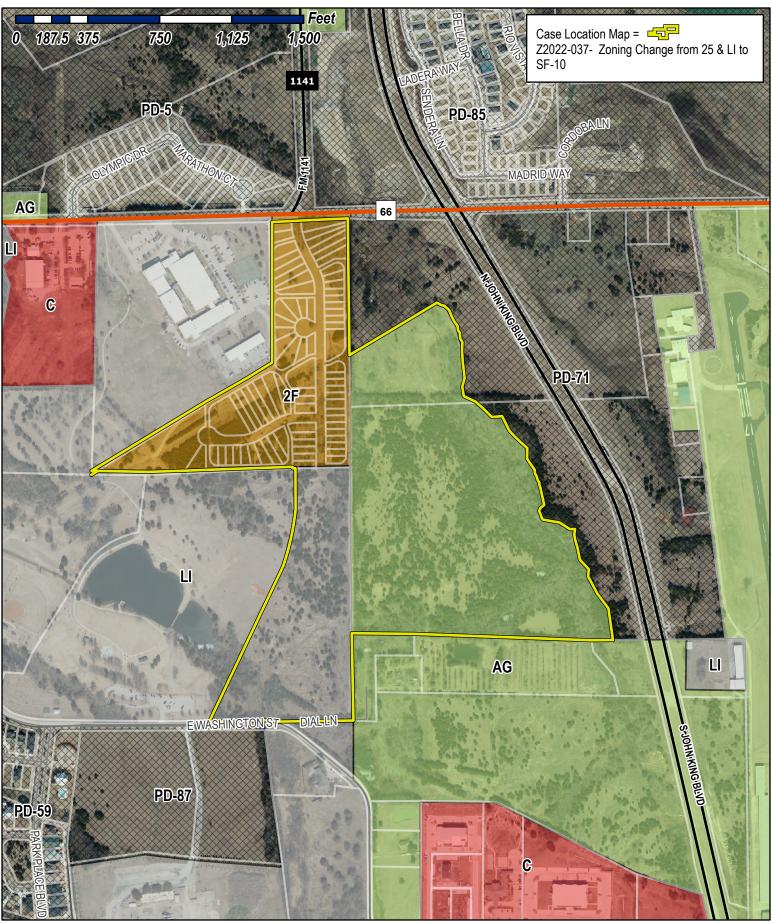
PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE A | PPROPRIATE BOX BELOW 1 | O INDICATE THE TYPE OF | DEVELOPMENT REQ | UEST [SELECT ONLY ONE BOX] | ; |
|---|--|---|--|---|---|
| PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | | ☐ SPECIFIC US ■ PD DEVELOP OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE | NGE (\$200.00 + \$15.00 ACRE) 1 E PERMIT (\$200.00 + \$15.00 ACR MENT PLANS (\$200.00 + \$15.00 A ATION FEES: | ACRE) 1 | |
| SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) ** A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REINVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVIDENTIAL. | | | ROUND UP TO ONE (1) ACRE. E FOR ANY REQUEST THAT | | |
| PROPERTY INFO | RMATION [PLEASE PRINT] |] | | | |
| ADDRESS | John King Blvd, Roo | ckwall, TX 75087 | | | |
| SUBDIVISION | ABS A0183, G W R | edlin Tract 1, 6-1, 6 | | LOT | BLOCK |
| GENERAL LOCATION | Southwest of Interse | ection at John King Blv | d & Williams Stre | eet (Hwy 66) | |
| ZONING, SITE PL | AN AND PLATTING I | NFORMATION [PLEASE | PRINT] | | |
| CURRENT ZONING | Agricultural | | CURRENT USE | Agricultural | |
| PROPOSED ZONING | Planned Developmen | t District - SF10 | PROPOSED USE | Single Family Residentia | ı |
| ACREAGE | 65.309 | LOTS [CURRENT] | | LOTS [PROPOSED] | 152 |
| REGARD TO ITS A | | | | AGE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEVI | |
| OWNER/APPLICA | NT/AGENT INFORMA | ATION [PLEASE PRINT/CHEC | CK THE PRIMARY CONT | TACT/ORIGINAL SIGNATURES ARE F | REQUIRED] |
| ☐ OWNER | Rockwall Property Con | | APPLICANT | Michael Joyce Propertie | es |
| CONTACT PERSON | 13:11 Bricks | C | CONTACT PERSON | Ryan Joyce | |
| ADDRESS | 305 Park Place Blvd | | ADDRESS | 767 Justin Road | |
| CITY, STATE & ZIP | Rockwall, TX 75087 | | CITY, STATE & ZIP | Rockwall, TX 75087 | |
| PHONE | | | PHONE | 512-965-6280 | |
| E-MAIL | | | E-MAIL | ryan@michaeljoycepro | perties.com |
| NOTARY VERIFIC BEFORE ME, THE UNDERS STATED THE INFORMATION | ATION (REQUIRED) SIGNED AUTHORITY, ON THIS E ON ON THIS APPLICATION TO B | DAY PERSONALLY APPEARED E TRUE AND CERTIFIED THE F | | Bricker [OWNER] | THE UNDERSIGNED, WHO |
| \$INFORMATION CONTAINED | TO COVER THE CO | OST OF THIS APPLICATION, HAS NG THIS APPLICATION, I AGREE O THE PUBLIC. THE CITY IS A | BEEN PAID TO THE CITY THAT THE CITY OF ROULS LSO AUTHORIZED AND | ED HEREIN IS TRUE AND CORRECT: A OF ROCKWALL ON THIS THE 11 CKWALL (I.E. "CITY") IS AUTHORIZED , PERMITTED TO REPRODUCE ANY O TO A REQUEST FOR THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFICE OFFICE OFFICE OFFICE OFFI | DAY OF AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION |
| GIVEN UNDER MY HAND A | | THE 15 DAY OF SW | y 20 26 | Notary | Public, State of Texas D. Expires 04-16-2025 |
| | OWNER'S SIGNATURE | Charle W Br | celor | . III 2 COSTES | acy ID -133044766 |
| NOTARY PUBLIC IN AND F | FOR THE STATE OF TEXAS | Cay his | | MY COMMISSION EXPIRES | 4-16-25 |





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): 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

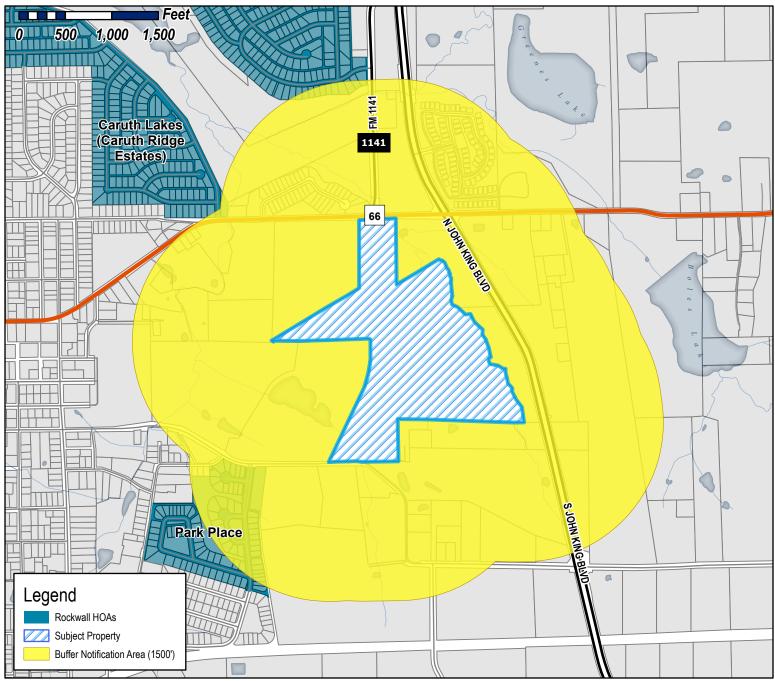




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

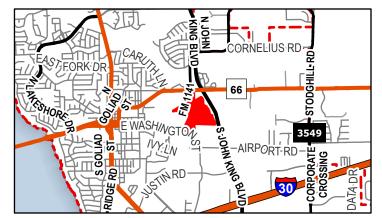
and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



