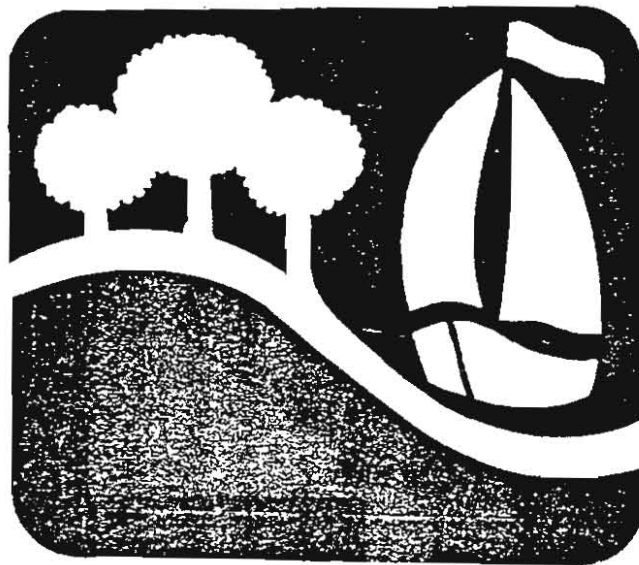


# COMPREHENSIVE LAND USE PLAN

OF THE

CITY OF ROCKWALL



"THE NEW HORIZON"



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November 1986

Honorable Leon Tuttle  
Mayor and City Council  
City of Rockwall  
Rockwall, TX

RE: Adoption of the Comprehensive Land Use Plan

It is with great pleasure that Hunter Associates, Inc. presents this Comprehensive Land Use Plan.

The development of this plan has been an ongoing community-wide process that has involved nearly one (1) year's worth of work by the citizens, the Mayor, City Council, and the City Staff of Rockwall, Texas.

The end product of this involved effort is a plan that will chart the direction of growth for the city for the next ten to fifteen years. This plan has involved many citizens throughout the community in the development of the goals and policies that should be used in the implementation of the plan. Through the public hearing and public participation process, many different views have been received and incorporated into the plan.

The Comprehensive Land Use Plan for the City of Rockwall that has resulted is one in which the city can take pride.

Hunter Associates' involvement with the City of Rockwall is not one that will end after the plan is adopted. We continue to be ready to serve the community at any time.

Hunter Associates is pleased to be able to present this plan as the end result of a long and involved planning process for the City of Rockwall, Rockwall, Texas.

Very truly yours,

HUNTER ASSOCIATES, INC.

J. Travis Roberts, Jr., P.E.  
President

JWR/mak

ABSTRACT

COMPREHENSIVE LAND USE PLAN  
City of Rockwall  
Rockwall, Texas

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Assessment of Conditions

Comprehensive Plan

Urban Design (Referenced in a separate  
volume) Note: This section is subject  
to approval at a later date.

Park and Recreation Plan (Summary)

Supplemental Planning Area

Recommendations - Conclusions

Appendices

November, 1986

CITY OF ROCKWALL, TEXAS  
COMPREHENSIVE LAND USE PLAN

1986

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\*UDV - Urban Design Volume

# INTRODUCTION

## INTRODUCTION

The City of Rockwall has decided to "Blue Print" its future growth. These "Blue-Prints" are called The Comprehensive Land Use Plan.

The development of the Comprehensive Land Use Plan has occurred over the course of ten months during the years 1985 and 1986. During this time, over a hundred and fifty residents of the City of Rockwall along with the City Staff, the Planning and Zoning Commission, the Park Board, the City Council, the Mayor, and several of the City's consultants, have been involved in the development of this plan.

The City of Rockwall wanted to be certain that all segments of the community were involved in the development of this Comprehensive Plan. It was to be a planning process and not an isolated plan developed by a planning consultant, with a community wide effort for the development of the goals and objectives for its adoption.

The entire sequence of events that occurred during the ten months of the plan development, was a process that involved the community at large and created a tailored plan specifically for the City of Rockwall.

Previous efforts by Rockwall to develop a land use plan met with mixed results in 1977. During this time, a planning document was prepared; it was not one with which the community felt comfortable and, therefore, it was not followed nor consulted.

Growth and development throughout the City has occurred in the past. Future growth, however, will exceed what has been experienced. Future annexation of land in the extraterritorial jurisdiction area of the City will occur, and areas now considered only as county land will begin to develop as a result, or development along the I-30 corridor will increase.

For these reasons, the City of Rockwall decided to develop a Comprehensive Land Use Plan. This plan will be a necessary policy guide for the City. The Plan is flexible and gives guidance and direction.

This Comprehensive Land Use Plan is one that the City of Rockwall can use to plan and coordinate its growth for the next ten to fifteen years. This plan could direct the City of Rockwall to the year 2,000 or beyond.

If the City grows faster than what is anticipated, the plan should be reviewed and updated. If growth and development of the community is slower than anticipated, the plan may not necessarily need to be reviewed quite as often.

What follows in this report is a description of the planning process and how it was used; the statistical data, the goals and objectives upon which the plan was created; the presentations and descriptions of existing environmental characteristics that affect this plan; the urban design features that can help to implement the plan; a description and analysis of the proposed Land Use Plan and its components; a summary of the Master Park Plan, and recommendations and conclusions. The two should be used concurrently along with other planning documents that the City of Rockwall has available.

The Comprehensive planning process involved four steps. These four steps were:

1. To inventory the City characteristics. This included basic research in terms of population, physical environment, and existing land uses.
2. To formulate community goals and objectives.
3. Preparation of the Comprehensive Plan.
4. To implement the plan.

This process has been the basis upon which the Comprehensive Plan for



the City of Rockwall was developed. The inventory of the City characteristics occurred early in the planning process by Hunter Associates, Inc. Development of community goals and objectives were resolved by the Citizens' Advisory Committee and subcommittee meetings. A total of 15 goals were developed with 34 objectives as to how those goals should be implemented. These goals and objectives are the basis upon which the plan was developed.

Using the Thoroughfare Plan and the results of the community survey, the development of the plan occurred over a ten (10) month period of time, during which time there were six (6) complete drafts prepared for the City Council, the Planning and Zoning Commission, and City Staff. The plan that is presented is the result of this involved effort.

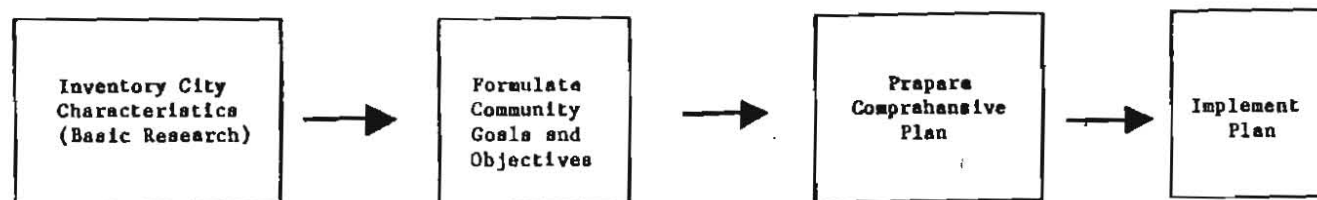
Methods and tools used to achieve the goals of the plan are mechanisms by which plans can be implemented. These tools included zoning, subdivision regulation, development standards and guidelines, capital improvement projects program, utility plan, park and thoroughfare plans, annexation plans, and service plans.

This planning process is identified on Figure 1, which is entitled, "Comprehensive Planning Process". Following that on Figure 2, is a typical list of elements, that comprise a community inventory. The majority of these elements have been researched and have become a part of the foundation upon which Rockwall's Comprehensive Plan has been developed.

Because there have been several planning efforts ongoing concurrently with the development of this comprehensive plan, (i.e., the utility plans, the thoroughfare plan, and the park and open space plan), not all of these inventory elements have been developed specifically for just the comprehensive

## COMPREHENSIVE PLANNING PROSESS

### Steps:



### Elements:

- Adequate Base Map
- Economy
- Population
- Physical Environment
- Existing Land Uses
- Traffic Circulation
- Housing
- Public Community Facilities

#### Goals (General)

##### Example:

- Attract Jobs Producing Industry

#### Objectives (Specific)

##### Examples:

- Improve Water Supply
- Establish an Industrial Commission

#### - Goals and Objectives Statement

#### - Results of Community Inventory

#### - Land Use Plan

#### - Transportation Plan

#### - Community Facilities Plan

#### - Implementation Strategy

#### - Special Plans (Optional)

#### - Zoning Rules

#### - Subdivision Regulations

#### - Capital Improvements

#### - Annexation

Figure 1

# ELEMENTS OF THE COMMUNITY INVENTORY

Base Map	Economy	Population	Physical Environment	Land Use	Circulation	Housing	Public Community Facilities
Should Show:	Economic Base	Total	Climate	Residential	Highways	Condition - Standard - Substandard - Dilapidated	Utilities (Water, Wastewater, Storm Drainage, Electric, Gas)
Highways and Streets	Industrial University	Past Trends	Minerals	Commercial	Streets		
Street Name	Family Income	Age/Sex Distribution	Vegetation	Industrial	Bus Service	Type - Single-Family - Apartment - Mobile Home	Administrative (City Hall, Post Office, State and Federal Bldgs.)
Grade Separations	Employment by Occupation	Natural Increase (Birth/Death Rate)	Wildlife	Public And Semipublic	Truck Routes	Number	
Subdivisions	Labor Force	Migration	Surface Water	Recreational	Air Connections		
Property Lines	Unemployment	Population Forecast	Drainage	Agricultural	Rail Service		
Bodies of Water			Ground-water	Streets and Highways			Police and Fire Station
Major Drainage Way			Soils	Railroad			Health Care (Hospitals and Clinics)
Easements				Vacant			Educational (Schools and Libraries)
Railroads							Parks and Recreation
Major Public and Private Facilities							Sanitary Landfill
City Limit Line							Airport

SOURCE: Texas ACIR Staff Compilation

plan; they may have been developed for some of the other planning activities. Most of these planning activities, however, will provide the City of Rockwall with a detailed set of plans, guidelines, goals, and objectives that can be used collectively to guide growth and development.

## PLANNING AREA

The planning process for the Comprehensive Plan (Figure 3) process included an area that currently is within the political jurisdiction and future annexation areas of the City of Rockwall. The area that was planned by Hunter Associates, Inc. was from the Collin County. Rockwall County line on the north, to the northernmost boundary of Heath to the south and to F.M. 549 on the east. Subsequent to the development of the plan, the City did annex properties further east on Interstate 30 than F.M. 549. The western planning boundary was Lake Ray Hubbard.

The base maps used for this planning effort were provided by the City of Rockwall.

In January of 1986, the City asked Hunter Associates, Inc. to plan some additional land area east of F.M. 549 and south of I-30. This was necessitated because of previous annexation which had extended their extraterritorial jurisdiction. This new area is presented and planned in the Chapter identified as "Supplemental Planning Area".

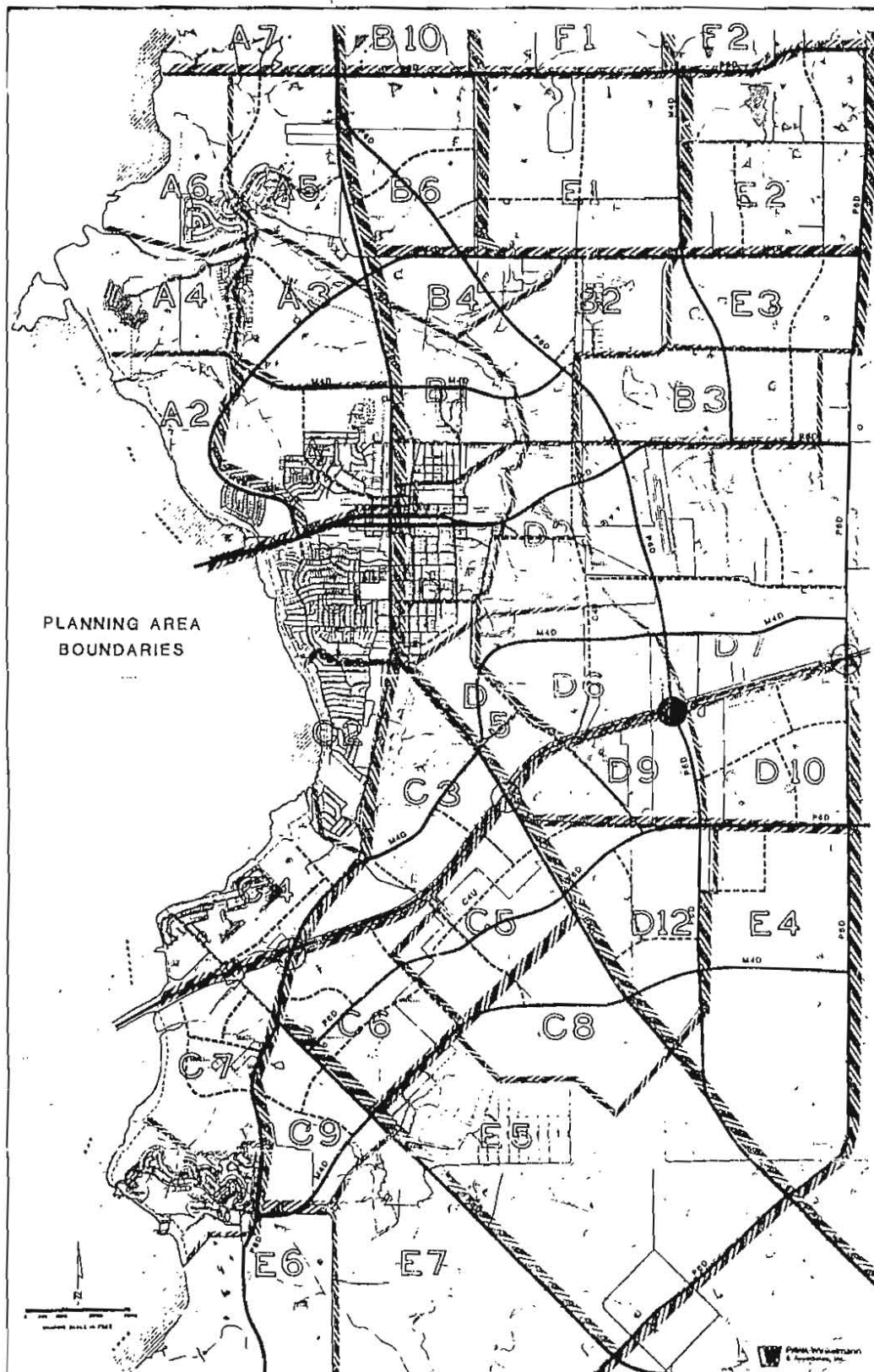


Figure 3

## COMMUNITY SURVEY

One of the first planning activities that was undertaken by Hunter Associates, Inc. was to identify some objectives that the City desired to achieve with the Land Use Plan. There had been several citizens groups and historic planning groups involved in various planning activities, but there had never been a community-wide survey taken as the goals and objectives of the community that were directed to growth and development.