Lee, Henry

From: Gamez, Angelica

Sent: Friday, July 22, 2022 11:47 AM

Cc: Miller, Ryan; Ross, Bethany; Lee, Henry

Subject: Neighborhood Notification Program [Z2022-037] **Attachments:** Public Notice (07.15.2022).pdf; HOA Map Z2022-037.pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>July 22, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, August 9, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 15, 2022 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-037 Zoning Change from AG, 2F, and LI to a PD for SF-8.4 District

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a *Zoning Change* from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

Thank you,

Angelica Gamez

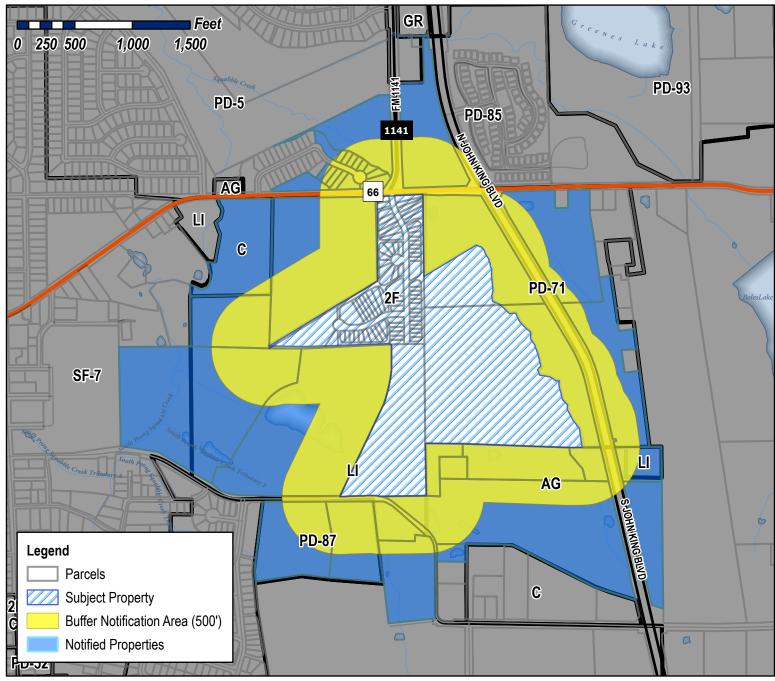
Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/



City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): 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.





Case Number: Z2022-037

Case Name: Zoning Change from AG, 2F

and LI to PD for SF-10

Case Type: Residential Zoning: AG, 2F, & LI

Case Address: John King Blvd & Williams Street

Date Saved: 7/18/2022

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



CITY OF ROCKWALL **COLUMBIA EXTRUSION BAYS JACOB M** 5602 YACHT CLUB DR. 385 S GOLIAD ST ATTN:BILL BRICKER ROCKWALL, TX 75032 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087 CTDIGLAND LLC **DEVENNEY DIANA DILLENDER ROBERT O & SHERY** 361 W BYRON NELSON BLVD 2944 PEGASUS DR PO BOX 2016 **SUITE 104** GARLAND, TX 75044 ROCKWALL, TX 75087 ROANOKE, TX 76262 F & F HOLDINGS I, LTD **FUNK JOSEPH ROCKWALL COMMUNITY PLAYHOUSE** 11226 INDIAN TRAIL 11226 INDIAN TRAIL 609 E RUSK ST DALLAS, TX 75229 **DALLAS, TX 75229** ROCKWALL, TX 75087 ROCKWALL COUNTY HELPING HANDS INC ROCKWALL IS D **ROCKWALL PROPERTY CORP** P O BOX 375 1050 WILLIAMS ST ATTN:BILL BRICKER ROCKWALL, TX 75087 ROCKWALL, TX 75087 305 PARK PLACE BLVD ROCKWALL, TX 75087

STONEFIELD HOMES LLC

150 TURTLE CREEK

SUITE 104-E

DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC

PO BOX 369

ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL

PO BOX 372

ROCKWALL, TX 75087

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, August 9, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 15, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





| MORE INFOR | MATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases |
|----------------------------|---|
| PLEASE RETUR | N THE BELOW FORM — |
| Case No. Z2022-037: Zon | ning Change (2F, LI, and AG to PD) for Park Hills |
| Please place a check ma | rk on the appropriate line below: |
| ☐ I am in favor of the req | uest for the reasons listed below. |
| ☐ I am opposed to the re | equest for the reasons listed below. |
| | |
| | |
| | |
| | |
| Name: | |
| Address: | |

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 9, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 15, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to: Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Rvan Miller, AICP Director of Planning & Zoning TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Please place a check mark on the appropriate line below: I am in favor of the request for the reasons listed below.

PLEASE RETURN THE BELOW FORM

I am opposed to the request for the reasons listed below.

Great Plan, medium density of 23, fiture 66 preserved, lots of open space, mix of lot sizes to show good streetscapes. Eliminated the duplex lots

Bill Bricker Columbia Extrusion Corporation 305 Park Place Blud.

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Zoning Change from an Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on <u>Tuesday, August 9, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, August 15, 2022 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 15, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP Director of Planning & Zoning USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM - - - - -

Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Great plan, medium 2.3 density, future lob preserved, lots of open space and mix of lot sizes to show good streetscapes. Eliminated the dupley potential

Name: Bill Bricker - Columbia Extrusion Corporation
Address: 305 Pask Place BNJ.

Tex. Loc. Gov. Code, Sec. 211,006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

| Case No. Z2022-037: Zoning Change (2F, LI, and AG to PD) for Park Hills |
|---|
| Please place a check mark on the appropriate line below: |
| ☐ I am in favor of the request for the reasons listed below. |
| I am opposed to the request for the reasons listed below. |
| a friendly design to future developments This design |
| of Residential reighborhood: Kich well have to cross highway |
| Address: 205 Dial f. Little Decience Con Con Dead IV Travel |

PLEASE RETURN THE BELOW FORM

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



July 15, 2022

City of Rockwall Planning Department 385 South Goliad Rockwall, TX 75087

RE: Park Hills - Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION 65.309 ACRES

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner:

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner:

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet:

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

DOME to wast of board alloyable to the SCORE VERILER SOURCE, MOSTRACE INC. NO. 30, often of Research, Reveals County, These are known of an OW COTTER, and Address the total County, These accessing a few first flowers are considered as a contract in County of the Count

TRENCT North ISB cappeas 20 milystes C3 accords Fact, silv, said smalls live, a distance of 41.45 feet to a voce past found for the common enthesat contrar of said DAV CSBDT Addition and said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page S3 and sar/breast corner of said Rackwell Property Carporation troot recorded in Volume 2015, Page 130;

THENCE South 00 degrees 56 minutes 16 seconds East, leading soid south line and with the common weel first of soid Ractical Property Degree/disc front recorded in Waters 2002, Page 150 and each line of soid ON CREEK Addition and soid all Ractical Property Degree/disc fract recorded in Waters 2001, Page 3.0, a distance of 700.40 feet to a 1/2 inith Iran rad with a yellow plastic cap stamped "ANC" and for comman.

THENCE North 56 degrees 30 minutes 25 seconds East, leaving solid common line, a distance of 592,31 feet to a point for corner. THENCE South 70 degrees 28 minutes 05 seconds East, a distance of 57.48 Next to a point for THENCE South 26 degrees 12 minutes 42 seconds East, a distance of 64.69 feet to a point so comer; THENCE South 32 degrees 31 minutes 54 seconds East, a distance of \$1.60 feet to a point for THENCE South 10 degrees 15 minutes 35 seconds East, a distance of 5561 feet to a point for corner. THENCE South 16 degrees 01 minutes 22 seconds East, a distance of 49.81 feet to a point for content. THENCE South 04 degrees 17 minutes 37 seconds East, a distance of 188.33 feet to a paint for

THENCE South 05 degrees 33 minutes 41 seconds East, a distance of 60.49 feet to a paint for THENCE South 15 degrees 15 minutes 32 seconds West, a distance of 35.76 feet to a point for corner: THENCE South 08 degrees 18 minutes 02 seconds East, a distance of 40.09 feet to a paint for corner; THENCE South 62 degrees 15 minutes D4 seconds East, a distance of 65.87 feet to a point for

THENCE South 48 degrees 57 minutes 02 seconds East, a distance of 73.04 feet to a point for THENCE South 45 degrees 36 minutes 12 seconds East, a distance of 44.81 feet to a point for context. THENCE North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a paint for content THENCE South 25 degrees 15 minutes 25 seconds East, a distance of \$4.31 feet to a point for corner;

THENCE South 43 degrees 28 minutes 31 seconds East, a distance of 59.42 feet to a paint for sector; THENCE South 48 cogress 15 minutes 45 seconds East, a distance of 72.07 feet to a point for THENCE South 01 degrees 40 minutes 12 seconds Week, a distance of 57.76 feet to a point for corner.