To this end, a questionnaire was developed by Hunter Associates, Inc. that was mailed to all mailing addresses within the City of Rockwall. This questionnaire, is presented in the appendix. The questionnaire covered a variety of areas asking what the residents liked best about Rockwall; how many years did they reside in Rockwall; what was one major advantage of Rockwall and what would be Rockwall's greatest asset in twenty (20) years? Additionally, it asked the residents to rank in high, medium, or low priority about fifty (50) different topical areas that might be included in the planning process while developing the Comprehensive Land Use Plan. These were then ranked as to whether they were a high, medium, or low priority in the planning process.

The citizens were also asked what one thing would they change about Rockwall, what their greatest concern for Rockwall was, and finally what was the last thing that Rockwall needed.

From these answers, of the 424 returned questionnaires, a response listing was developed. The survey indicated a very strong affiliation towards the lake, a small town image, the quality of life, and the people of the community. The full questionnaire response listing is also presented in the appendix. Table 1 is a summary of the response listing.

TABLE 1  
CITY OF ROCKWALL, TEXAS  
COMMUNITY SURVEY RESULTS (SUMMARY\*)  
June, 1985

1. The thing I like best about Rockwall (Top three responses)

Small town image, the people, the lake

2. Years residing in Rockwall

(Range) <1 year - 60+ years - 37.3% 3 years or less

3. One major advantage of Rockwall (Top three responses)

Location, the lake and terrain, size

4. In 20 years Rockwall's greatest asset will be (top five responses)

Lake setting, location, proper planning and zoning, people, high standard of living

5. Priority topics in planning process

High Priority  
(Top Three)

Water Quality  
Limit Mobile Home  
Dev.  
Provision of  
Adequate Water  
Supply

Medium Priority  
(Top Four)

Housing for Elderly  
Utility Expansion  
Economic Growth  
around Square  
Shopping Facilities

Low Priority  
(Top Four)

Encourage Mobile Home Dev.  
Encourage Multi-Family Dev.  
Housing for Moderate to Low  
Income  
Industrial Development

6. One thing I would change about Rockwall (Top three responses)

Road system, traffic flow, traffic lights and signs

7. Greatest concern for Rockwall (Top three responses)

Over building and rapid growth, traffic, unemployment growth

8. The last thing Rockwall needs is (Top four responses)

More small town people, industry, condo's, multi-family development

Total survey sent out	3,350	
Total survey responses received	424	12.7% Response

\*Complete listing of survey responses can be found in the appendix.



Over and over the environmental setting of the community along the shores of Lake Ray Hubbard, the rolling terrain and the small town atmosphere came forth as a very positive factor that both old and new residents of the City liked.

## GOALS AND OBJECTIVES

One of the community survey results indicated a desire by more than ninety (90) people to serve on a Citizens' Advisory Committee. This committee met several times early in the planning process and was further divided into three subcommittees. Each of these subcommittees was to address goals and objectives upon which the Comprehensive Land Use Plan should be based. The formulation of these goals and objectives took place over the course of several months, during which each committee met a minimum of three times.

The three subcommittees that were identified were:

1. Growth and Economic Development
2. Urban Design and
3. Parks and Recreation

Each of these committees, independent of each other, developed a set of objectives which were designed to achieve the identified goals. To this end, 15 total goals and 40 objectives were developed and approved. (See Table 2).

The members of the Citizens' Advisory Committee were urged to continue on with their public participation in the overall comprehensive plan development process. Many of the advisory committee members became well informed on the manner in which the City of Rockwall proceeds with development activities; the guidelines that are used to determine those activities; the zoning and policy considerations that the city uses in the direction of those development activities; and the kinds of situations that may arise and the overall complexity of running a city which is undergoing rapid economic expansion and change. These citizens were extremely thorough and diligent in their activities.

TABLE 2

THE CITY OF ROCKWALL, TEXAS  
CITIZEN'S ADVISORY COMMITTEE  
GOALS AND OBJECTIVES

GROWTH AND DEVELOPMENT

1. Goal 1 Growth and development within the City of Rockwall and its extraterritorial jurisdiction should be of the highest quality.
  - Objective 1.1 Commercial, retail and industrial areas should be of masonry or brick construction
  - Objective 1.2 Development standards and policies should be reviewed and amended to reflect high quality growth standards of Rockwall
  - Objective 1.3 Residential areas should be buffered from commercial, retail, industrial and light manufacturing areas
2. Goal 2 The City of Rockwall should pursue annexations.
  - Objective 2.1 Land areas should be acquired through the annexation process as quickly as possible to assure that development is consistent with the approved Land Use Plan for the City
  - Objective 2.2 The political boundary of the City of Rockwall should be consolidated along the Interstate 30 (I-30) corridor and generally in the south and southeastern portions of the planning area
  - Objective 2.3 Land owners should be encouraged to petition the City of Rockwall for annexation
3. Goal 3 Rockwall should remain as a single-family low-density residential Community
  - Objective 3.1 Multi-family and apartment development should be distributed throughout the community

TABLE 2

(Continued)

Objective 3.2 No additional multi-family or apartment areas should be zoned except in future annexation areas and then sparingly unless supported by local residents.

4. Goal 4 New Commercial and retail development should be focused around major road/highway intersections

Objective 4.1 Neighborhood retail, and clustered commercial facilities should be sized according to the population served.

Objective 4.2 Interstate 30 commercial and retail establishments should be developed in planned developments instead of single establishments.

Objective 4.3 Commercial and retail facilities should be of high quality, brick or masonry construction, well landscaped and architecturally compatible with neighbors and the surrounding environment.

Objective 4.4 Commercial and retail facilities should promote and maintain design quality that is sensitive to and compatible with adjacent land uses.

Objective 4.5 Commercial and retail facilities should be focused towards major thoroughfares to avoid conflicts with residential areas.

5. Goal 5 Industrial and "light" manufacturing development should be encouraged in order to strengthen and broaden Rockwall's economic base

Objective 5.1 An economic development program should be developed by the City, to help target, locate and secure additional businesses for the City of Rockwall

Objective 5.2 Industrial and "light" manufacturing development should be of the highest quality construction, design and efficiency

Objective 5.3 Industrial and "light" manufacturing areas should be focused along the railroad and along I-30.

TABLE 2

(Continued)

6. Goal 6 The primary purpose of the Land Use Plan is to protect and enhance the "Quality of Life" for the residents of the City of Rockwall

Objective 6.1 The proximity of the City to Lake Ray Hubbard is a very positive factor which facilitates Rockwall's growth. This should be enhanced by the development, preservation, and protection of vistas, environmentally significant areas, water quality, and vegetational areas.

URBAN DESIGN

7. Goal 1 Create and maintain a positive urban image, while preserving resources which reflect Rockwall's history, heritage and progressive civic pride

Objective 1.1 Encourage revitalization and adaptive reuse of existing structures

Strategy 1.1.a. Establish a theme and character to promote downtown revitalization.

Strategy 1.1.b. Establish an historic preservation ordinance

Objective 1.2 Encourage land use and development that will improve and enhance the value of the first impression.

Strategy 1.2.a. Prohibit land use designations or zoning changes along entry corridors that are not a quality nature.

Strategy 1.2.b. Identify key areas throughout the community and at the entry portals that can be used as image areas, as open space for sculpture, landscape, and signage, etc.

Strategy 1.2.c. Utilize native stone from which derives it's name as signature element along major entry corridors.

TABLE 2

(Continued)

Objective 1.3 Encourage quality developments through recognition and incentives that are sensitive to design, protect and enhance scenic views and the natural landscape and recognize the value of compatible land use.

Strategy 1.3.a. Allow for increased development density for protecting views, reducing height or providing other on-site amenities.

Strategy 1.3.b. Establish an award system for public recognition of unique or quality projects.

Strategy 1.3.c. Encourage the placement of all utilities underground.

Objective 1.4 Maintain consistent enforcement of existing and proposed ordinances.

Strategy 1.4.a. Establish within the City a full time Code Enforcement position.

Objective 1.5 Continue to revitalize and develop the downtown area

Strategy 1.5.a. Consider designation in the "Main Street Program"

Strategy 1.5.b. Consider locating community facilities and cultural centers in the downtown areas as a development catalyst.

8. GOAL 2 Consider Urban Design as an important factor in planning for future growth within the city.

Objective 2.1 Establish a committee on Architecture and Urban Design

Strategy 2.1.a. Develop architectural design guidelines for the community

Strategy 2.1.b. Develop criteria for development of a Historic Preservation Ordinance

Objective 2.2 Continue to improve the criteria of the existing Sign and Sidewalk Ordinance



TABLE 2

(Continued)

Strategy 2.2.a. Utilize the Committee on Architecture and Urban design to evaluate and recommend improved development criteria for the Sign and Sidewalk Ordinance

Strategy 2.2.b. Utilize the Committee on Architecture and Urban design to catalog all existing signs.

Objective 2.3 Establish a Landscape Ordinance

Strategy 2.3.a. Develop criteria for a Landscape Ordinance including criteria for parking lots, and median landscaping of all divided thoroughfares.

Strategy 2.3.b. Utilize the Committee on Architecture and Urban Design to review other landscape ordinances and make recommendations.

Objective 2.4 Maximize the view to Lake Ray Hubbard by establishing view corridors.

Strategy 2.4.a. Establish policy zones along view corridors with special development restrictions to preserve significant views.

Objective 2.5 Change existing street signs, street lights, and traffic signals to a new design unique to Rockwall

Strategy 2.5.a. Utilize the Committee on Architecture and Urban Design to recommend an alternative design for adoption as the new standard.

9. Goal 3 Establish ordinances and policies through committed community involvement to see the fruition of these goals and objectives.

TABLE 2

(Continued)

PARKS AND RECREATION

10. Goal 1 The City of Rockwall should develop a comprehensive recreation and leisure programming plan which is designed to identify and address the recreation and leisure needs and desires of current and future citizen users.
11. Goal 2 The City of Rockwall should adopt and actively pursue an aggressive plan for the acquisition of new land to add to its current inventory of parks and recreation facilities.
- Objective 2.1 Mandatory neighborhood parkland dedication by developers to serve the citizens who will live in newly developed neighborhoods.
- Objective 2.2 Donations from private sources and/or individuals who have an interest in the development of the parks and recreation service.
- Objective 2.3 Continued and expanded cooperation with other local governmental entities including Rockwall Independent School District and Rockwall County which will allow for increased service levels and better utilization of publically owned facilities.
- Objective 2.4 Expanded use of contractual "concession-type" agreements with private concerns to provide recreational services and to collect needed revenue to develop and acquire park and recreation property and facilities.
- Objective 2.5 Continue to seek Federal and State grant funds for acquisition.
- Objective 2.6 Consider financing of parkland acquisition through use of general obligation bonds issued by the City.
12. Goal 3 The City of Rockwall shall pursue the development of a park system which links together the various activity centers in the city (including current and future parks) by means of greenbelts and/or walking/biking type paths to facilitate and promote family-oriented uses of existing and future parks.



TABLE 2

(Continued)

PARKS AND RECREATION

13. Goal 4 The City of Rockwall shall immediately address the question of the most advantageous use of lakefront property (public and private) as it relates to the development of park and recreation facilities and the delivery of recreational and leisure services to its citizens.
14. Goal 5 The City of Rockwall should engage itself in a campaign to educate its citizens as to the park and recreational opportunities and facilities currently available.
15. Goal 6 The City of Rockwall should, at all times act responsibly in its efforts to set and achieve goals for parks and recreation (and in general) and should temper its decisions with logic, reason, and practicality, yet should understand that leisure and recreational service are vital to the life of a well-rounded community.

## THOROUGHFARE PLAN

In 1984, the City of Rockwall adopted a Thoroughfare Plan that was prepared by P. A. W. A. Winkelmann and Associates, Inc., Transportation Engineers. This Thoroughfare Plan was used in the development of this Comprehensive Land Use Plan.

It was Hunter Associates's, Inc. role to use the adopted Thoroughfare Plan as the skeletal framework upon which to build and develop the Comprehensive Land Use Plan. The Thoroughfare Plan was not to be reviewed nor to be changed within the scope of the development of the land use plan. During the course of the development of the Comprehensive Land Use Plan, however, a non-binding referendum was taken by the City of Rockwall asking the voters to choose several alternatives relative to the downtown couplet or one way street on Goliad and Fannin Street. The end result of this non-binding referendum was that the voters indicated their desire to remove the north couplet and to maintain Goliad Street as the main north-south two-way street.

A bypass route from S. Goliad and Fannin Street, however, is recommended just four to five blocks south of the Court House square. This Thoroughfare Plan was to be included in the Comprehensive Land Use Plan by recommendation of the Mayor and City Council in January 1986. Other additions to the Thoroughfare Plan included that area in the northern portion of the planning region that was not initially covered by the Thoroughfare Plan.

The adopted Thoroughfare Plan actually did not extend very far north beyond F.M. 532 or Dalton Road. The planning area for the Comprehensive

Plan, however, goes to the Collin County, Rockwall County boundary. This Comprehensive Plan has extended in a logical sequence and manner some of the north-south planned alignments beyond the thoroughfare planning area. These include Highway 205, Willow Ridge Drive, Anna Cade Drive, and another unnamed drive in the northeast portion of the planning area.

An additional thoroughfare alignment change was recommended in the southern planning area boundary near the political jurisdiction of Heath on M4D which intersected with F.M. 740. It was changed and directed further south and to the east so that no intersections would occur near the "S" turn on F.M. 740 at Chandler's Landing.

The Thoroughfare Plan is not elaborated nor discussed in this document.

## MASTER PARK PLAN

The City of Rockwall, about three months after awarding the Comprehensive Land Use Plan contract to Hunter Associates, advertised for bids for the development of a Parks and Open Space Plan. The engineering company of Carter and Burgess, Inc. was awarded this contract. While the goal setting process involved in the development of the Comprehensive Land Use Plan did address Parks and Open Space, it was not intended to fulfill the requirements of a full Park and Open Space Plan. Rather it was to give direction to the Park and Open Space Planners.

The goals that were developed by the Park and Open Space subcommittee were presented to the Park planners. The Park planners have agreed to submit a summary of their plan which has been included in this Comprehensive Land Use Plan. The specific details of their plan will be partially included in the land use map of this Comprehensive Land Use Plan. Throughout the development of the Master Park Plan and the Comprehensive Land Use Plan a close coordination existed between the City, the Mayor and City council, and their consultants.

Hunter Associates, Inc. has played a key role in identifying and coordinating, both the Park and Land Use planning efforts to make sure that each agree with each other.

## UTILITY PLANS

Prior to Hunter Associates, Inc. being selected as the Comprehensive Land Use Plan consulting firm, the city had undertaken an update of the utility plans by their city engineer, Freeze and Nichols, Inc. While they were not to complete an update of the planning effort, they were to begin to look at service areas and utility line sizes for both water and sewer that would be needed in order to serve the projected needs of the community.

Early within the planning process, Hunter Associates, Inc. met with Freeze and Nichols representatives and the city staff to identify inconsistencies within each planning activity. The greatest inconsistency was the population base upon which each was establishing their plans.

Detailed population analysis performed by Hunter Associates, Inc. indicated that the future population projections that had been used previously were high. These population projections which were used by the City for the year 2,000 were about 20,000 persons too high.