THENCE South 32 degrees 32 minutes 32 seconds East, a distance of 71.66 feet to a point for THENCE South 20 degrees 00 minutes 05 seconds East a distance of 88,10 feet to a paint for series;

THENCE South 52 degrees 19 minutes 04 seconds West, a distance of 34.89 feet to a paint for section

THENCE South 57 degrees 34 minutes 28 seconds East, a distance of 62.92 feet to a point for corner.

THENCE South 11 degrees 14 minutes 12 seconds East, a distance of 46.33 feet to a point for extrem: THENCE South 12 degrees 62 minutes 30 seconds East, a distance of BB.76 feet to a point for corner.

THENCE South 43 degrees 38 minutes 54 seconds Cost. a distance of 66,83 feet to a point for across; THENCE South G4 degrees 41 minutes 43 seconds West, a distance of 37,66 feet to a point for corner;

THEXCE South 28 degrees 13 minutes 08 seconds East, a cletance of 115.84 feet to a paint for THENCE South 37 degrees 11 minutes 24 seconds East, a distance of 93,25 feet to a point for corner; TIES/C Such 16 degrees 59 minutes 44 seconds East, o statemes of 161.77 feet to unbit for cores in his contravors each fine of mild Roderical Property Compreher front remode in Volume 444, Page 145 and north lines of heal front of land described in Deat to Robert C, Dillender and wife, Starty Dillender, on accordated in Volume 3355, Page 177, Deat Reports, Robertal Causty, Tends

THENCE Meeterly, with said south line, the following four (4) courses and distances

North 50 degrees 15 minutes 43 seconds Week, n distance of 1,092.55 first in a 1/2 inch income with a system position on planta 20°C set for the common retireset corner of that text 2000000000198; best Records, Related County, Taxos on the Week control of this Vest of our described in Date 5 to 3. Richard Deventry and wife, Dates Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Dates Deventry, as recorded in Valents 105, Page 112, Doed Records, Related Deventry and wife, Dates Deventry, as

North 37 degrees 11 minutes 23 seconds that, a distance of 205.74 feet to a 1/2 lech iron and with a galos plottle cap atarged VMC set for the common northwest corner of sold D. Richard Dewoney and wife, Dans Dewoney broot and an interior all corner of sold Richard Property Capacitation tract recorded in Valums 444, Plags 1449. South Of degrees 26 minutes 13 seconds Sect. a distance of 428,00 feet to a 1/2 than iron rod with a yeliev plastis and stamped "MC" set for the common southwest comer of sold D. Richard Deventey and Mis. Disna Deventey troot and an exterior at comer of sold Richard Payerly Carponists front recorded in Nations 444, Page 146;

THENCE South 60 degrees 15 minutes 62 seconds West, with the north line of eald MUNICPAL PARK ADDITION, a distance of 20737 feet to a 1/2 sich from out with a yellow plastic cop stamped "ANC" and for the anothread corner of the shows mentioned CAC CREEK Addition. THENCE North 58 degrees 33 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,691.77 feet to a 1/2 inch iron rod found for corner; BIENCE North OI degrees 15 minutes 45 seconds Rest, continuing with sold west line, a distance of 759.30 feet to the POINT OF BEGINNIG and containing 67.075 across of land, more or less.

Scott SS degrees 33 minutes 97 excurds Meet, o distance of 724.95 Next to d 1/2 inch iron and with a new pleaker any stronged 19-50% SUMENT found in the north line of Mankrighton Theory to Open for the north section of the State of Inch State of In

HENCE Nurtherly, with the east line of sold City of Radovall tract, the following three (3) courses

North 24 degrees 25 minutes 30 seconds East, a clatance of 2014.48 feet to a 1/2 hoth from nod with a nec pleatic cap stamped "SPARK SUPPE" from at the beginning of a curve to the left haring a central range of 25 degrees 00 minutes 28 seconds, a radius of 2010.00 feet and a cross bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

North 3D degree 37 minutes 07 seconds West, a distance of 203.44 feet to a 1/2 inch income of this getter plants are stanced 1900 set for the common northeast corner of axis City et Rockwell tract and an extente all corner of axis Rockwell Property Commontation tout rescribe to Volume 444, Page 146;

THINDS SUIT BO degrees OF Photos 3D accords West, o distance of 707.57 feet to a 3/8 temperature of the comment multiwast converse of said City of facebook frest under suit manifests comment MANGIPAL PARK ADDITION, on Addition to the City of Rickell, Rickell Gunty, Tossa occording to the Pilet thereof recorded to Collects II, Since 48, Pilet Roseva, Rickells Gunty, Tessa;

N59'30'28"E

- ALTERIATION

569 15 52 W ... 297.37

LEGAL DESCRIPTION (cont.):

N87'11'23'W

51'26'13"W 428.00

588'33'07"W 724.98

41.45 SEXE HOWER IO. 60

50'56'16'E 705.40

512.31

121

N89"15"43"W 1082.55

FAF HOLDINGS I, LTD. DOCLMENT NO. 20200000031089 D.R.R.C.T.

GRAPHIC SCALE

(IN FEET !

POINT OF BEGINNING

OTY OF ROCKWALL VOLUME 2183, PAGE 96 D.R.R.C.T.

2. THE SUBJECT TRACT LIES MITHIN ZONE X (MASHADE), OUTNIED AS "AMEAS RETERNINED TO BE OUTSIDE THE CLEX MANUAL CHARLE PLOZIENIAM" AND ZONE A DEFINED AS "SWITCH, FLOOD HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURS HALAMOR LOUTNING (TERMINET AS DISTRICT) OF THE TETROR. LOURSHOOT MASHADER MASHADER FLOOD ASSEMBLE RATE MAY (FINE) AS SHOWN OF COMMUNITY PAPER IN A 6832/10043, DATED STYTMERS AS CORP FOR MICHAEL CHARLE PAPER AS DESCRIPTIONS OF THE CONTROL OF THE CONTROL OF THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATED STYTMERS AS CORPORT RECORDER. LOUTNY, TEXAS AND MOSTOPOCRATIS ARREST, DATED STYTMERS AS CORPOR THE CONTROL COUNTY, DEAR AND MOSTOPOCRATIS ARREST, DATED STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATED STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATED STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATE STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATE STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATE STYTMERS AS CORPORDERS AS THE CONTROL OUTNITY, DEAR AND MOSTOPOCRATIS ARREST, DATE STYTMERS AS CORPORDERS AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS THE CONTROL OUTNIES. THE CONTROL OUTNIES AS THE CONTROL OUTNIES AS TH

 SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMININIT FOR ITLE INSURANCE, GST, NO. 2022/03/094KT, EPPECTIVE DATE LINE IS, 2022. NO PURCHER RESEARCH WAS PREPURED BY SURVEYOR. 4. MSBLE IMPROVEMENTS/JUTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

8. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATREMATICAL CLOSURE OF THE COURSES AND DISTANCES REPLICITED ON THIS SURVEY. THEY DO NOT INCLUDE THE TELEBACES THAT MAY SE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOADDARY MONIMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMANDS THE PROPERTY OF HE SURVEYEY HE HOUSEHOODED USE OF REUSE OF HIS SURVEY WHICH DEPRESSED WHITTH PERMISSION OF THE SURVEYEY HE NOT PRIMETED. THE USE OF THE SURVEY BY ANYTHIS OTHER THAN THE CERTIFIED PARTIES OF FOR ANY UNMISSIONED USE MILL REMOVE SURVEYOR FOR BURDEY OF ANY DAMAGES MOUTHED.

8. THE TERM "CERTBY" OR "CERTBICATE" AS SHOWN AND USED MERCON INDICATES AN EXPRESSION OF PROFESSIONAL CHRISTO REGARDING THE FACTS OF THE SURVEY AND COTS NOT CONSTITUTE A NUMBERITY OF COMMENTE, CHRISTO EXPRESSION OF MANDEL, MAY DE EXCLUSIONED TO THE PRESSION INVOLVED IN AND UNITED TO THE TRANSACTION CLOSING AT THE TILL COMPANY ROTICATED MERCON.