Meetings which were then held with the City staff, Freeze and Nichols, Inc. and Hunter Associates, Inc. established that the 2,000 year population upon which utility plans would be based would be about 42,000 to 43,000 people. Water system improvements and sewer system improvements would then be made on this future population figure. The detailed analysis of population densities by each planning area and growth projections by planning areas were developed for Freeze and Nichols, Inc. by Hunter

Associates, Inc. Each could then better utilize their various models in the development of their plans. Population densities were provided the City's consultant for each of the planning areas by Hunter Associates, Inc.

These same population projections and growth projections were provided to the Master Park Planners, Carter and Burgess, Inc. by Hunter Associates, Inc. as well.

## ANNEXATIONS

Rockwall is a home rule city. The City has the legal authority to annex property and land up to a certain percentage of the total acreage each year. According to State law any home rule city can annex up to 10% of its existing total acreage each year. For example, in 1985 the existing city size of the City of Rockwall was approximately 8,110 acres. Therefore, in 1985 the City of Rockwall could annex up to 811 additional acres into its political jurisdiction.

The City of Rockwall is in a position where future annexations will ultimately extend the political boundaries of the City to their fullest extent. The fullest jurisdictional control that the City of Rockwall will be able to execute will extend from the Collin County, Rockwall County border to the north and to the line almost parallel to the northern boundaries to the City of Heath on the south. The greatest extension of Rockwall's political jurisdiction will occur eastward from its current political boundaries. The City of Fate has extended its political jurisdiction along I.30. Likewise, during the process of the development of this plan, the City of Rockwall has also extended its political jurisdiction along I.30 beyond F.M. 549. The ultimate goal of the City of Rockwall is to have political jurisdiction of an area that would extend its eastern boundaries to a point approximately parallel with Brushy Creek to the east, the City of Heath to the south, and the Collin County, Rockwall County border to the north. Ultimately this would create a city whose size would be nearly double that of 1985's political jurisdiction. Table 3 indicates that if the City of Rockwall were to add it's potential of annexation for the next eight (8) years, that the number of acres that the City of Rockwall now encompasses which is 8,110, could be expanded to

TABLE 3

## THE CITY OF ROCKWALL, TEXAS

## ANNEXATION POTENTIAL\*

<u>YEAR</u>	<u>CITY SIZE</u>		<u>FUTURE ANNEXATIONS: 10% PER YEAR</u>	<u>FUTURE CITY SIZE TOTAL ACREAGE</u>
	<u>ACRES</u>	<u>SQUARE MILES</u>		
1985	8,110	12.67	811	8,921
1986	8,921	13.94	892	9,813
1987	9,813	15.33	981	10,793
1989	10,793	16.86	1,079	11,872
1990	11,872	18.55	1,187	13,059
1991	13,059	20.40	1,306	14,364
1992	14,364	22.44	1,436	15,800
1993	15,800	24.87	1,580	17,380

\* Does not include voluntary annexation by property owners.



about 15,800 acres. This would be accomplished with Rockwall annexing land and would not include any voluntary annexation by property owners themselves.

Because these annexations would place Rockwall's boundary contiguous to other jurisdictional boundaries such as McLendon-Chisolm, Fate, and Heath, a relatively small annexation area might be found after 1993. The only additional annexations may be individual property owners who may decide to have their property annexed into the City.

As a City grows in size, it's control over an area is called Extra Territorial Jurisdiction (ETJ). Table 4 identifies, according to state law, the population size range of cities and their ETJ jurisdictional distance. The City of Rockwall currently enjoys an ETJ distance of one mile. That is, they have regulatory authority one mile from their existing city limits. However, that authority does not extend into all areas of community services, and utilities.

It is fully anticipated that by 1993 the City of Rockwall will have extended its political boundaries the maximum that it could possibly do so, unless at some point in time some other community relinquishes their territorial control over already annexed land. The annexation directions that are currently being undertaken by the City basically involves extensions of political jurisdiction along the Interstate 30, east and south along F.M. 549 and southward along F.M. 205 to the McLendon-Chisolm political boundary.

During the public hearing process required in annexing of additional lands into a city's corporate boundaries, a service plan needs to be developed for each annexed area. This service plan, as required by state law, identifies

TABLE 4

## EXTRATERRITORIAL JURISDICTION (ETJ)

Cities, Towns, and Villages

Municipal Annexation Act

	<u>CITY</u> <u>POPULATION SIZE</u>	<u>ETJ</u> <u>DISTANCE</u>
1.	<5,000	0.5 Miles
2.	5,000 - 25,000	1.0 Miles
3.	25,000 - 50,000	2.0 Miles
4.	50,000 - 100,000	3.5 Miles
5.	<100,000	5.0 Miles

Source: Art. 970a, Section 3, Municipal Annexation Act  
Vernon's Statutes

those services which a city normally supplies to its jurisdiction and identifies where, how, and what kind of timing sequence these services will be provided to the newly annexed areas. A typical outline of a service plan is provided in the appendix of this report. This service plan outline is only a suggested format and additional information can be added to or deleted from as the City desires. Hunter Associates, Inc. recommends that the City of Rockwall extend its political jurisdiction as quickly as possible in accordance with their full annexation potential. Likewise, it is recommended that land owners voluntarily request annexation into the corporate limits of the City of Rockwall. This will make planning of future services and of water, sewer, fire, police, and other community services much ~~easier~~ in the future and will allow the City to become a political boundary that is easily serviced.

The availability of land for the City expansion in the future, becomes less and less. Now is the time for the City of Rockwall to exercise its legal authority in the extension of its political boundaries.

# ASSESSMENT OF CONDITIONS

## EXISTING LAND USE

In July 1985 an existing land use map was prepared (Figure 4). This map was created by field surveying. All the individual land usages within the planning area of the comprehensive plan were field checked and mapped. This included all the developed land within the political jurisdiction of the City of Rockwall as well as those outside of the current political jurisdiction but within the planning area.

Several land use categories were used in identifying the existing land use. The existing land use categories included single-family residential, duplex residential, multi-family residential, trailer units, commercial and office, retail, manufacturing and industry, and public semi-public. These land use categories were used by Hunter Associates, Inc. staff as they field checked and marked all of the existing land use categories within the total Planning Area. An analysis of the land use map that was developed as a result of the field survey indicates the tremendous growth potential of Rockwall. There is a large supply of undeveloped land not only within the current political jurisdiction of the city but also in the overall planning area.

Except with the core of the City of Rockwall, that is the area immediately surrounding the courthouse square and along the lake front south of State Highway 66, the remainder of the City is a patch work of development and activities that have yet to see their full potential. Tremendous land acreages exist that have not been developed. Of the areas already platted, many of them are less than half constructed. An example of this is Chandlers Landing. While the land use map shows all of the lots that have been

FIGURE 4  
EXISTING LAND USE MAP  
CITY OF ROCKWALL, TEXAS

PLEASE REFER TO EXISTING  
LAND USE MAP CURENTLY  
ON FILE AT CITY HALL

THE MAP EXISTS AT 1:600 AND  
1:1200 SCALES

approved and filed as matter of record at the courthouse, the survey indicates that less than one half of Chandlers Landing has been built at this point in time.

The large number of single-family residential housing units that exist, particularly in the northeast portion of the City is dramatic. There are a large number of what we call rural subdivisions that exist with occupied single-family homes that dot the countryside and yet have a dramatic impact on the growth and resource demand of the region. The number of dead end streets with houses lining each side of the street in the northeast portion of the planning area suggests the kinds of development that have and probably will take place in the future. These are not small acreage lots; they are not high density; but in fact are estate and ranchette housing.

## ENVIRONMENTAL SETTING

It is hard to imagine the City of Rockwall without its orientation to Lake Ray Hubbard. The city was founded, however, long before the lake was ever developed. The founding fathers of the City of Rockwall were very familiar with the lay of the land, the drainage characteristics, the soils, and, in essence the best places to build.

It is interesting to realize that the town square, the courthouse square of Rockwall, is situated at the very top of a hill; that is the square divides the drainage in all directions for the older core of the City of Rockwall. Another major drainage divide that is interesting and has taken some historic significance is known as Ridge Road. This is a high ridge of land that separates drainage flow on either side of Ridge Road either towards the Lake or towards the Trinity River.

The railroad today, also occupies the high point of drainage between that which drains to the north and that which drains to the south. The two major drainage collection areas within the planning area certainly are well known to the general populace that being Buffalo Creek to the south, and Squabble Creek north of the older downtown portion of Rockwall.

Associated with this development of the city, though, are various other drainage basins. To the east along F. M. 549 is Long Branch Creek which drains almost parallel to F. M. 549 south of Interstate 30. The low lying drainage area in the northwest portion of the Planning Area near the Rockwall Collin County border, is also a very significant fact to consider.



Associated with these various drainage basins and tributaries are a variety of lakes which have developed as flood control measures, conservation measures, and stock tanks over time. In looking at the number of lakes, tanks and ponds which are located within the planning area, there are, indeed, over one hundred of these bodies of water of various sizes. There are, however, some major lakes of significant size that need to be noted. Some of these lakes are Caruth Lake, Boyles Lake, Nelson's Lake, Rockwall Lake, Rainbow Lake, Wallace Lake, and Lake Lofland, to name a few. These lakes are, depending on the season of the year, often times quite full of water and occupy various positions scattered throughout the community. They can provide and should be planned for as an asset within the community.

Associated with these lakes are a large number of smaller stock tanks and ponds that dot the entire planning area. They are not grouped or concentrated in any one given area, but scattered throughout the northern and southern portion of the Planning Area. The older downtown portion of Rockwall has developed areas that are similar with most urban landscape areas. This has provided artificial drainage and eliminated the majority of the small tributaries and small ponds and lakes which were there originally.

Associated with the previously mentioned drainage are significant areas that are flood prone or have the potential to flood. These are sometimes referred to as flood plain or flood-ways. These flood plains are very significant with the linear corridor of land that parallels the creek extending full length from the community airport and State Highway 66 to Lake Ray Hubbard in a north-east direction. The southern portion of the community has the largest flood

prone area, associated with Buffalo Creek, south of Interstate 30. This proximity to some of the projected commercial-industrial development in this area may pose some problems that need to be considered as developments occur.

As the plan will show, many of these drainage ways, flood plains, floodways and drainage corridors can be incorporated into a linear parks system, which can become an asset to the community rather than setting them aside and not providing access to them at all. These linear parks are often the most desirable park like settings because of their proximity to water. They usually have more vegetation stand such as various kinds of large trees associated with the creek. Of course, on the upland areas, we have a majority of the prairie grass families associated with upland prairies and upland drainage areas.

The low drained areas, the drainage corridors, the flood plains, can be incorporated into the overall park development plan and will be shown as an integral part of the Comprehensive Land Use Plan. Because of Rockwall's proximity to Lake Ray Hubbard, the majority of Rockwall development and direction of growth has been oriented to the west, that is westward facing toward Lake Ray Hubbard. The developed portion of the community is on a western slope of land that looks to the lake and the majority of the developers have positioned the houses along these developments so that they do have scenic views of the lake, thus, orienting more and more of the community to the west. This is obviously true, noticing the number of developments that have occurred along the Lake Ray Hubbard shore line.

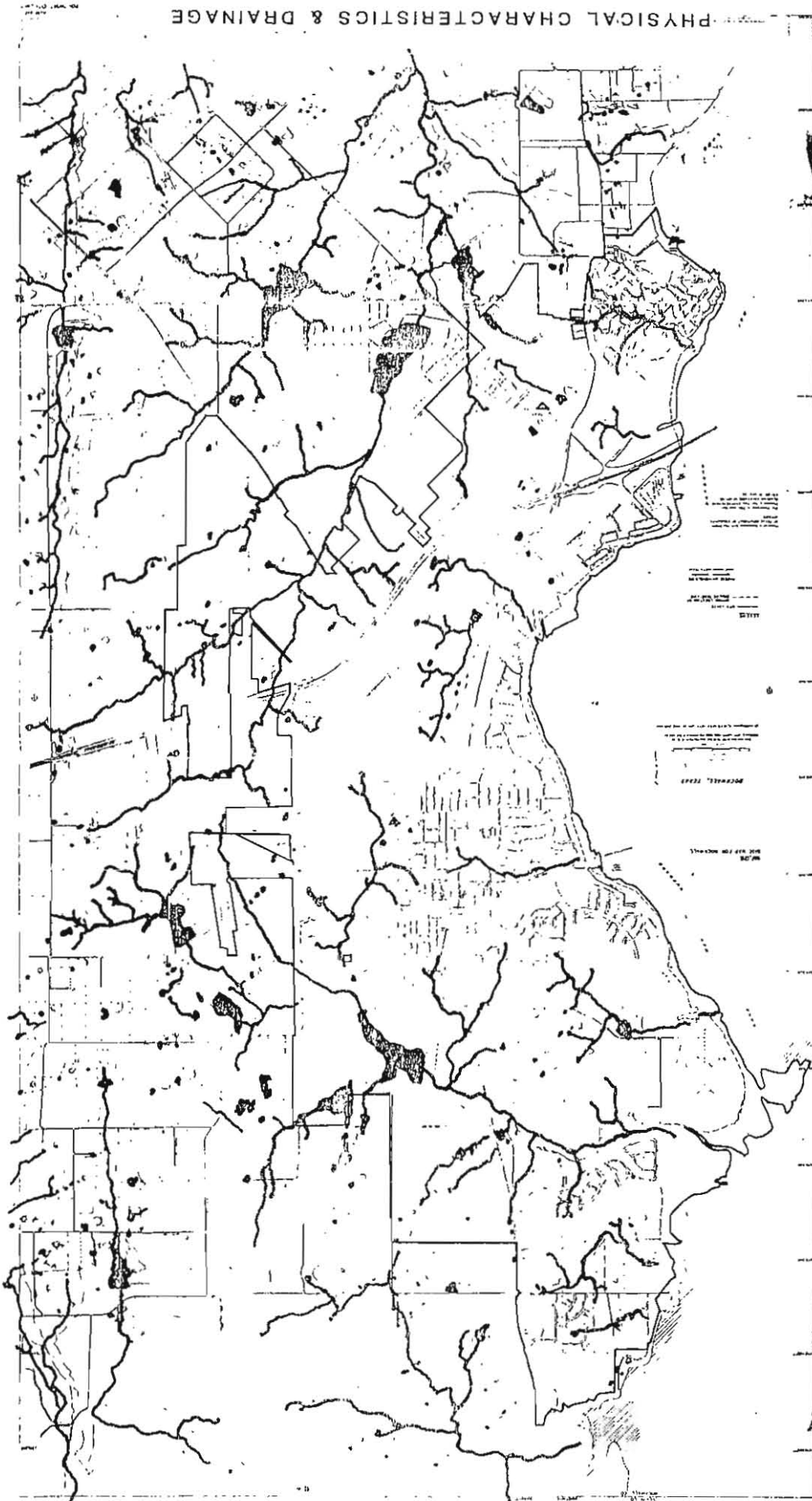
The most outstanding feature associated with the City of Rockwall, and indeed Rockwall County, is its more rolling terrain slope differences that are exhibited (Figure 5). From Lake Ray-Hubbard the elevation is 435 feet above sea level while the courthouse square is about 530 feet above sea level or a difference of 95 feet. This change in slope is significant for this particular portion of the Black Land Prairie of Texas. This rolling terrain has made Rockwall a very desirable home site location.

Views that are associated with the lake as a result of this slope rise are significant and is reflected even in the way which the residents of Rockwall view their environmental setting and position of the lake relative to the community.