LOCATION A MEDITE . , error LOCATION MAP

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SPARK SURVEY" (UNIFES OTHERWISE NOTED) 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STANPED "JWC" (UNIESS OTHERWISE NOTED)

PFC POINT FOR CORNER <CM> CONTROL MONUMENT

D.R.R.C.T DEED RECORDS, ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS GVKR 🗉 GAS PIPELINE MARKER TS -A TRAFFIC SIGN

UGCM ... UNDERGROUND CABLE MARKER PH \$ FIRE HYDRANT GUY WIRE ANCHOR IRRIGATION CONTROL VALVE ICV Ø POWER POLE

TPED A TELEPHONE PEDESTAL WATER VALVE WV O TRANSMISSION TOWER TRANS WRE FENCE

-CHE-OVERHEAD ELECTRIC LINE ASPHALT CONCRETE GRAVEL

> LAND TITLE SURV 67.075 ACRES TREDLIN SURVEY, AI CKWALL, ROCKWALL 1 × E 08.



CITY OF R

1"=200 On hai IVC No MLP 503

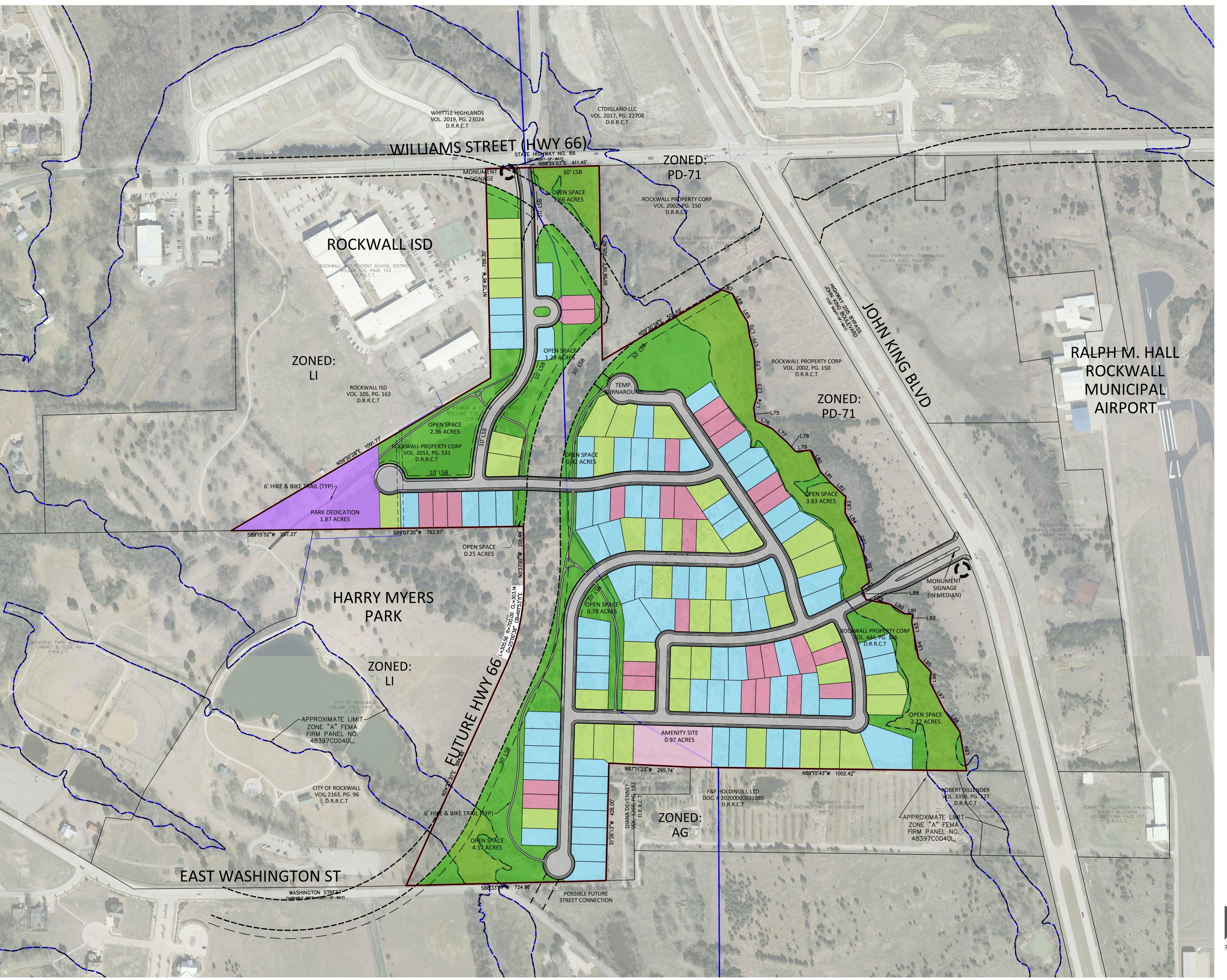
STRET 1 OF 2

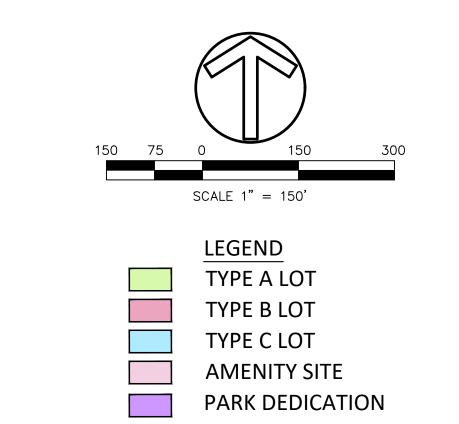


S.E ALL COUNTY,

183 XAS

CONSULTINA





ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

LOT DIMENSION STANDARDS

| LAND USE | AREA (AC) | PERCENT OF TOTAL |
|---------------------|-----------|---------------------|
| RESIDENTIAL | 37.52 | 57.4% |
| FUTURE TXDOT R.O.W. | 6.65 | 10.2% |
| OPEN SPACE | | |
| Private Open Space | 11.95 | 18.3% |
| Park Dedication | 1.87 | 2.9% |
| Amenity Site | 0.97 | 1.5% |
| Floodplain | 6.35 | 9.7% |
| OPEN SPACE TOTAL | 21.14 | 32.4% |
| TOTAL | 65.309 | 100.0% |

Open Space Required (20%) = 65.309 x 20% = 13.06 acres Open Space Provided (assuming 1/2 of floodplain) = 17.97 Ac.

| | Line | Table |
|------|--------|---------------|
| Line | Length | Direction |
| L67 | 40.60 | S69° 21' 48"E |
| L68 | 64.89 | S25° 06' 25"E |
| L69 | 51.80 | S31° 25′ 37″E |
| L70 | 55.61 | S9° 09' 13"E |
| L71 | 49.61 | S16° 55' 05"E |
| L72 | 109.33 | S3° 11' 20"E |
| L73 | 60.49 | S4° 27' 24"E |
| L74 | 39.76 | S16° 19' 49"W |
| L75 | 48.89 | S8° 12' 45"E |
| L76 | 66.87 | S64° 09' 47"E |
| L77 | 73.04 | S47° 50′ 45″E |
| L78 | 44.81 | S42° 29' 55"E |
| L79 | 53.72 | N85° 31' 53"E |
| L80 | 84.31 | S25° 10' 09"E |
| L81 | 59.42 | S42° 22' 14"E |
| L82 | 72.07 | S47° 09' 28"E |
| L83 | 57.76 | S2° 46′ 29″W |
| L84 | 71.66 | S31° 26' 15"E |
| L85 | 88.10 | S18° 53' 46"E |
| L86 | 110.02 | S11° 41' 53"E |

| Line | Length | Direction |
|------|--------|---------------|
| L87 | 34.88 | S53° 25' 21"\ |
| L88 | 44.84 | S20° 12' 22"I |
| L89 | 90.02 | S79° 08' 23"I |
| L90 | 62.92 | S56° 28' 11"E |
| L91 | 28.55 | S87° 49' 07"I |
| L92 | 28.02 | S5° 58' 08"W |
| L93 | 46.33 | S10° 07' 55" |
| L94 | 88.76 | S10° 56' 13"E |
| L95 | 66.83 | S42* 32' 37" |
| L96 | 37.66 | S5° 48' 00"W |
| L97 | 115.84 | S27° 06' 51" |
| L98 | 93.26 | S36° 05' 07"I |
| L99 | 144.51 | S9° 53′ 27″E |

CONCEPT PLAN PARK HILLS

144 SINGLE-FAMILY LOTS 65.309 Acres Rockwall, Texas



ZONING CASE #2022-037

05 FUTURE LAND USE PLAN 01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL O







LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- Breezy Hill Subdivision
- Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART





MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential) Developments, of this Comprehensive Plan).