This change in slope is also responsible for the number of lakes and different street patterns in drainage basins which were mentioned and discussed earlier. Rockwall will never see uniform development occurring over a large expansive area. Terrain differences will provide the builders, developers, and architects an opportunity to provide a variety of housing products.

FIGURE 9

PHYSICAL CHARACTERISTICS & DRAINAGE



## POPULATION ANALYSIS

Population Projections for the City of Rockwall in the past had placed the estimated 2005 year population at a number of nearly 64,000 people. Upon reviewing the growth trends and the historic population plus the current population, it was realized that these current growth trends could not continue. The city could not achieve a population of 64,000 people by the year 2000.

Upon this determination, it was decided to investigate and make further projections about the population characteristics and the population growth of the community. It was decided to find out if these trends for the 64,000 population figure were valid or whether new trends had developed such that the population for the year 2005 might be significantly less.

A review of the historic population showed that in 1960 the City of Rockwall had 2,166 people. In 1970, that number had risen to 3,121. And indeed, in 1980, it had reached 5,939. An estimated 1985 population made by Hunter Associates, Inc., indicates that Rockwall's estimated population is about 11,600 people. This is identified in Table 5.

By using various growth rates and projecting the population of Rockwall to the year 2000 it was determined that the number of people by the year 2000 would not be 64,000 but would be closer to 42,000 or 42,500. Using an annual growth rate of 8 percent for the years 1985-1990 and 9 percent compound of annual growth rate for the years 1990 and 1995 and a 10 percent annual growth rate in 1995 to the year 2000 the 42,208 figure was determined.

TABLE 5

THE CITY OF ROCKWALL, TEXAS  
 COMPREHENSIVE LAND USE PLAN  
 POPULATION PROJECTIONS

	<u>Year</u>	<u>Population</u>	<u>Source</u>
Historic	1960	2,166	Census
"	1965	-	
"	1970	3,121	Census
"	1975	-	
"	1980	5,939	Census
Estimated Projected	1985	11,593	Hunter
"	1990	17,034	Hunter
"	1995	26,208	Hunter
"	2000	42,208	Hunter

8% Annual Growth Rate 1985-1990  
 9% Annual Growth Rate 1990-1995  
 10% Annual Growth Rate 1995-2000

These figures and population projections are illustrated both in graphic and tubular form on Figure 6 and Table 5. Between the years 1980 and 1985, the City of Rockwall had a population percentage change increase of 52 percent. This growth rate, however, seemed to be greater than what might be anticipated in future years.

Based on the 1985 population estimate of 11,593 and using an 8 percent compounded growth rate, the 1990 population is estimated to be 17,034. Using a 9 percent compounded annual growth rate between the years 1990 and 1995 based on the 1990 estimated figure it is estimated that the population for Rockwall in the year 1995 will be 26,208. Using a 10 percent compounded annual growth rate between the years 1995 and the year 2000 is estimated that the year 2000 population will be about 42,208 people.

Further population analysis was determined by planning areas. In Each of the planning areas A-1 through A-7, B-1 through B10, C-1 through C-10, D-1 through D-12, E-1 through E-5, and F-1 through F-2 there was an estimated current 1985 population determined. These were made based on housing counts and based on other projections that had been made about similar planning areas by previous studies.

The compound annual percentage growth rates for the five year increments were applied to each of these planning areas. So that a 1990, 1995, and the year 2000 population estimate could be made by each of the planning areas.

The population projections using compounded annual growth rates is indicated on Table 6. Further population analysis by planning area identified the current 1985 population vs. the year 2000 population further indicating

Figure 6

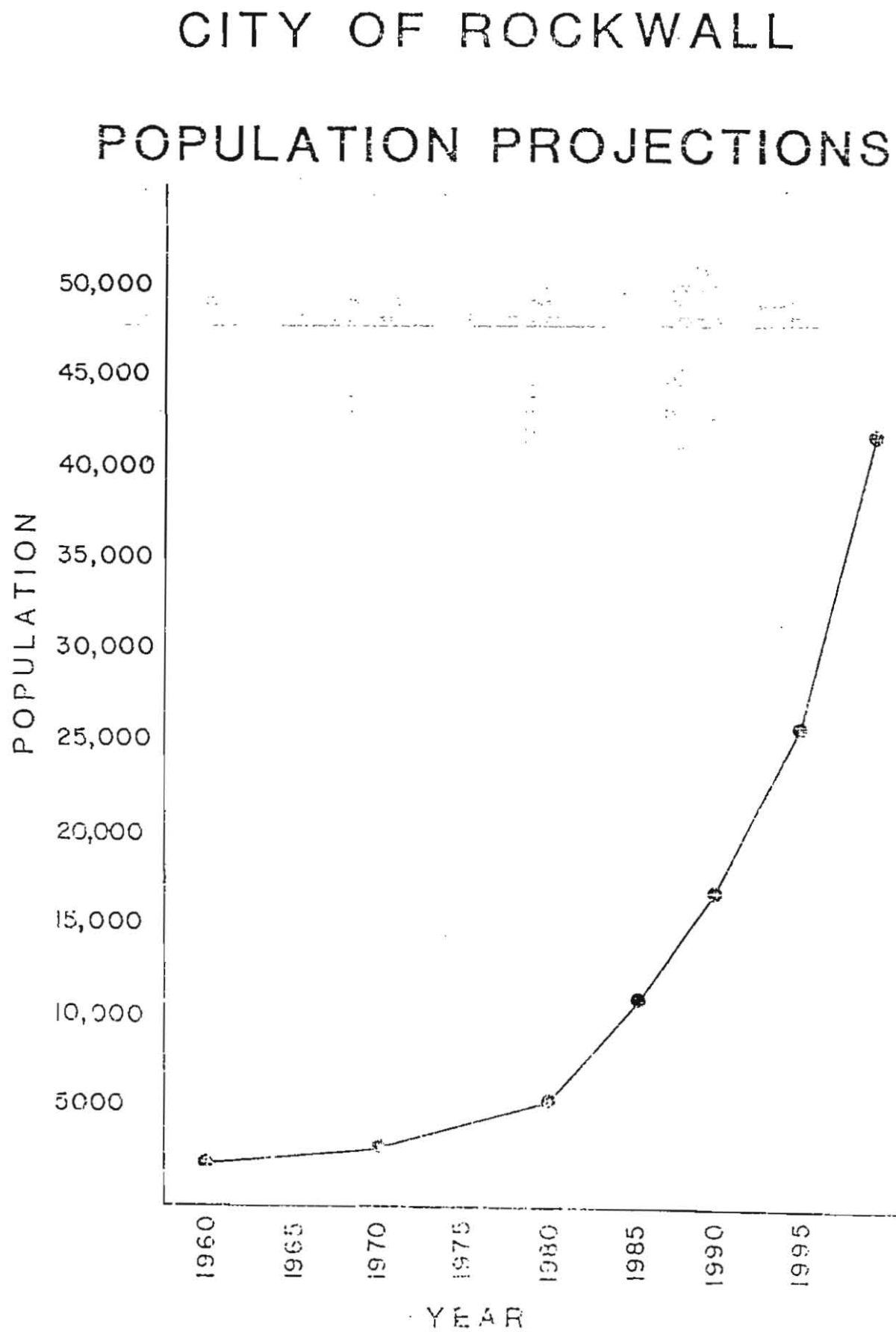




TABLE 6

## THE CITY OF ROCKWALL, TEXAS

## POPULATION PROJECTIONS BY PLANNING AREAS

8% (1985-1990), 9% (1990-1995), 10% (1995-2000)

## COMPOUNDED ANNUAL GROWTH RATE

Planning Area	1985 Current Estimated Population	1990 8% Growth/yr 5 yr Rate Comp. 47%	1995 9% Growth/yr 5 yr Rate Comp. 54%	2000 10% Growth/yr 5 yr Rate Comp. 61%
A1	234	344	529	852
A2	354	520	800	1,288
A3	-	-	-	-
A4	41	60	92	148
A5	343	504	775	1,248
A6	262	385	592	953
A7	64	94	145	234
B1	843	1,239	1,906	3,070
B2	52	76	117	190
B3	50	73	112	180
B4	11	16	25	40
B6	11	16	25	40
B10	50	73	112	180
C1	1,576	2,316	3,565	5,741
C2	1,310	1,925	2,963	4,771
C3	328	484	745	1,200
C4	910	1,338	2,059	3,316
C5	2	3	5	8
C6	209	307	472	760
C7	412	605	931	1,499
C8	5	7	11	18
C9	-	-	-	-
C10	1,259	1,850	2,846	4,583
D1	869	1,277	1965	3,165
D2	96	141	217	349
D3	25	36	55	89
D4	155	228	351	565
D5	2	3	5	8
D6	5	7	11	18
D7	103	151	232	374
D9	8	12	18	29
D10	8	12	18	29
D12	8	12	18	29
E1	171	251	386	622
E2	237	348	535	862
E3	132	194	298	480
E4	-	-	-	-
E5	1,103	1,621	2,494	4,017
F1	171	251	386	622
F2	174	255	392	631
TOTALS	11,593	17,034	26,208	42,208

a total increase in population by each of the planning areas. A total increase in population between 1985 current estimate of 11,593 to the year 2000 indicates that Rockwall's population will increase by approximately 30,651 people, which would make its total population estimate by the year 2000 at 42,208 people.

While this may seem to be a large change for the City of Rockwall, it does not necessarily mean that the population density would be any greater than what Rockwall currently enjoys. To substantiate this, further analysis was done by planning areas that identify what density of population might be expected with this additional 30,000 plus increase in people over the next fifteen years. The total planning area, for this comprehensive plan is about 17,000 acres or about 25.56 square miles.

If the planning areas population projected by the year 2000, are adjusted for the number of developable acres that are available, we will find that the overall density in population equates to about 2.85 people per acre. Indeed, this overall density is extremely low, whereas a normal residential subdivision with quarter acre lots will have about twelve to fifteen people per acre.

Development of these density figures are shown on Tables 7 & 8 which is titled Adjusted Population Increase by Planning Area. This table identifies the planning unit, number of acres in the planning unit, the percent of that planning unit which is already developed, and then adjusts the amount of available acres to be developed by those factors which would take acreage

Table 7

The City of Rockwall, Texas  
Adjusted Population Increases by Planning Areas

Year 2,000

1	2	3	4	5	6	7	8	9	10
Plan. Unit	Acres	% Developed	% Flood Areas Water	% R.O.W.	% Non Residential (Zoning)	Summary Col. 4,5,6	Avail. Acres For Resid.	Adjusted Acres Avail.	Population Increase
A1	450	40	0	10	—	10	270	243	693
A2	292	30	0	10	—	10	204	184	525
A3	354	5	20	10	—	30	336	235	670
A4	387	5	20	—	—	20	368	294	838
A5	436	20	20	—	—	20	349	279	795
A6	304	20	20	—	—	20	243	170	484
A7	536	10	30	—	—	30	482	386	1101
B1	339	40	10	10	—	20	203	132	376
B2	443	10	20	15	—	35	399	359	1024
B3	466	10	—	10	—	10	419	293	835
B4	199	5	20	10	—	30	189	170	485
B6	455	10	—	10	—	10	410	328	935
B10	655	5	20	—	—	20	622	498	1420
C1	317	90	—	10	10	20	32	32	91
C2	215	80	—	—	—	—	43	4	12
C3	515	20	30	10	50	90	412	185	527
C4	335	40	5	—	50	55	201	60	171
C5	434	30	20	20	30	70	304	122	348
C6	434	30	—	20	40	60	304	122	348
C7	495	20	10	10	40	60	396	396	1129
C8	498	10	—	—	—	—	448	358	1021
C9	327	10	—	10	10	20	294	279	795
C10	242	30	5	—	—	5	169	85	242
D1	334	90	—	20	30	50	334	18	51
D2	314	20	10	15	20	45	251	151	430
D3	353	30	10	20	10	40	247	222	633
D4	391	10	—	10	—	10	352	149	425
D5	178	10	—	20	60	80	160	64	182
D6	383	90	—	20	50	70	38	27	77
D7	451	40	—	20	10	30	271	81	231
D9	296	30	10	20	40	70	207	124	354
D10	518	10	10	20	10	40	466	210	599
D12	493	10	30	15	10	55	444	400	1140
E1	756	10	—	10	—	10	680	476	1357
E2	641	10	20	10	—	30	577	462	1317
E3	355	10	10	10	—	20	320	256	730
E4	968	5	10	10	—	20	920	736	2099
E5	1356	20	20	—	—	20	1085	868	2476
F1	794	10	—	10	—	10	715	644	1836
F2	1069	10	20	10	—	30	908	636	1813
						14,771	10,738	30,615	

TOTAL ACRES: 17,002 +

25.56 Sq. Miles

2.85 people/acre

TABLE 8

CITY OF ROCKWALL, TEXAS  
PLANNING AREAS POPULATION

Planning Areas	Adjusted Acres Available	1985 Current Estimated Population	Year 2000 Population Increase	Total Population
A1	243	234	693	927
A2	184	354	525	879
A3	235	-	670	670
A4	294	41	838	879
A5	279	343	795	1,138
A6	170	262	484	746
A7	386	64	1,101	1,165
B1	132	843	376	1,219
B2	359	52	1,024	1,076
B3	293	50	835	885
B4	170	11	485	496
B6	328	11	935	946
B10	498	50	1,420	1,470
C1	32	1,576	91	1,667
C2	4	1,310	12	1,322
C3	185	328	527	855
C4	60	910	171	1,081
C5	122	2	348	350
C6	122	209	348	557
C7	396	412	1,129	1,541
C8	358	5	1,021	1,026
C9	279	-	795	795
C10	85	1,259	242	1,501
D1	18	869	51	920
D2	151	96	430	526
D3	222	25	633	658
D4	149	155	425	580
D5	64	2	182	184
D6	27	5	77	82
D7	81	103	231	334
D9	124	8	354	362
D10	210	8	599	607
D12	400	8	1,140	1,148
E1	476	171	1,357	1,528
E2	462	237	1,317	1,554
E3	256	132	730	862
E4	736	-	2,099	2,099
E5	868	1,103	2,476	3,579
F1	644	171	1,836	2,007
F2	636	174	1,813	1,987
TOTAL	10,738	11,593	30,651	42,208

acreage out of development such as flood areas, right-of-way for highways, and non-residential zoning.

This analysis indicates that the population will continue to increase but the density will remain at a constant, allowing the City to remain as a very low density community.

## HOUSING ANALYSIS

In conjunction with the detailed population analysis, a detailed housing analysis was also performed for each of the planning areas. First, the number of units were counted by each planning area. A population was then determined for each planning area. For example, in Planning Area C2 475 single-family housing units were counted, which would indicate that the number of people occupying those housing units would be about 1,310. This figure was determined by multiplying the number of housing units by a typical single-family size of 3.0 persons per family times the 92 percent occupancy rate.

On the other hand, apartment units were considered as having a smaller family size of 2.65 persons per family and having only a 75 percent occupancy rate. Town houses and duplex units were also considered to have smaller a family size of 2.75 persons per family and only an 85 percent occupancy rate. Trailer units were also indicated at 2.75 persons per family and assumed to have a 95 percent occupancy rate.

For each of the detailed planning areas, the number of single-family houses, the number of apartments, the number of trailers, the number of townhouses, and duplexes were determined by actual field counts and verified by the city water and utility connection. The actual field counts were made as part of the existing land use survey, which was discussed earlier. This information is provided on Table 9.

In addition, aerial photos were consulted to determine the exact number of housing units. In apartment complexes the city provided the number of

TABLE 9

## THE CITY OF ROCKWALL, TEXAS

## TOTAL ESTIMATED POPULATION HOUSING UNITS

By Planning Units \*  
August 1, 1985

Planning Area	Number of Single Family Housing Units	Number of Apartment Units	Number of Trailers	Number of Town-houses (T) Duplex (D)	Total Housing Units	Population Single Family	Population Apartments	Population Trailers	Population Townhouse/Duplex	Total Population By Pinn Units
A1	85				77	234				234
A2	128				103	354				354
A3	-				-	-				-
A4	15				15	41				41
A5	125				90	343				343
A6	95				80	262				262
A7	25				25	64				64
B1	305				285	843				843
B2	19				19	52				52
B3	18				18	50				50
B4	4				4	11				11
B6	4				4	11				11
B10	18				18	50				50
C1	495	121			567	1336	240			1576
C2	475				412	1310				1310
C3	1	164			165	2	326			328
C4	250			94 (T)	300	690			220	910
C5	1				1	2				2
C6	75			10 (D)	73	207			2	209
C7	7	198			205	19	393			412
C8	2				2	5				5
C9	-				-	-				-
C10	287	235			472	791	467			1259
D1	305			11 (T)	294	843			26	869
D2	35				25	96				96
D3	9				9	25				25
D4	56				46	155				155
D5	1				1	2				2
D6	2				2	5				5
D7	9		13		22	69		34		103
D9	3				3	8				8
D10	3				3	8				8
D12	3				3	8				8
E1	62				52	171				171
E2	86				76	237				237
E3	48				38	132				132
E4	-				-	-				-
E5	175		237		377	484		619		1103
E6	-				-	-				-
E7	-				-	-				-
F1	62				48	171				171
F2	63				53	174				174
TOTALS	3028	718	250	115	4012	9265	1426	653	248	11,593

\* Planning Areas A, B, C & D  
include incorporated City  
plus part of ETJ.  
Planning Areas E & F represents  
additional area of Land Use Plan  
Planning Area.

Single Family = # Housing Units X 3.00 family size X .92 occupancy rate = Population  
Apartment = # Apartments Units X 2.65 family size X .75 occupancy rate = Population  
Trailer = # Trailers X 2.75 family size X .95 occupancy rate = Population  
Townhouses/Duplexes = # Units X 2.75 family size X .85 occupancy rate = Population

existing apartments that were constructed and estimates as to the percentages of occupancy were also determined from city information. The population in number of people was then determined by the various types of housing.

In August of 1985, it was determined, that the single-family population living in single-family housing units for the planning area of the City of Rockwall was 9,265 people. The population that was living in apartments was 1,426. The population living in trailers was 653, and the population living in townhouses and duplexes was 248 for a total population of 11,593.

Within the total planning area, there are a total of 4,012 housing units. The largest housing type within the planning area, is single-family housing with 3,028 units. There were 718 apartment units, 215 trailer units, and 115 townhouses and duplex units.

These housing units represent the number of units for the entire planning area and not just the current political jurisdiction of the City of Rockwall. The North Central Texas Council of Government indicated in their 1985 housing estimate publication that within the corporate limits of the City of Rockwall in 1985 there were 2,810 single-family, 668 multi-family and seven mobile home units. This represented a percentage of over 80 percent single-family, 19 percent multi-family, and less than 1 percent mobile home units.

Clearly, this was in line with the percentages of other communities within the metroplex as identified on Table 10 which provides similar statistics and comparisons of changes of those statistics from 1980 to 1985.



Table 10

## The City of Rockwall, Texas

Housing Analysis/City

City	1980 (4/1)		1985 (Est.)	
	No. of Units	Percentage of Total	No. of Units	Percentage of Total
Allen				
Single-Family	2,657	94.7%	4,086	93.9%
Multi-Family	148	5.3%	260	6%
Mobile Home	-0-	--	5	0.1%
McKinney				
Single-Family	4,659	74.6%	5,151	70.4%
Multi-Family	1,257	20.1%	1,685	23%
Mobile Home	332	5.3%	480	6.6%
Plano				
Single-Family	19,686	81.1%	28,140	75.5%
Multi-Family	3,981	16.4%	8,535	22.9%
Mobile Home	592	2.5%	592	1.6%
DeSoto				
Single-Family	4,559	90.2%	5,563	70.7%
Multi-Family	496	9.8%	2,305	29.3%
Mobile Home	-0-	--	-0-	--
Duncanville				
Single-Family	7,854	86%	9,665	82.4%
Multi-Family	1,283	14%	2,060	17.6%
Mobile Home	-0-	--	-0-	--
Lancaster				
Single-Family	4,590	90.4%	5,542	77.6%
Multi-Family	383	7.5%	1,494	20.9%
Mobile Home	104	2.1%	104	1.5%
Rockwall				
Single-Family	1,882	79.2%	2,810	80.6%
Multi-Family	487	20.5%	668	19.2%
Mobile Home	7	0.3%	7	0.2%

Source: Current Housing - 1985 Estimates, NCTCOG.

The housing analysis by city, indicates that Rockwall is indeed a single-family home residential community, whereas other communities such as Arlington or Dallas, in fact, have a very close balance with nearly 50 percent or more of multi-family vs. single-family housing.

Housing density in Rockwall can be considered as low in comparison to some other metroplex communities. Table 11 identifies the current zoning and it associates housing density both in gross units per acre and net units per acre. The net units per acre figure has 25% of the total land area that would be in road and highway right-of-way removed. Even at the highest density currently allowed, 14.0 units per acre, this is considered as only a medium density of housing. The majority of the current corporate limits of Rockwall and its extraterritorial jurisdiction is at a density of four (4) units per acre or less. This condition of low density housing is expected to continue into Rockwall's future.

TABLE 11

## THE CITY OF ROCKWALL, TEXAS

## HOUSING DENSITY

Current Zoning	Notes	Density Units/Gross Acres	Density Units/Net Acres*
SF-16	Lots 16K with Sewer	2.72	2.04
SF-10	Lots 10K with Sewer	4.35	3.27
SF-7	Lots 7K with Sewer	6.22	4.67
ZL-5	Lots 5K, Medium Density	8.70	6.54
2F	Lots 7K, Low to Medium Density	12.44	9.34
MF-14	14/acre, Medium Density	14.00	14.0

\*Assumes 25% of acre is in R.O.W.

## EMPLOYMENT

Employment forecasts for the City of Rockwall have been made by the North Central Texas Council of Governments. They have compared basic and service employment forecasts for the years of 1980 and projected those employments to the year 2,000.

It is very clear from their figures that basic employment and service employment, will increase significantly within the Rockwall political jurisdiction. However, the largest increase in employment area will be in the service sector. These figures are shown on Table 12 which identify population changes by census tract and basic employment and service employment changes as well. Please note that census tracts do not necessarily correspond with the planning area nor the political jurisdiction of the City of Rockwall as it now exists. From these figures, however, the trend is very evident that Rockwall is still a bedroom community to the larger communities further to the west, specifically Dallas.

However, as Rockwall growth continues, the changes in terms of numbers of employment in both the basic and service employment sectors will increase. Rockwall's employment base will increase much more dramatically than these employment figures might suggest. Indeed, we might even see two or three times the number of people employed within Rockwall than what the North Central Texas Council and Governments suggest. This is especially true if one or two large employers decide to locate in Rockwall within the next few years.

Table 12

CITY OF ROCKWALL & VICINITY  
1980 & PROJECTED 2000 POPULATION AND EMPLOYMENT  
 BY 1980 CENSUS TRACTS

Census Tract	Population		Basic Employment		Service Employment	
	1980	2000	1980	2000	1980	2000
401	1,183	1,896	0	39	13	13
402	1,401	2,554	0	182	0	77
403	5,697	7,439	192	244	66	413
404	375	723	11	64	0	0
405	2,485	6,599	0	200	68	68
TOTALS	11,141	19,211	203	729	147	571

Source: NCTCOG

THE CITY OF ROCKWALL, TEXAS

EMPLOYMENT PROJECTIONS

City	1980	1985	1990	Low 2000	Mid 2000	High 2000
Rockwall	302	747	747	761	784	817

Source: North Central Texas Council of Governments  
 June, 1984

# COMPREHENSIVE PLAN

The development of the Comprehensive Land Use Plan for the City of Rockwall has been an involved process. The land use plan that is presented in this report is a cumulative effort of over six complete revisions and drafts of the land use map itself (Figure 7). Once the Citizens Advisory Committee had presented its preliminary goals and objectives to the staff and council for review and comment the development of Land Use concepts based on those objectives and goals began. Some sections of the plan, particularly the Interstate 30 Corridor, received more detailed attention than some other areas of the plan, but the entire plan was reviewed many times.

#### CONCEPTS

Many of the objectives and goals that were presented by the Citizens Advisory Committee are specific in terms of the requirements that should be used in locating retail and commercial facilities, industrial facilities, manufacturing areas, residential areas, and open space and park areas. By using these objectives and goals, and considering the constraints of the natural environment, and identifying the natural drainage areas, a plan evolved. Coordinating this plan with the configuration of the existing and proposed thoroughfares, and noting the jurisdictional boundaries that affected the planning area, a draft of the Comprehensive Land Use Plan was assembled in September of 1985. Between September 1985 and February 1986 several successive drafts of the comprehensive plan were developed.

Each of the plan drafts that were developed used a standardized listing of land use categories. Those categories included:

1. Public and Semi-public

FIGURE 7

FUTURE LAND USE MAP  
CITY OF ROCKWALL, TEXAS

PLEASE REFER TO EXISTING  
LAND USE MAP CURRENTLY  
ON FILE AT CITY HALL

THE MAP EXISTS AT 1:600  
AND 1:1200 SCALES



2. Multi-family
3. Single-family
4. Residential
5. Open Space
6. Water Bodies
7. Industrial
8. Commercial
9. Retail and Office

Each of the land use designations were designated on the planning area maps that were presented by the use of various colors and symbols. Generally residential was yellow, multi-family orange, open space green, water bodies blue, industrial gray, commercial and retail red, office red with slash marks, and public semi-public as aqua. The following discussion details some information and philosophies regarding how each of the various land use categories were designated:

#### LAND USE (Public and Semi-Public)

The public and semi-public land use category refers to government facilities, and government owned properties. These facilities could include post offices, city halls, court houses, and public works. This plan also recognizes and identifies those areas that are school sites, school fields, and school playground areas and includes them. The category also includes facilities such as highway department maintenance facilities, and water or utility areas such as pumping stations or water storage towers. This category has been identified as one of the smallest categories in terms of percentage of total land use in the planning area. It represents only about 2.4% of the total land use planning area.

#### WATER BODIES

The total amount of land area within the planning region that is devoted to water, water storage facilities or water bodies is about 170 acres. This

figure does not include any of the calculated surface area for Lake Ray Hubbard. It only includes the lakes, tanks, and farm ponds that are contained within the identified planning area. Some of the larger lakes such as Caruth Lake, Rockwall Lake, Rainbow Lake, Wallace Lake, are included in this category.

#### OPEN SPACE

Two major constraints are used to describe and identify the open space lands within the plan. The "take-line" area for the City of Dallas around Lake Ray Hubbard has been identified as open space land. This "take-line" represents the high water mark of Lake Ray Hubbard if it were filled to 100% of capacity. Normally, however, the lake level is lower than this and thus there is an area between the water level and the surveyed high water "take-line" area that can be used by the community as open space. The City of Dallas does put development constraints on this particular land area, and activity is limited, however, passive open space activities are allowed without a special permit from both the City of Rockwall and the City of Dallas.

The second constraint that has been identified as providing open space include those flood prone areas adjacent to some of the major tributaries and streams and creeks within the planning area. Buffalo Creek and Squabble Creek are the two notable drainage areas that bisect the planning area to the north and to the south of Interstate 30. In conjunction with these areas, however, there are other park facilities that have been identified or that are indicated in green that would be included in the open space category. Open space on the plan that is presented indicates about 10% of the total land area within the community or about 1,681 acres.

#### RESIDENTIAL - SINGLE FAMILY

The largest major land use category is residential. This category is by far the largest single category of land usage identified on the plan. The residential category represents nearly 67 to 68% of the total land area within the planning district or about 11,400 acres. The residential category means single family detached housing on separate lots. It includes only low density, single-family housing.

#### RESIDENTIAL - MULTI-FAMILY

Another residential category that is identified on the plan is that of multi-family. The multi-family category has been identified as having a density of up to 14 units per acre and a lower density of approximately 7 to 10 units per acre. The cross-hatched multi-family designations indicates the lower density of multi-family categories indicated on the plan. The amount of multi-family that is identified on the plan represents 413 total acres, or only 2.4% of the total planning area. Much of this multi-family designation is on either side of and immediately adjacent to the Interstate 30 corridor.

#### OFFICE

The office category, as measured from the land use plan, comprises 541 total acres within the planning area, or 3.2% of the total. The "office" category does not mean high-rise or even mid-rise office, but one or two story, possibly three story office facilities that front on major thoroughfares. These locations are primarily associated with development along the Interstate 30 right-of-way. The office designation would be used for professional services

and administrative and bookkeeping activities for larger corporations, as well as those that would provide office support for smaller businesses. The office category does not include retail activities.

#### COMMERCIAL AND RETAIL

The commercial and retail category, as indicated on the plan in the solid red color, combines three of the existing zoning classifications. currently a general retail category exists along with a commercial category, and then a heavy commercial category. It was the intention of this plan and its development that heavy commercial category activities that involve outdoor storage, outdoor displays, wholesale activities, warehousing and businesses with accessory structures and those kinds of activities be focused away from the high visibility corridor of Interstate 30. That is not to say that the general location of commercial and retail along that corridor should be limited only to the general retail and general commercial category, but rather than the heavier usages be focused to front on the roadways that parallel Interstate 30 both on the north and south. Likewise, the heavy commercial activities should not be located near the entrance gateways on the east and west perimeters of the I-30 corridor.

By focusing the heavy commercial away from I-30, the development that "fronts" along Interstate 30 will have a general retail, office, and the standard commercial category. The general retail activities along the Interstate 30 corridor that should be promoted would include planned shopping centers, office buildings (where not located in office parks), restaurants, retail outlets, media stations, institutional uses, and automobile dealerships to name a few. Uses in the regular commercial would include retail businesses, planned shopping centers, office buildings, hotels and motels, theaters

and auditoriums, gasoline stations, car washes, drive-in businesses, printing, publishing, and private clubs. The heavy commercial, on the other hand, would include those areas such as lumber yard wholesale activities, printing, publishing, drive-in businesses, lumber yards and other associated businesses that would require outdoor storage. The development of the specific usages in each of these categories, however, should be more fully explored in the zoning ordinance of the City of Rockwall.

#### INDUSTRIAL

Industrial land uses primarily are those activities that require manufacturing and/or assemblage and usually require larger acreage. It usually has some specialty requirements in transportation and access. One of the primary objectives as developed by the Citizens' Advisory Committee was to provide for location of industrial sites along and adjacent to Interstate 30 in some locations and also near the existing industrial usages, coupling that with the proximity of the railroad. Sufficient acreage is provided on the plan that would allow railroad sitings to be developed for large warehousing activities or for manufacturing activities that would require rail service to and from their facility.