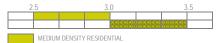
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- Caruth Lakes Subdivision
- Lago VistaSubdivision
- Park Place Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL WITH INCREASED AMENITY



HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

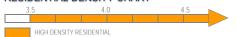
- Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- Sixteen50 @ Lake Ray Hubbard Apartments

Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY

















01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

The Central District is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. Park Place), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density residential developments (e.g. Evergreen Senior Living). The Central District also incorporates a high volume of industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Rail Road line that bisects the district—and City—in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

02.20%

10.32%

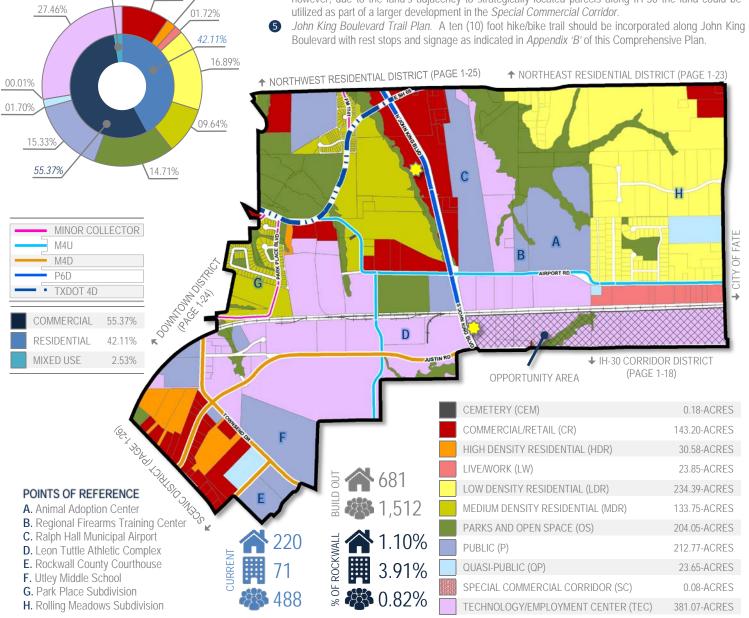
John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- when appropriate -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential. While many of the larger tracts in this area are not large enough to support a master planned community (which is characteristic of Northern Estates and Northwest Residential Districts), any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential lots in this district, but should be comparable in size to newer developments (i.e. Ridgecrest Subdivision). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision.
- (larger lots or a large landscape buffer) adjacent to the existing subdivision.

 3 Commercial/Retail Centers. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. are more characteristic of neighborhood/convenience centers); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping and large buffers) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for Technology/Industrial land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the Special Commercial Corridor.



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION: TRACT 6 OF THE G. W. REDLIN SURVEY. ABSTRACT NO. 183: AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 by Ryan Joyce of the Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with

the Concept Plan, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) <u>Master Parks and Open Space Plan</u>. A <u>Master Parks and Open Space Plan</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) <u>Master Plat</u>. A <u>Master Plat</u> for the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A <u>Master Plat</u> application may be processed by the City concurrently with a <u>Master Parks and Open Space Plan</u> application for the development.
- (e) <u>Preliminary Plat</u>. A <u>Preliminary Plat</u> for each phase of the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the <u>Master Plat</u> and shall include a <u>Treescape Plan</u> for the phase being <u>Preliminary Platted</u>. A <u>Preliminary Plat</u> application may be processed by the City concurrently with a <u>Master Plat</u> and a <u>Master Parks and Open Space Plan</u> application for the development.

- (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Final Plat application for the development.
- (g) <u>Final Plat</u>. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6^{TH} DAY OF SEPTEMBER, 2022.

| ATTEST: | Kevin Fowler, <i>Mayor</i> |
|---|----------------------------|
| Kristy Teague, City Secretary | |
| APPROVED AS TO FORM: | |
| Frank J. Garza, City Attorney | 40 |
| 1 st Reading: <u>August 15, 2022</u> | |
| 2 nd Reading: September 6, 2022 | |

Exhibit 'A': Legal Description

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner)

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

Exhibit 'A': Legal Description

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76-feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

Exhibit 'A': Legal Description

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet:

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas:

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

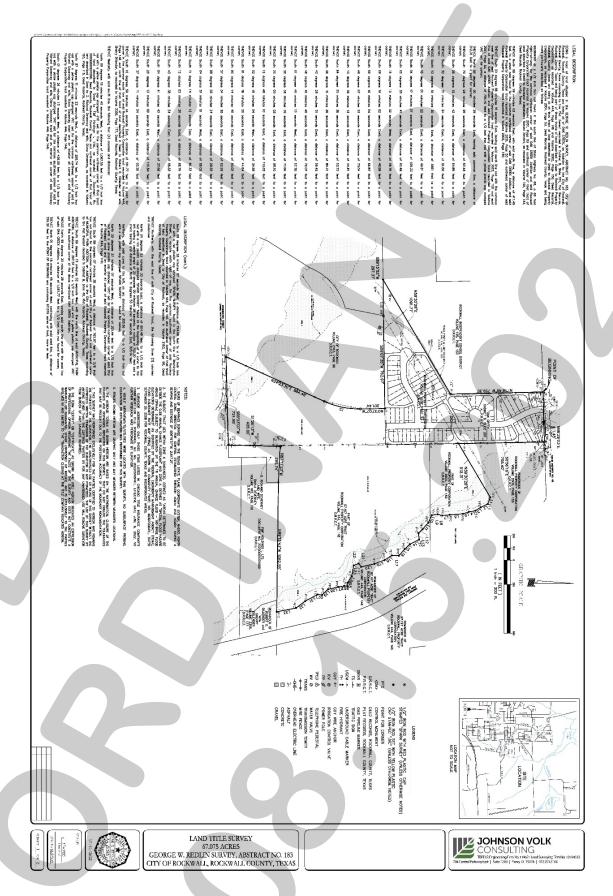


Exhibit 'C': Concept Plan



DENSITY AND DEVELOPMENT STANDARDS.

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) <u>Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'C' and stated in Table 1, which is as follows:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|-----------------------|--------------------|--------------------|
| Α | 72' x 120' | 8,400 SF | 41 | 28.50% |
| В | 62' x 120' | 7,200 SF | 75 | 52.10% |
| С | 52' x 120' | 6,000 SF | 28 | 19.40% |
| | | | | |

Maximum Permitted Units: 144

(3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed <u>2.21</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>144</u> units. All lots shall conform to the standards depicted in *Table* 2, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ▶ | Α | В | С |
|---|----------|----------|----------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height ⁽³⁾ | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | 65' | 65' | 65' |

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback and Side Yard Building Setback by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5)
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

100.00%

Density and Development Standards

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



Continued on Next Page ...