The industrial park setting is really more appropriate for many of these locations. Industrial parks do not necessarily now require large requirements for heavy construction or heavy activities. Instead, office warehousing and industrial parks often times are more park-like in their setting than many commercial facilities. The high technology types of business and industries which can be located on larger acreage are not "dirty" industries. Rather,

they are clean and whose products can be shipped out on tractor and trailer trucks, thereby not requiring access to the railroad. For this reason, a significant amount of acreage has been also allocated south of Interstate 30 and just to the east of the alternate bypass route of S.H. 205. This location is easily accessible for not only existing interchanges but the proposed interchanges as well. All of the industrial areas are located immediately adjacent north and south of Interstate 30 and the three major interchanges along the Interstate 30 transportation corridor.

The industrial category as depicted on the plan identifies 1,070 acres or about 6.3% of the total planning area.

## FUTURE LAND ANALYSIS

Previously indicated in Chapter 1, the entire planning area was subdivided into smaller planning statistical area boundaries. These boundaries represent easily worked, easily sized, planning segments that were used for the development of the Thoroughfare Plan, as approved in 1984. Concurrent with that planning effort, those same planning area boundaries have been adopted with some additions. Because the comprehensive planning area, is larger than the thoroughfare planning area, some additional statistical planning areas have been added to the far north and to the far south.

A statistical analysis was made for each of the 40 planning areas by land use categories as identified on the Comprehensive Land Use Plan. Each of the planning areas and the number of acres by land use category has been identified in the appendix. For each planning area then, a percentage of the total area was developed for each land use category. A summary statistical table was developed for all of the 40 planning areas. Each of the eight land use categories had a total number of acres indicated as well as percent of the total area indicated. This statistical summary by each land use category table is presented on Table 13.

The statistical Land Use summary, Table 13, indicates that for the entire planning area 69.6% of the total acreage is devoted to residential. Of that total 67.2%, is devoted to single-family residential land use. Only 2.4% is allocated to multi-family. The next largest percentage category of land use would be those combined categories of office/commercial and industrial which represent 17.1% of the total area. Respectively for office, commercial, and retail their percentages are 3.2%, 7.6%, and 6.3%.



TABLE 13

THE CITY OF ROCKWALL  
COMPREHENSIVE LAND USE PLAN  
STATISTICAL SUMMARY  
TOTALS

<u>USAGE</u>	<u>ACRES</u>	<u>% OF TOTAL AREA</u>
Office	541	3.2 )
Commerical/Retail	1,303	7.6 )-- 17.1
Industrial	1,070	6.3 )
Open Space	1,681	9.9 )
Water	170	1.0 )-- 10.9
Residential	11,420	67.2 )
Multi-Family	413	2.4 )-- 69.6
Public/Semi Public	<u>404</u>	<u>2.4</u> )-- 2.4
TOTAL	17,002	100.0



Open space and water represents about 10.9% of the total area of the planning region, while the last and smallest category that of public and semi-public only represent about 2.4% of the total planning area.

Clearly, this statistical summary of the Land Use Plan indicates that the overall direction of the community is towards a single-family residential character. Twenty percent of the area is commercial, retail, industrial, or office. A very small percentage is public and semi-public land uses. The majority of the land use categories therefore, represent single-family residential land usages. The one exception to this is that the commercial and retail intersection areas, or those areas identified with the circle symbols, were not calculated, as those percentages would vary according to how the intersection area develops, and therefore, the overall commercial category may be increased when these intersection areas are ultimately developed.

## ENTRANCE GATEWAYS

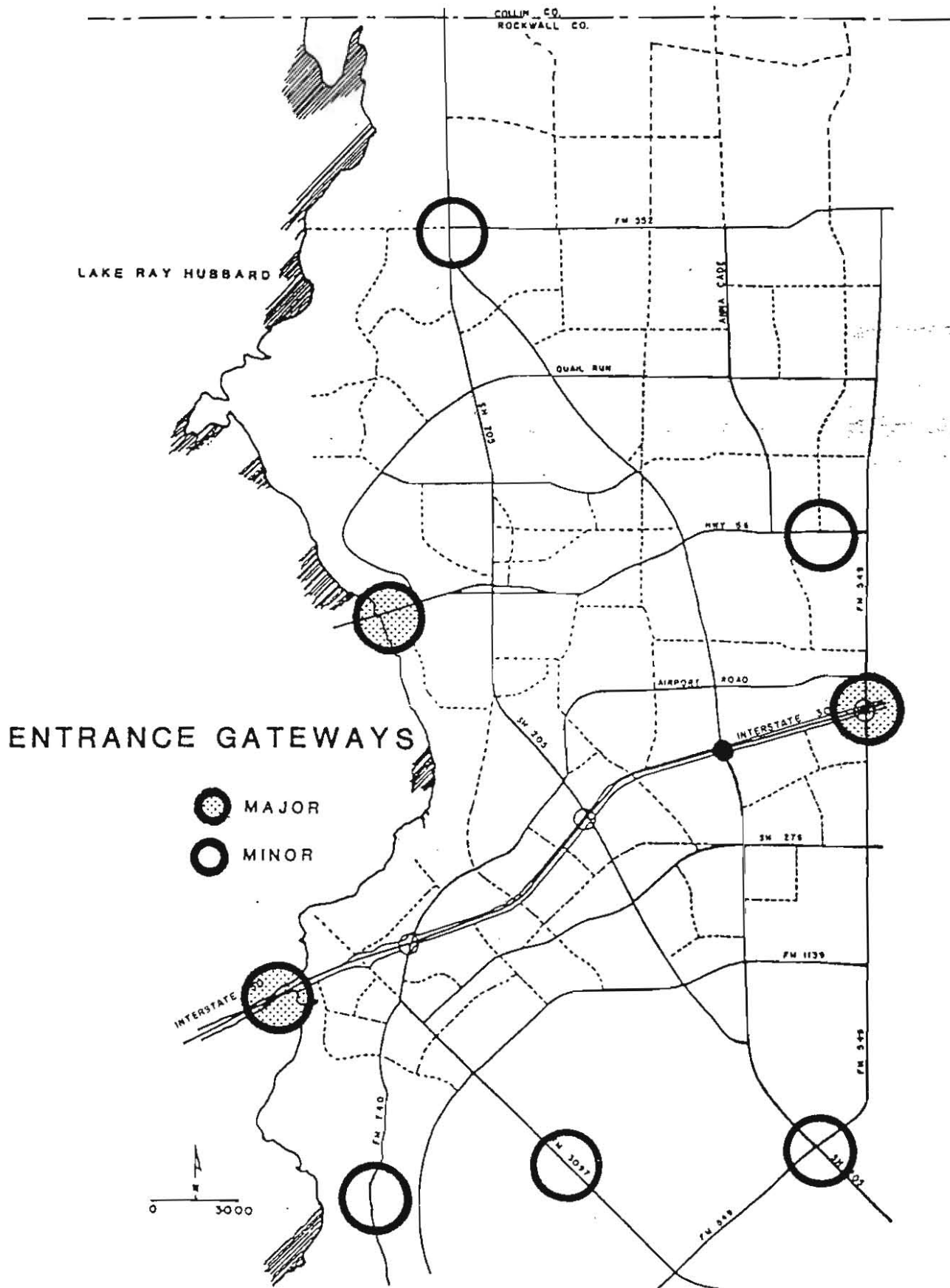
The visual impression one received when driving into the community often reflects the pulse and provides a sense of being "in" the community. It is important, therefore, that these entrance gateways to the community be addressed and handled in such a manner that they present a pleasing visual impression both to the motorist that is passing through and to the residents who are coming and going on a daily basis.

Entrance gateways are basically those major roadways which enter the community from a north, south, east, and west direction. The gateways can be identified according to the volume of traffic into a major and minor gateway. The Interstate 30 corridor obviously is a very major entrance gateway to the community of Rockwall, whereas the entrance gateway associated with F.M. 3097, or State Highway 205 to the far south may be less travelled and considered as a minor entrance gateway. That is not to say, however, that the methods that one uses to enhance and protect and provide the visual image that the community wants to create is any less diminished from the major to the minor gateway.

Entrance gateways should be looked at as having special needs and considerations. Considerations should be made with regard to landscaping, setbacks, lighting, displays, signs, and even of building material types and styles.

Figure \* identifies eight (8) potential urban entrance gateway sites for the City of Rockwall, Texas. The entrance gateways have been positioned at those entrances to the community that are most travelled. They have been subdivided into major and minor entrance gateways depending upon the volume of traffic that is handled. The east and west entrance ways along the

Figure 8



Interstate 30 corridor as well as the State Highway 66 entrance at Lake Ray Hubbard are major entrance gateways. The north-south entrance gateways State Highway 205 and F.N. 740 are lesser travelled corridors and therefore designated minor gateways,

The entrance gateways along State Highway 66 near the intersection of F.M. 549 may be considered minor and certainly the location of an entrance gateway possibly on F.M. 3097 might be of lesser significance than some of the others previously mentioned as well.

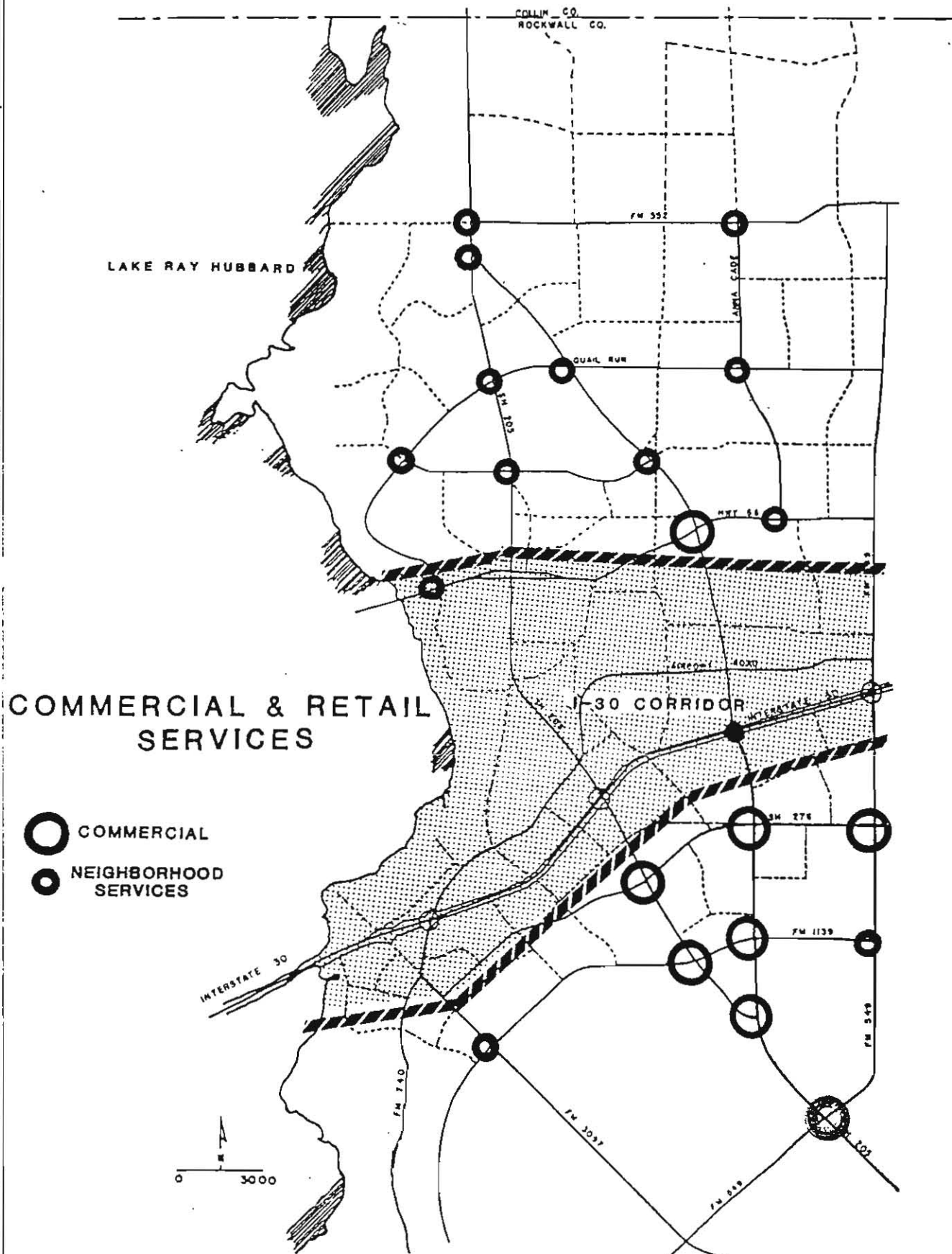
Each gateway should be treated carefully by the City. A review of all development plans by the City could be required. Specialized sign control, landscaping requirements, parking requirements, setback requirements, height requirements might be developed by the City in order to maintain a visual image desired by the City of Rockwall.

## COMMERCIAL AND RETAIL INTERSECTIONS

Figure 9, Commercial and Retail Services indicate the location of these intersections. It identifies nine (9) community-wide commercial intersection areas and twelve (12) neighborhood services commercial and retail intersections. Where the location of these symbols do not correspond exactly to a highway intersection may be due to the fact that there is a close proximity of intersections between more than two thoroughfares. The local decision making process should decide what corner developments should be permitted.

The symbol of a circle on an intersection designates it as a general location. It does not necessarily mean that all four corners of the intersection need to be or should be developed as commercial or retail. The concept of the circle identifying a need does not automatically designate all four corners as available for development. This is a decision that can be decided on a case by case basis through the planning and development review process. Some areas and intersections of the City may develop more slowly than others. One corner of the intersection may be developed at an earlier period of time. Another corner may develop at a later period of time. In some areas where development pressures are greater, all four corners may be developed. The amount of acreage that could be devoted to the smaller neighborhood services circle area would be in the range of ten to twenty acres total. One corner of an intersection, if it is a larger development may preclude the same intensity of development on another intersection because of its size. On the other hand, the larger community-wide commercial and retail service intersections designates a larger acreage requirement. If

Figure 9



an intersection in this situation were to develop fully a total of 25 to 40 acres might be available. Again, however, this decision would be on a case by case basis. It is not recommended, however, that one corner of the intersection be allowed to develop the entire available acreage but rather its proportioned share.

## BOULEVARDS

To provide landscaping in a more attractive and desirable manner, and to provide a systematic method of providing landscape this Comprehensive Plan has identified several roadways on the Thoroughfare Plan which can be designated as Boulevards.

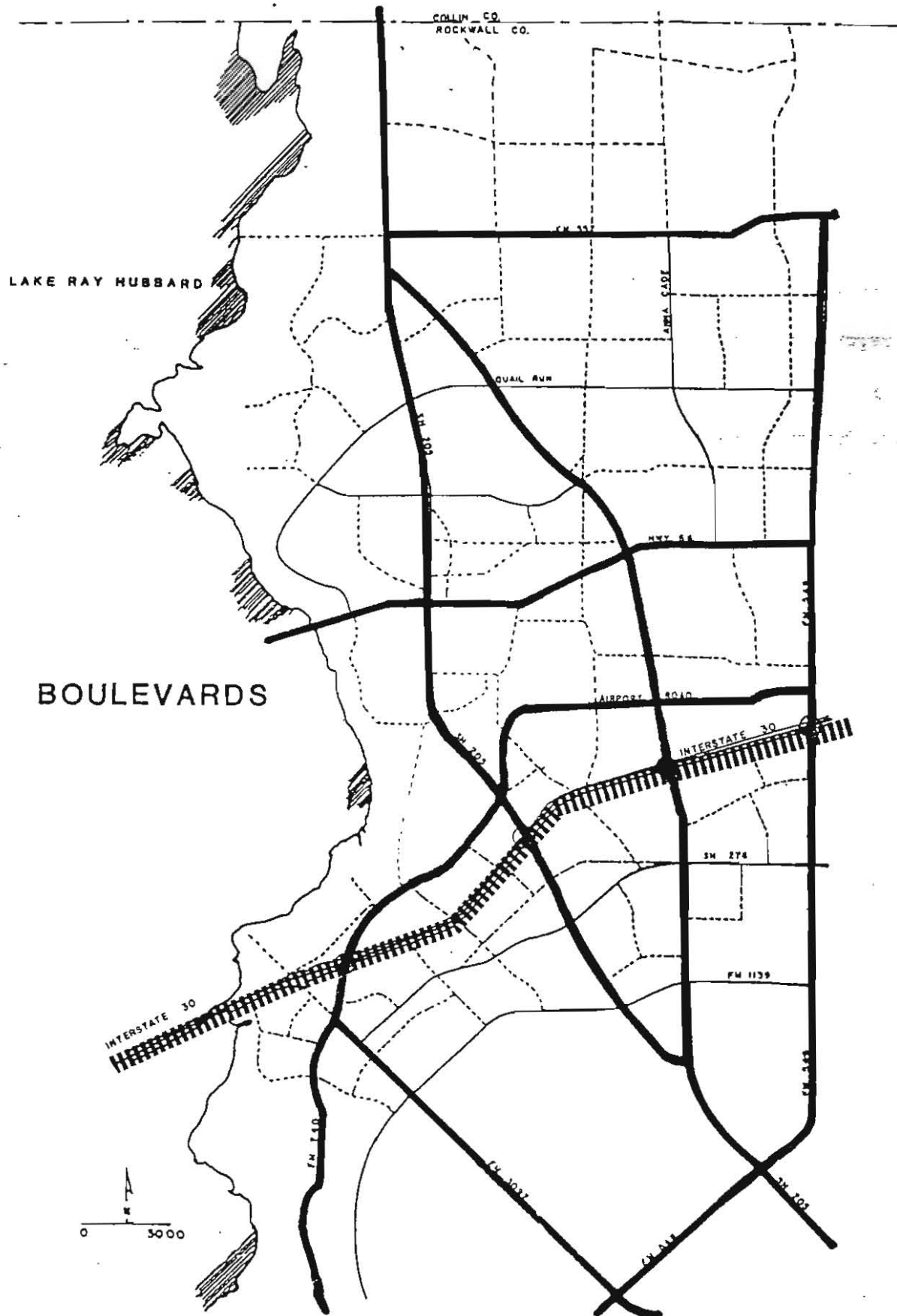
Boulevards by definition are ones which have special treatments associated with regard to landscaping, setbacks and medians. Figure 10 identifies those roadways on the Thoroughfare Plan that can be designated as Boulevards. These are the major roadways that would normally have a number of traffic lanes divided by a median so that landscaping of these medians can occur.

The development of the boulevard landscaping system within the City cannot be done all at once. This can be developed over a period of time as long as there is a systematic approach to this process.

Figure 10, identifies the major divided highways identified on the Thoroughfare Plan. These should be designated as "boulevards" so that landscaping, sign controls, and other control mechanisms can be used to enhance the visual appearance of these particular roadways.



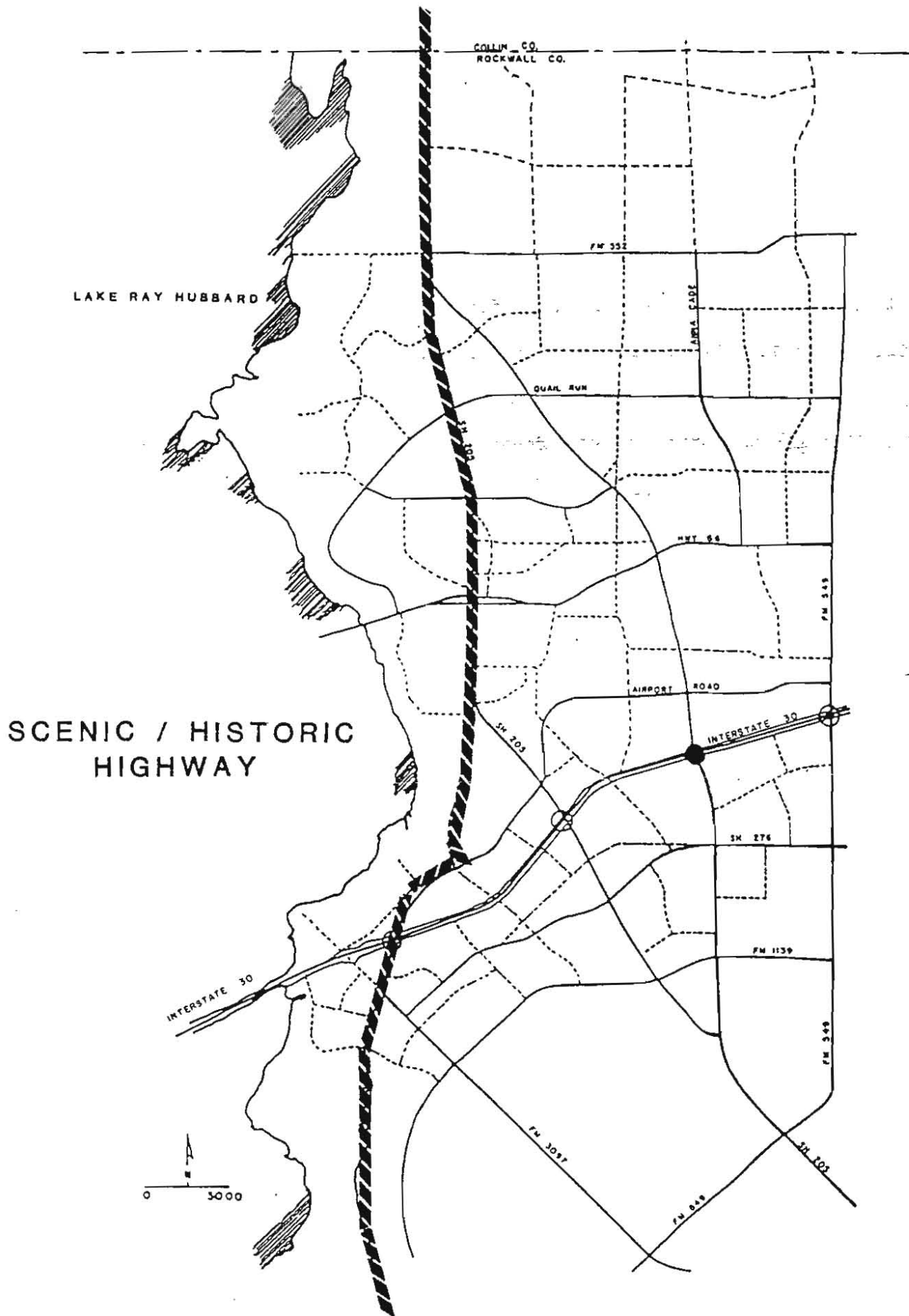
Figure 10



## SCENIC HISTORIC HIGHWAY

A scenic and historic highway designation can be provided for the highway that can be traversed from the north through the City to the south. This highway as identified on Figure 11 is the highway which carries a designation of Ridge Road, F.M. 740, and Goliad north Goliad, south Goliad, and State Highway 205. This highway also has had significant historic features and building associated with it. It provides the largest number of scenic visual corridors of any within the City. Special protective measures should be taken to insure that this scenic-historic highway does not become dramatically changed or altered to lessen these desirable amenities.

Figure 11



## SCENIC VIEWS AND VISTA

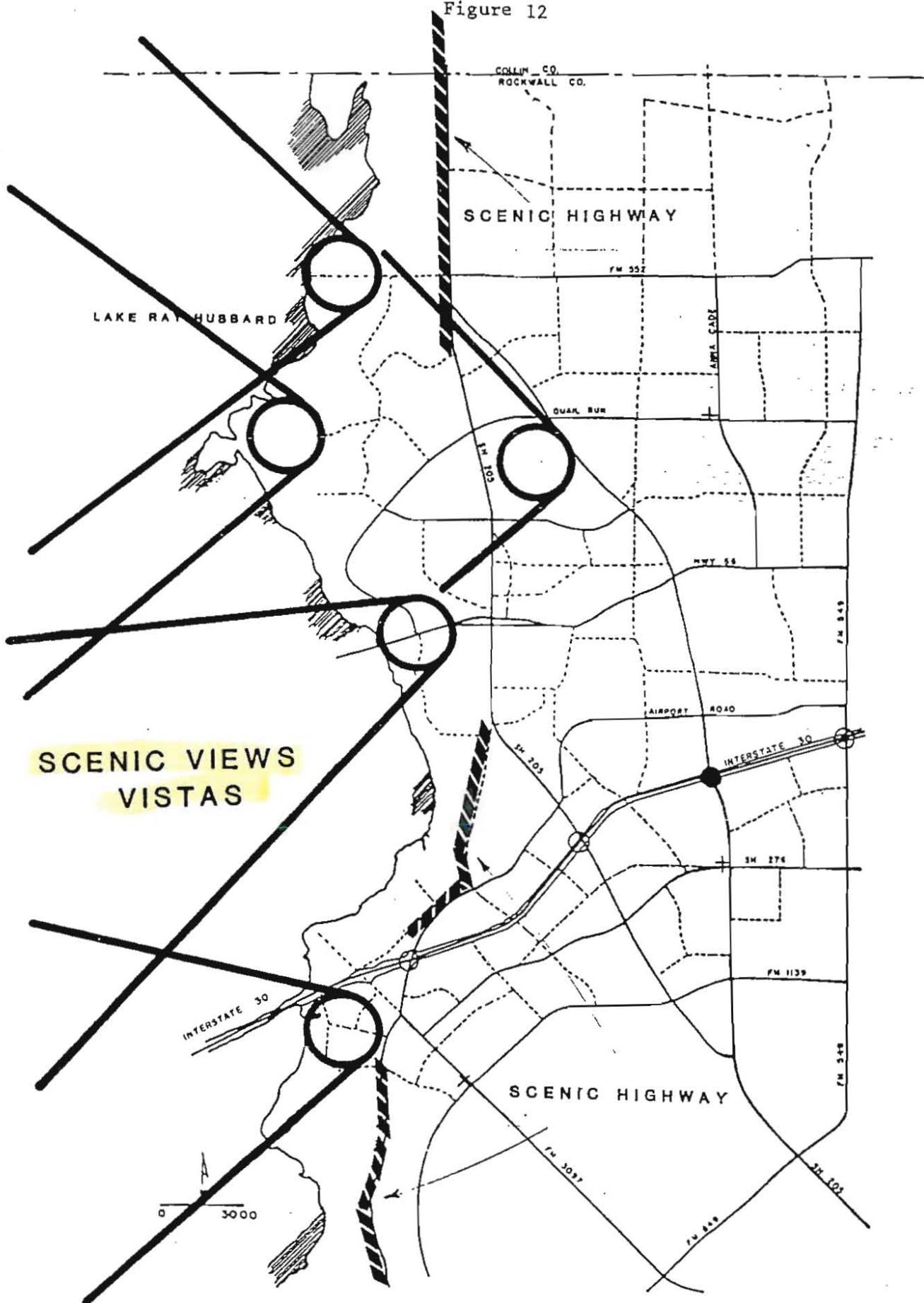
The Scenic Views and Vistas of Lake Ray Hubbard which have been identified at several locations within the City, are important to protect and enhance.

Several of these view and vista corridors have been identified in the development of the Comprehensive Plan (See Figure 12). Currently these views, vista corridors are known by some residents, but the general public, at large does not benefit. The Community has not taken a position of enhancement or protection of these locations in the past.

Recently, because of construction activities that have been associated with office building development and multiple story buildings, some of these views and vistas have been jeopardized. Concern was raised very early in the planning process about the need to protect and enhance these and other scenic areas. This was an identified goal and concern that the citizens of Rockwall seemed to have. The plan, therefore identified four (4) major scenic and vista areas and three (3) major corridors of views and vistas. Likewise, an interior view and vista area has been identified.

Typically scenic view and vista areas are prominent parts of the landscape that are at higher elevations providing a relatively unobstructed view of a desirable asset. A desirable asset, in this particular instance, certainly is Lake Ray Hubbard. Because of the lake, therefore, all of the views and vista areas have been oriented in such a manner that views and sightings can be made towards a westward direction.

Figure 12



SCENIC VIEWS  
VISTAS



A corridor is located along F.M. 740 and State Highway 205 to the north in the extreme northern portions of the planning area, as we travel from a low poorly drained area north of the City and rise to a higher elevation proceeding south on 205 towards the old historic downtown area at the intersection of Dalton Road. This vista corridor affords some very good scenic views of Lake Ray Hubbard.

South of the historic business district along Ridge Road is another scenic corridor on F.M. 740 that also affords some very spectacular views of Lake Ray Hubbard and should be protected also. This area also has additional development pressure being asserted from residential development.