Exhibit 'D':Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. All of the *Type 'C'* lots (*i.e. the 52' x 120' lots*) may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining *Type 'A' & 'B'* lots (*i.e. the 62' x 120' and 72' x 120' lots*) shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES

Exhibit 'D': Density and Development Standards









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix (5) depicted in Table 3 below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

| _ | Lot Type | Minimum Lot Size | Elevation Features |
|---|----------|------------------|--------------------|
| | Α | 8,400 SF | (1), (2), (3), (4) |
| | В | 7,200 SF | (1), (2), (3), (4) |
| | E | 6,000 SF | (1), (2), (3), (4) |
| | | | |

(a) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on

Density and Development Standards

the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, SH-66 (*Future*), or Harry Myers Park shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



Density and Development Standards

- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways (*i.e.* including the future right-of-way for SH-66), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) <u>Corner Lots</u>. Corner lots fences (*i.e.* adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
- (7) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

Density and Development Standards

- (1) <u>Landscape Buffer and Sidewalks (Future SH-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 36-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (2) <u>Landscape Buffer and Sidewalks (E. Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) <u>Landscape Buffers (Adjacent to Open Space)</u>. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit* 'C' shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Density and Development Standards

- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) <u>Open Space/Public Park</u>. The development shall consist of a minimum of 20% open space (or a minimum of 13.0618-acres -- as calculated using the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.
- (13) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance. This trail system should connect the residents to the adjacent Harry Myers Park.
- (14) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than existing neighborhood signage along John King Boulevard. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the PD Site Plan.
- (16) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

Miller, Ryan

From: Miller, Ryan

Sent: Saturday, July 16, 2022 11:17 AM To: 'Ryan Joyce'; Meredith Joyce

Cc: Lee, Henry

Subject: Case No. Z2022-037: Project Comments

Attachments: Planning Markups (07.16.2022).pdf; Draft Ordinance (07.16.2022).pdf; Development Comments

(07.16.2022).pdf

Ryan and Meredith ... I have completed and attached the Planning Markups/Comments and Draft Ordinance. As we talked about yesterday, I will be out of town starting on Tuesday the 19th, so Henry will send you a complete list of all department's comments on Friday the 22nd. If you need anything between the 19th and the meeting on Tuesday the 26th please contact Henry. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

^{1) &}lt;u>APPOINTED AND ELECTED OFFICIALS</u>: BY <u>REPLYING ALL</u> TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

²⁾ PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Lee, Henry

Sent: Friday, July 22, 2022 3:52 PM

To: Ryan Joyce

Subject: Project Comments for Case No. Z2022-037

Attachments: Draft Ordinance (07.16.2022).pdf; Engineering Mark-Ups (07.22.2022).pdf; Project Comments

(07.22.2022).pdf

Good Afternoon,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 26, 2022 Planning and Zoning Commission Public Hearing: August 9, 2022 City Council Public Hearing/1st Reading: August 15, 2022 City Council 2nd Reading: September 6, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is *REQUIRED* to be at all meetings. Should you have any questions please let me know.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Miller, Ryan

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 5:09 PM

To: Miller, Ryan Cc: Meredith Joyce

Subject: RE: Project Comments for Case No. Z2022-037 **Attachments:** MJP502 - PARK HILLS - CONCEPT PLAN - V1-1.pdf

Ryan,

Attached shows the park land dedication area as well.

Thanks,

Ryan



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Ryan Joyce

Sent: Tuesday, August 2, 2022 4:35 PM **To:** Miller, Ryan <RMiller@rockwall.com>

Cc: Meredith Joyce < Meredith@michaeljoyceproperties.com >

Subject: RE: Project Comments for Case No. Z2022-037

Ryan,

Sorry forgot the table.

Please see attached.

Thanks, Ryan



Ryan Joyce

767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Ryan Joyce

Sent: Tuesday, August 2, 2022 4:33 PM **To:** Miller, Ryan < RMiller@rockwall.com >

Cc: Meredith Joyce < <u>Meredith@michaeljoyceproperties.com</u>> **Subject:** FW: Project Comments for Case No. Z2022-037

Ryan,

Please see the revised layout attached. We have made most of the changes. As we discussed as much as we tried we cannot fully comply with the request for the 50' easement along 66.

I have also attached the revised lot table for your use. We would like to restrict the front facing garages to only the 52' lots.

On the PD we would like to strike item 4.c.1 if possible.

We are still working on the park land dedication area but would like to incorporate that into the PD as well.

Thanks.

Ryan



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 10:56 AM

To: Ryan Joyce < ryan@michaeljoyceproperties.com>; Jay Volk < jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Sorry about that. You said John King and I was thinking SH 66.

See revised.

Sounds like you will be submitting it all to Ryan Miller with your PD edits. I've just sent him digital info on the resubmittals (no hard copies).

Thanks Ryan

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce < ryan@michaeljoyceproperties.com >

Sent: Tuesday, August 2, 2022 10:35 AM

To: Tom Dayton < tom.dayton@johnsonvolk.com >; Jay Volk < jay.volk@johnsonvolk.com >

Subject: RE: Project Comments for Case No. Z2022-037

The entry monument at the john kin g entrance needs to move out to john king. I will handle PD edits.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 10:29 AM

To: Ryan Joyce < ryan@michaeljoyceproperties.com >; Jay Volk < jay.volk@johnsonvolk.com >

Subject: RE: Project Comments for Case No. Z2022-037

Here is revised. We will go ahead and submit back to Ryan unless there is anything else.

thanks

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 9:25 AM

To: Tom Dayton < tom.dayton@johnsonvolk.com >; Jay Volk < jay.volk@johnsonvolk.com >

Subject: RE: Project Comments for Case No. Z2022-037

Tom,

Is the lot count correct on this? Also need to move the monument sign out to John King.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 7:43 AM

To: Ryan Joyce < ryan@michaeljoyceproperties.com >; Jay Volk < jay.volk@johnsonvolk.com >

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Just following up on this.

Any PD revisions needed before we send this one back to Rockwall?

Any updates on Terraces? We are still waiting to hear from you on that one before doing anything.

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Tom Dayton

Sent: Friday, July 29, 2022 1:01 PM

To: Ryan Joyce <<u>ryan@michaeljoyceproperties.com</u>>; Jay Volk <<u>jay.volk@johnsonvolk.com</u>>

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Here is the updated concept plan

Are we good to resubmit this one or is there anything else in their comments you want to discuss?

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the

contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce < ryan@michaeljoyceproperties.com >

Sent: Friday, July 22, 2022 4:43 PM

To: Jay Volk <jay.volk@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>

Subject: Fwd: Project Comments for Case No. Z2022-037

Please find the full set of comments for this zoning case.

Thanks,

Ryan

Ryan Joyce (512)-965-6280

Begin forwarded message:

From: "Lee, Henry" < <u>HLee@rockwall.com</u>>
Date: July 22, 2022 at 3:52:16 PM CDT

To: Ryan Joyce < ryan@michaeljoyceproperties.com > Subject: Project Comments for Case No. Z2022-037

Good Afternoon,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 26, 2022 Planning and Zoning Commission Public Hearing: August 9, 2022 City Council Public Hearing/1st Reading: August 15, 2022 City Council 2nd Reading: September 6, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know.

Thank you,

[cid:image001.png@01D89DE2.F24BC010]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 4:33 PM

To: Miller, Ryan Cc: Meredith Joyce

Subject: FW: Project Comments for Case No. Z2022-037 **Attachments:** MJP502 - PARK HILLS - CONCEPT PLAN - V1-1.pdf

Ryan,

Please see the revised layout attached. We have made most of the changes. As we discussed as much as we tried we cannot fully comply with the request for the 50' easement along 66.

I have also attached the revised lot table for your use. We would like to restrict the front facing garages to only the 52' lots.

On the PD we would like to strike item 4.c.1 if possible.

We are still working on the park land dedication area but would like to incorporate that into the PD as well.

Thanks,

Ryan



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton <tom.dayton@johnsonvolk.com>

Sent: Tuesday, August 2, 2022 10:56 AM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Sorry about that. You said John King and I was thinking SH 66.

See revised.

Sounds like you will be submitting it all to Ryan Miller with your PD edits. I've just sent him digital info on the resubmittals (no hard copies).

Thanks Ryan

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 10:35 AM

To: Tom Dayton < tom.dayton@johnsonvolk.com >; Jay Volk < jay.volk@johnsonvolk.com >

Subject: RE: Project Comments for Case No. Z2022-037

The entry monument at the john kin g entrance needs to move out to john king. I will handle PD edits.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton <tom.dayton@johnsonvolk.com>

Sent: Tuesday, August 2, 2022 10:29 AM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Here is revised. We will go ahead and submit back to Ryan unless there is anything else.

thanks

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce < ryan@michaeljoyceproperties.com >

Sent: Tuesday, August 2, 2022 9:25 AM

To: Tom Dayton <tom.dayton@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Tom,

Is the lot count correct on this? Also need to move the monument sign out to John King.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 7:43 AM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Just following up on this.

Any PD revisions needed before we send this one back to Rockwall?

Any updates on Terraces? We are still waiting to hear from you on that one before doing anything.

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Tom Dayton

Sent: Friday, July 29, 2022 1:01 PM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Here is the updated concept plan

Are we good to resubmit this one or is there anything else in their comments you want to discuss?

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <<u>ryan@michaeljoyceproperties.com</u>>

Sent: Friday, July 22, 2022 4:43 PM

To: Jay Volk <jay.volk@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>

Subject: Fwd: Project Comments for Case No. Z2022-037

Please find the full set of comments for this zoning case.

Thanks,

Ryan

Ryan Joyce (512)-965-6280

Begin forwarded message:

From: "Lee, Henry" < <u>HLee@rockwall.com</u>>
Date: July 22, 2022 at 3:52:16 PM CDT

To: Ryan Joyce < ryan@michaeljoyceproperties.com > Subject: Project Comments for Case No. Z2022-037

Good Afternoon,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 26, 2022 Planning and Zoning Commission Public Hearing: August 9, 2022 City Council Public Hearing/1st Reading: August 15, 2022 City Council 2nd Reading: September 6, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know.

Thank you,

[cid:image001.png@01D89DE2.F24BC010]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 4:35 PM

To: Miller, Ryan Cc: Meredith Joyce

Subject: RE: Project Comments for Case No. Z2022-037 **Attachments:** Copy of MJP502 - LOT STANDARDS - V2.xlsx

Ryan,

Sorry forgot the table.

Please see attached.

Thanks, Ryan



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Ryan Joyce

Sent: Tuesday, August 2, 2022 4:33 PM **To:** Miller, Ryan <RMiller@rockwall.com>

Cc: Meredith Joyce < Meredith@michaeljoyceproperties.com> **Subject:** FW: Project Comments for Case No. Z2022-037

Ryan,

Please see the revised layout attached. We have made most of the changes. As we discussed as much as we tried we cannot fully comply with the request for the 50' easement along 66.

I have also attached the revised lot table for your use. We would like to restrict the front facing garages to only the 52' lots.

On the PD we would like to strike item 4.c.1 if possible.

We are still working on the park land dedication area but would like to incorporate that into the PD as well.

Thanks,

Ryan



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton <tom.dayton@johnsonvolk.com>

Sent: Tuesday, August 2, 2022 10:56 AM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Sorry about that. You said John King and I was thinking SH 66.

See revised.

Sounds like you will be submitting it all to Ryan Miller with your PD edits. I've just sent him digital info on the resubmittals (no hard copies).

Thanks Ryan

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 10:35 AM

To: Tom Dayton <tom.dayton@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

The entry monument at the john kin g entrance needs to move out to john king. I will handle PD edits.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 10:29 AM

To: Ryan Joyce < ryan@michaeljoyceproperties.com; Jay Volk < jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Here is revised. We will go ahead and submit back to Ryan unless there is anything else.

thanks

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <ryan@michaeljoyceproperties.com>

Sent: Tuesday, August 2, 2022 9:25 AM

To: Tom Dayton <tom.dayton@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Tom,

Is the lot count correct on this? Also need to move the monument sign out to John King.



Ryan Joyce 767 Justin Rd Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton < tom.dayton@johnsonvolk.com >

Sent: Tuesday, August 2, 2022 7:43 AM

To: Ryan Joyce < ryan@michaeljoyceproperties.com; Jay Volk < jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Just following up on this.

Any PD revisions needed before we send this one back to Rockwall?

Any updates on Terraces? We are still waiting to hear from you on that one before doing anything.

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Tom Dayton

Sent: Friday, July 29, 2022 1:01 PM

To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Project Comments for Case No. Z2022-037

Ryan

Here is the updated concept plan

Are we good to resubmit this one or is there anything else in their comments you want to discuss?

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074 972-201-3100 ext. 202 (office) 682-225-7189 (mobile) 972-201-3099 (fax) www.johnsonvolk.com

INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce < ryan@michaeljoyceproperties.com >

Sent: Friday, July 22, 2022 4:43 PM

To: Jay Volk <jay.volk@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>

Subject: Fwd: Project Comments for Case No. Z2022-037

Please find the full set of comments for this zoning case.

Thanks,

Ryan

Ryan Joyce (512)-965-6280

Begin forwarded message:

From: "Lee, Henry" < <u>HLee@rockwall.com</u>>
Date: July 22, 2022 at 3:52:16 PM CDT

To: Ryan Joyce < ryan@michaeljoyceproperties.com > Subject: Project Comments for Case No. Z2022-037

Good Afternoon,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 26, 2022 Planning and Zoning Commission Public Hearing: August 9, 2022 City Council Public Hearing/1st Reading: August 15, 2022 City Council 2nd Reading: September 6, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know.

Thank you,

[cid:image001.png@01D89DE2.F24BC010]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



October 26, 2022

TO:

Ryan Joyce

Michael Joyce Properties

767 Justin Road

Rockwall, Texas 75087

CC:

Bill Bricker

Rockwall Property Corporation 305 Park Place Boulevard Rockwall, Texas 75087

FROM:

Ryan Miller, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

Z2022-037; Zoning Change (AG, 2F & LI to PD) for the Park Hills Subdivision

Mr. Joyce:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 6, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) The entry monumentation signage proposed for the subdivision should be substantial and should be of a quality and design equal to or better than existing entry monumentation signage along John King Boulevard. This will be reviewed by the Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) Any construction resulting from the approval of this <u>Zoning Change</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 9, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.

City Council

On August 15, 2022, the City Council approved a motion to approve the zoning change with a vote of 7-0.

On September 6, 2022, The City Council made a motion to approve the zoning change with a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-46*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP

Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT, TWO-FAMILY (2F) DISTRICT, AND LIGHT INDUSTRIAL (LI) DISTRICT TO **PLANNED** DEVELOPMENT DISTRICT 97 (PD-97) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS THE OAK CREEK SUBDIVISION: TRACT 6 OF THE G. W. REDLIN SURVEY, ABSTRACT NO. 183; AND PORTIONS OF TRACTS 1 & 6-1 OF THE G. W. REDLINE SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY. TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B': 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 by Ryan Joyce of the Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a zoning change from an Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 65.309-acre tract of land identified as the Oak Creek Subdivision and Tract 6 and portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Two-Family (2F) District, and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the Subject Property shall generally be in accordance with

the Concept Plan, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (except as set forth below with regard to simultaneous processing and approvals).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) <u>Master Parks and Open Space Plan</u>. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit 'C' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) <u>Master Plat</u>. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.
- (e) <u>Preliminary Plat.</u> A <u>Preliminary Plat</u> for each phase of the <u>Subject Property</u>, as depicted in <u>Exhibit</u> 'C' of this ordinance, shall be submitted in accordance with the phasing plan established by the <u>Master Plat</u> and shall include a <u>Treescape Plan</u> for the phase being <u>Preliminary Platted</u>. A <u>Preliminary Plat</u> application may be processed by the City concurrently with a <u>Master Plat</u> and a <u>Master Parks and Open Space Plan</u> application for the development.

- (f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Final Plat application for the development.
- (g) <u>Final Plat</u>. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J/Garza, City Attorney

1st Reading: August 15, 2022

2nd Reading: September 6, 2022

Z2022-037: Park Hills Subdivision Ordinance No. 22-46; PD-97

Exhibit 'A': Legal Description

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of State Highway No. 66, a 60-foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45-feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69-feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60-feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89-feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80-feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61-feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61-feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33-feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49-feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76-feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89-feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87-feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04-feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81-feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72-feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31-feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42-feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66-feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76-feet to a point for corner;

Legal Description

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66-feet to a point for corner;
THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10-feet to a point for corner;
THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02-feet to a point for corner;
THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88-feet to a point for corner;
THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84-feet to a point for corner;
THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02-feet to a point for corner;
THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92-feet to a point for corner;
THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55-feet to a point for corner;
THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02-feet to a point for corner;
THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33-feet to a point for corner;
THENCE South 10 degrees 32 minutes 13 seconds East, a distance of 66.83-feet to a point for corner;
THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83-feet to a point for corner;
THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66-feet to a point for corner;
THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84-feet to a point for corner;
THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26-feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51-feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

Exhibit 'A': Legal Description

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00-feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14-feet;

Northerly, with said curve to the left, an arc distance of 305.56-feet to a ½-inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner:

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97-feet to a 3/8-inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas:

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37-feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above-mentioned OAK CREEK Addition:

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77-feet to a ½-inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30-feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

Exhibit 'B': Survey

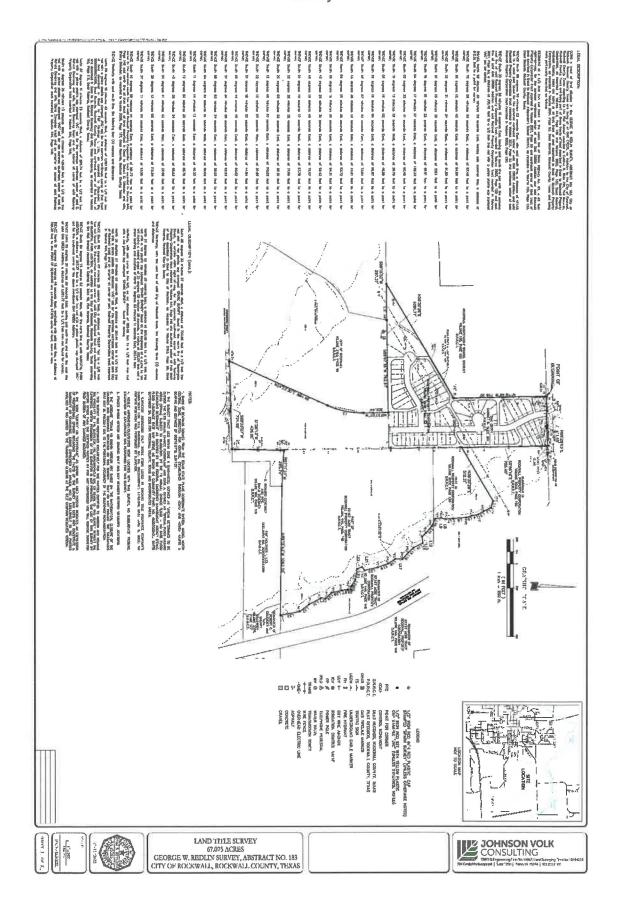
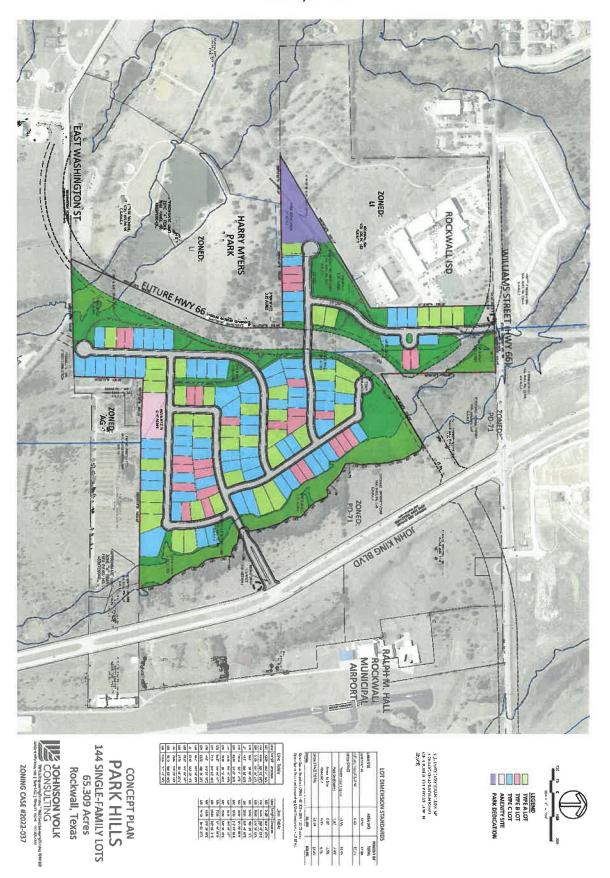


Exhibit 'C': Concept Plan



Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

- (1) <u>Permitted Uses.</u> Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) <u>Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'C' and stated in Table 1, which is as follows:

TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|----------|-----------------------|-------------------------|--------------------|--------------------|
| A | 72' x 120' | 8,400 SF | 41 | 28.50% |
| В | 62' x 120' | 7,200 SF | 75 | 52.10% |
| C | 52' x 120' | 6,000 SF | 28 | 19.40% |
| | Ma | aximum Permitted Units: | 144 | 100.00% |

(3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed <u>2.21</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>144</u> units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) ▶ | A | В | C |
|---|----------|----------|----------|
| Minimum Lot Width (1) | 72' | 62' | 52' |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area | 8,400 SF | 7,200 SF | 6,000 SF |
| Minimum Front Yard Setback (2), (5) & (6) | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6' | 6' | 6' |
| Minimum Side Yard Setback (Adjacent to a Street) (2), (5) & (7) | 15' | 15' | 15' |
| Minimum Length of Driveway Pavement | 20' | 20' | 20' |
| Maximum Height (3) | 35' | 35' | 35' |
| Minimum Rear Yard Setback (4) | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,500 SF | 2,500 SF | 2,400 SF |
| Maximum Lot Coverage | 65' | 65' | 65' |

General Notes:

- Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in Table 1.
- 2. The location of the Front Yard Building Setback as measured from the front property line.
- The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6. J-Swing or Traditional Swing Garages are permitted to encroach into the front yard building setback a minimum of five (5)
- 7: All Corner Lots that back to a lot that fronts onto the same street that the Corner Lot sides to (i.e. a Keystone Lot), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

Page 9

Density and Development Standards

- (4) <u>Building Standards</u>. All development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD





FIGURE 2: EXAMPLES OF BOARD AND BATTEN





Continued on Next Page ...

Exhibit 'D': Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors.</u> All of the Type 'C' lots (i.e. the 52' x 120' lots) may be oriented toward the street in a Front Entry garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining Type 'A' & 'B' lots (i.e. the 62' x 120' and 72' x 120' lots) shall be oriented in a J-Swing (or Traditional Swing) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 4-6 for examples of upgraded or enhanced finishes].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES

Exhibit 'D': Density and Development Standards









DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(5) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

| _Lot Type | Minimum Lot Size | Elevation Features |
|-----------|------------------|--------------------|
| Α | 8,400 SF | (1), (2), (3), (4) |
| В | 7,200 SF | (1), (2), (3), (4) |
| E | 6,000 SF | (1), (2), (3), (4) |
| | | |

(a) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on

Density and Development Standards

the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, SH-66 (Future), or Harry Myers Park shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (i.e. porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

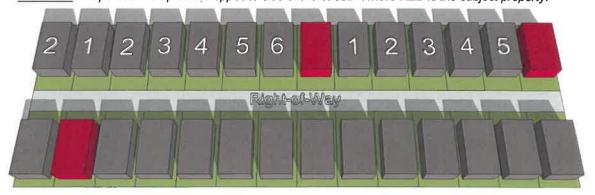
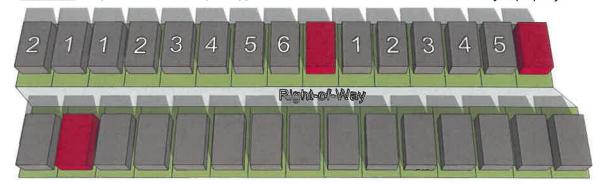


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



Density and Development Standards

- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) <u>Wood Fences</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) <u>Wrought Iron/Tubular Steel</u>. Lots located along the perimeter of roadways (*i.e. including the future right-of-way for SH-66*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) <u>Corner Lots</u>. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) <u>Solid Fences (including Wood Fences)</u>. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
 - (f) <u>Fence in Easements</u>. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
- Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) <u>Landscape Buffers</u>. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

Density and Development Standards

- (1) <u>Landscape Buffer and Sidewalks (Future SH-66)</u>. A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 36-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (2) <u>Landscape Buffer and Sidewalks (E. Williams Street)</u>. A minimum of a 30-foot landscape buffer shall be provided along E. Williams Street (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) <u>Landscape Buffers (Adjacent to Open Space)</u>. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (e) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Street</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (*i.e.* base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Density and Development Standards

- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 13.0618-acres -- as calculated using the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'C' of this ordinance.
- (13) <u>Trails</u>. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance. This trail system should connect the residents to the adjacent Harry Myers Park.
- (14) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than existing neighborhood signage along John King Boulevard. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the PD Site Plan.
- (16) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.