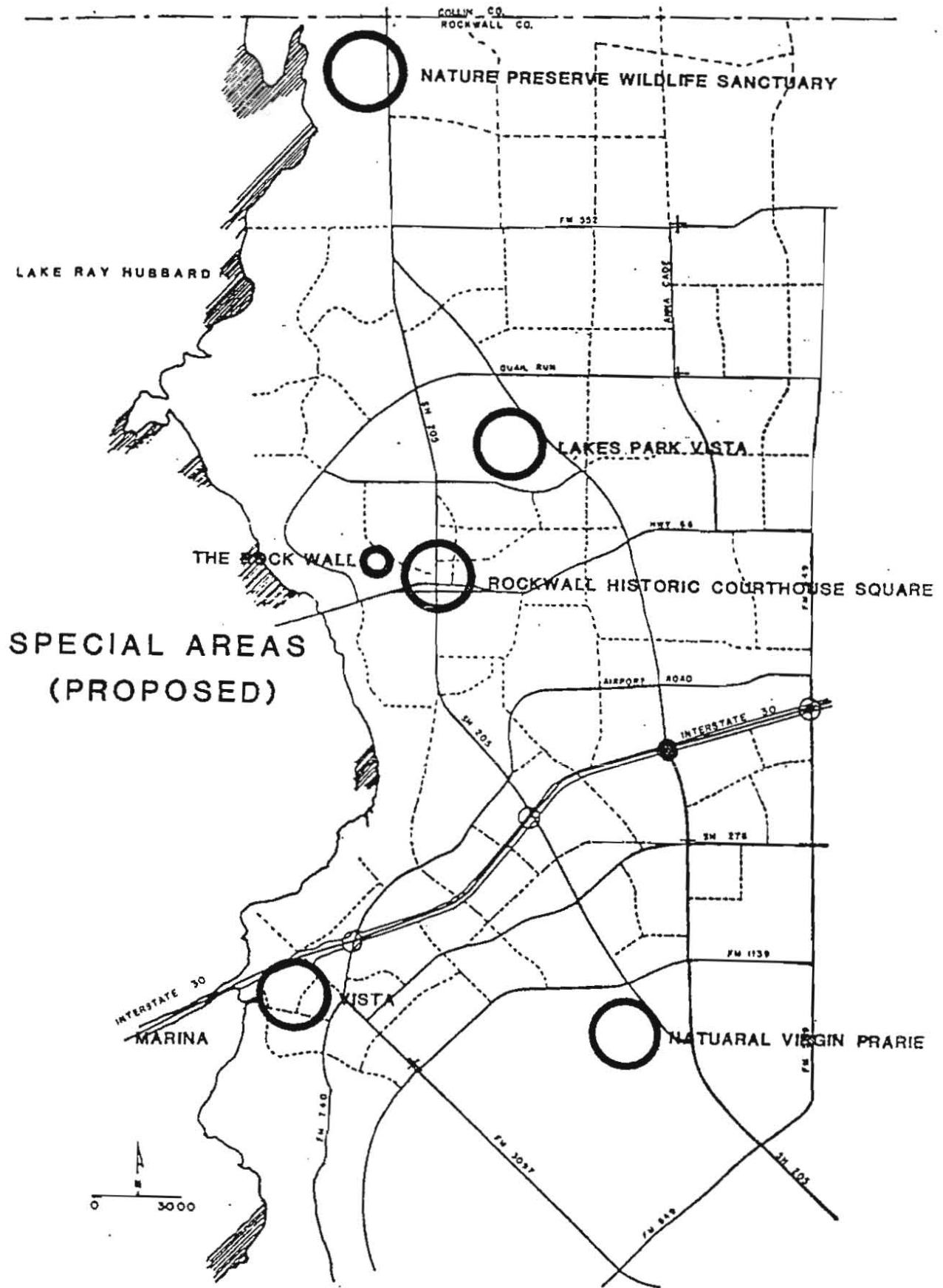
South of Interstate 30 near the Chandlers Landing area on Ridge Road and F.M. 740, is another scenic corridor area that could be protected.

## SPECIAL AREAS

The City of Rockwall has special and unique areas that should be considered in the planning process. These special areas cover a variety of locations and are very different from one to another. The locations of these special areas as proposed are indicated on Figure 13. Special areas are those areas that have not been addressed in any of the other sections which deserve merit and possible further study and investigation. As identified on Figure 13, at the Northern portion of the planning area, the low lying and poorly drained area along the shore of Lake Ray Hubbard has been identified by the City of Dallas as a "natural preserve", or a "wild life" sanctuary. The area is part of the "take line" of the City of Dallas. Because of its low lying and the swampy condition that prevails, it may not be useful for other than a nature preserve or wild life sanctuary. Another proposed special area is the historic courthouse square of the community. The refurbishing efforts that have taken place downtown have added a new dimension, a new pulse of life to the area. These efforts need to be encouraged and continued.

Just to the west of the courthouse square is the "Rockwall" outcrop near State Highway 66. This unique feature and indeed the name sake of the community and the county should be enhanced and developed as a passive park facility. Just immediately northeast of the downtown area is the Caruth Lake which would afford a good park and open space recreational facility while at the same time providing a vista of Lake Ray Hubbard and of the community that is not afforded at any other place. South of the courthouse square there are several vista areas off of Ridge Road. Near the intersection of Interstate 30 and F.M. 740 is probably the best vista area within the City. This is located near the

Figure 13





Hilltop Drive.

Certainly other areas of interest and concern that may need to have special investigation and studies made would be the existing boat launch and/or marina facilities, future marina expansions, and locations along the shoreline of Lake Ray Hubbard.

The southeast portions of the planning area, and north of Wallace Lake, an area has been identified as a possible "natural virgin blackland" prairie. This area might be better identified and preserved by the City or County community not only as a passive recreational open space area but also a recreation area in need of special protection and consideration.

These special areas, if developed and identified, would again serve the community well and/or allow Rockwall to establish itself as a community with other special and unique features other than its proximity to Lake Ray Hubbard.

# URBAN DESIGN

URBAN DESIGN, SECTION IV  
HAS BEEN OMITTED  
FROM THIS VOLUME  
AND IS REFERENCED IN A  
SEPARATE BINDING

IT IS CURRENTLY SUBJECT TO  
APPROVAL AS OF  
NOVEMBER 1986

# PARK & RECREATION PLAN

## INTRODUCTION

Recognizing the importance of meeting recreational needs of a growing community, the City has developed a Park and Recreation Master Plan which is bound under separate cover. The Plan (Figure 36) adopted by the City in July 1986, has been designed to compliment the City's various efforts and has been formulated based upon Land Use Information contained in this Land Use Plan.

More Americans spend more hours engaging in recreational activities than ever before and the demand for leisure-time facilities is soaring.

Although people engage in a wide range of leisure pursuits, the majority prefer such spontaneous activities as walking, swimming, driving for pleasure, and playing outdoor games or sports to those activities which require long-range preparation and substantial capital outlay by the participant.

As urban areas expand and interest in recreation grows, a premium is placed on open spaces, those green areas devoid of intensive residential, industrial and commercial development. Open areas in and around urban centers relieve the monotony of buildings and help create a more pleasing "recreational" environment. Although they may be used as cemeteries, historical sites, and watersheds, as well as parks, open space is considered a recreation resource.

The rapidly increasing demand for outdoor recreation facilities and open space challenges local governments. Although public officials charged with the responsibility of providing for the "health, safety, and welfare" of the citizenry have been providing parks for a long time, furnishing them on an extensive basis is a twentieth century phenomenon.

In Rockwall, recreational facilities have been expanded significantly in recent years. Improvements have been made to Myers Park, the Rockwall County YMCA complex completed in 1983, the Rockwall Baseball Association was organized and began on the six (6) new fields in 1985, and Southside Park (which includes a swimming pool), was expanded to include a lighted court, picnic shelter and playground facilities.

These facilities and programs are provided not only for residents of the City but for those living in contiguous and nearby areas as well. Although many county residents take advantage of the facilities, Rockwall County provides no financial support to the City of Rockwall for this purpose.

The school district has entered into a cooperative arrangement with the City regarding public usage of the tennis courts adjoining the high school, and this, in future years, if thoughtfully planned and administered, could be of significant mutual benefit to the clientele of both entities.

The basic purpose of The Parks and Recreation Master Plan was to review the existing park and recreation facilities in Rockwall, analyze their capacity to meet current demands, project future needs throughout the City and its area of extraterritorial jurisdiction based on previously estimated population growth and land use patterns, and develop a recommended plan designed to meet those needs over the next fifteen (15) years. The plan also programs the necessary improvements in five (5) year increments, suggests the need and timing for the City Staff additions to effectuate it, and develops a strategy for implementation.

Recreation planning is not static. Plans written to channel change and development are themselves the stimuli for further change. Thus, this plan document should be updated periodically - every five to ten years, or as need dictates.

## EXECUTIVE SUMMARY OF ROCKWALL PARK AND RECREATION MASTER PLAN

The City of Rockwall is a small but rapidly growing community. Its population of 5,939 had grown to approximately 9,050 by 1985. In 1985, the City and its area of extraterritorial jurisdiction had an estimated 11,593 residents which are projected to increase almost four times by 2000 to reach 42,208 residents.

### EXISTING FACILITIES

The present park facilities have grown rapidly over the last few years and provide the present community with a relatively high level of service. By accepting the current relationships of facilities to population as acceptable standards, an extensive amount of facilities must be developed by 2000. The following list summarizes planned improvements.

#### PARKS:

Myers Park - a trail system connecting the park to the adjoining Middle School, picnic facilities and landscaping; if possible, the park area should be expanded.

Lofland Park - improved playground facilities for the handicapped, access drives and parking, landscaping, recreation facilities for the elderly.

Southside Park - improved playground facilities.

Northshore Park - (undeveloped) - playground, playcourt and playfield.

Jewel Park - (undeveloped) - playground, playcourt and playfield.

#### New Parks:

Dr. Sherman P. Sparks Park - passive parks for purpose of viewing rock wall formation.

North Community Park - picnic, playground, swimming pool, and a soccer/football complex.



South Community Park - picnic, playground, tennis playfields, swimming pool, and a softball complex.

Approximately eleven (11) neighborhood parks (located to serve concentrated population areas - playground, playcourt, playfield.

SPECIAL FACILITIES:

Ballfield Complex - Lighting for six (6) fields.

Tennis Center - (expansion of facilities at the high school) - up to eleven (11) additional courts.

Trails - three (3) trails are proposed; Squabble Trail on the north, Buffalo Trail on the south, and the Interurban Trail in the center of Rockwall.

The recommended park and recreation facility improvements have been programmed over three (3) consecutive five (5) year periods. The probable cost for improvements during the three (3) program periods in 1986 dollars and exclusive of any land and utility costs are:

1986-1990 - \$1,715,000

1991-1995 - \$3,030,000

1996-2000 - \$4,200,000

The City should create a department of parks and recreation to construct, maintain and manage the growing park system. The department should be in operation with a full-time director before 1990 and add construction maintenance director shortly thereafter. Recreation programming personnel will be added as needed, with the extent of manpower dependent on the future role of private organization and sports associations in helping to schedule and operate sports facilities. If a community center is constructed, a director for the facility should be added to the department's staff.

Implementation resources required to realize construction of the plan's components will be varied. A mandatory park dedication ordinance should be considered as a means to require land or monetary contributions for neighborhood parks and land developers. Other techniques to acquire land should be used as well, including donations from individuals and foundations.

#### ORGANIZATION OF PARK AND RECREATION

Section Two of the report analyzes population growth and its effect on recreation demands in Rockwall. Total population and population by age groups in the various geographic areas of the City and its environs are also analyzed. Existing public recreation resources - location, size, and facilities - are discussed and each is graphically displayed. Private facilities and/or programmatic activities are also presented.

Section Three analyzes recreational needs by age groups and types of activities. This was accomplished by information gleaned from studies on the national level, a survey in Rockwall, knowledge of population groupings in the City, and an analysis of recent participation in various recreational activities. From this data, standards relating to the type, size and location of parks, their geographic area of service, and the kinds of facilities needed within them were established. The City and its area of extraterritorial jurisdiction were divided into neighborhoods and, based upon the standards, average surpluses or deficiencies were determined for each in the years 1985 and 2000 related to existing and project population. In addition to neighborhood parks, the need for community parks and special facilities is also analyzed and discussed.

Section Four presents the goals and objectives of the plan tailored to meet the recreational needs for Rockwall to the year 2000.

Section Five presents the plan and identifies the types and general location of need for park and special facilities. General conceptual park plan designs are shown as guides for future development. Improvements to existing parks and proposed additional parks have been presented in tabular form. Each has been assigned a priority based on need and individual estimates of development cost have been made. As the park and recreation system grows in scope and complexity, its management becomes more exacting. This section also discusses the general time when staff should be added and their duties.

Section Six discusses implementation of the plan and the necessity for the cooperation of all entities in the area having a stake in recreation. Various techniques for plan implementation are presented.

More specific information about Park and Recreation planning in Rockwall is contained in the Parks and Recreation Master Plan document.

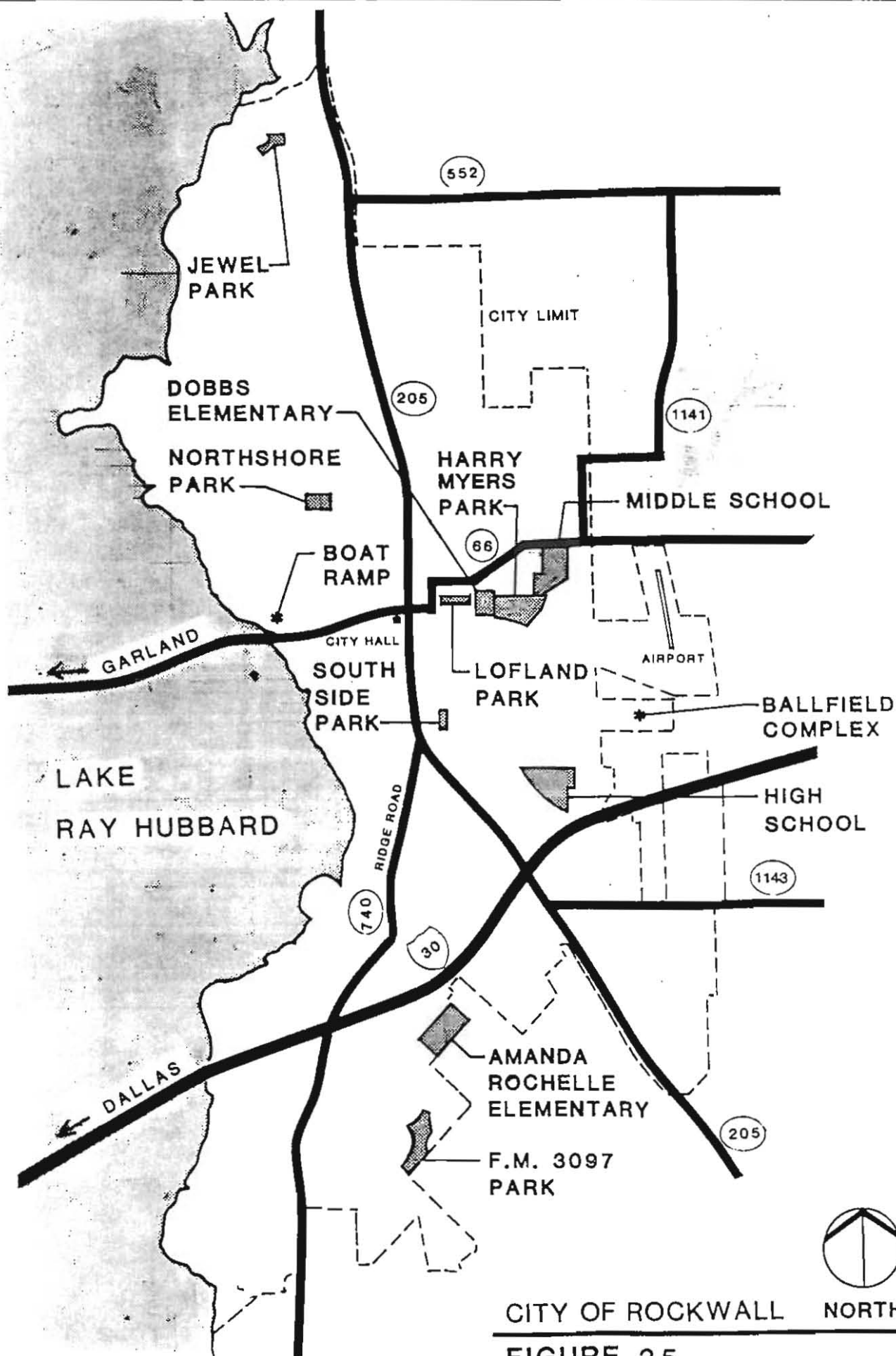
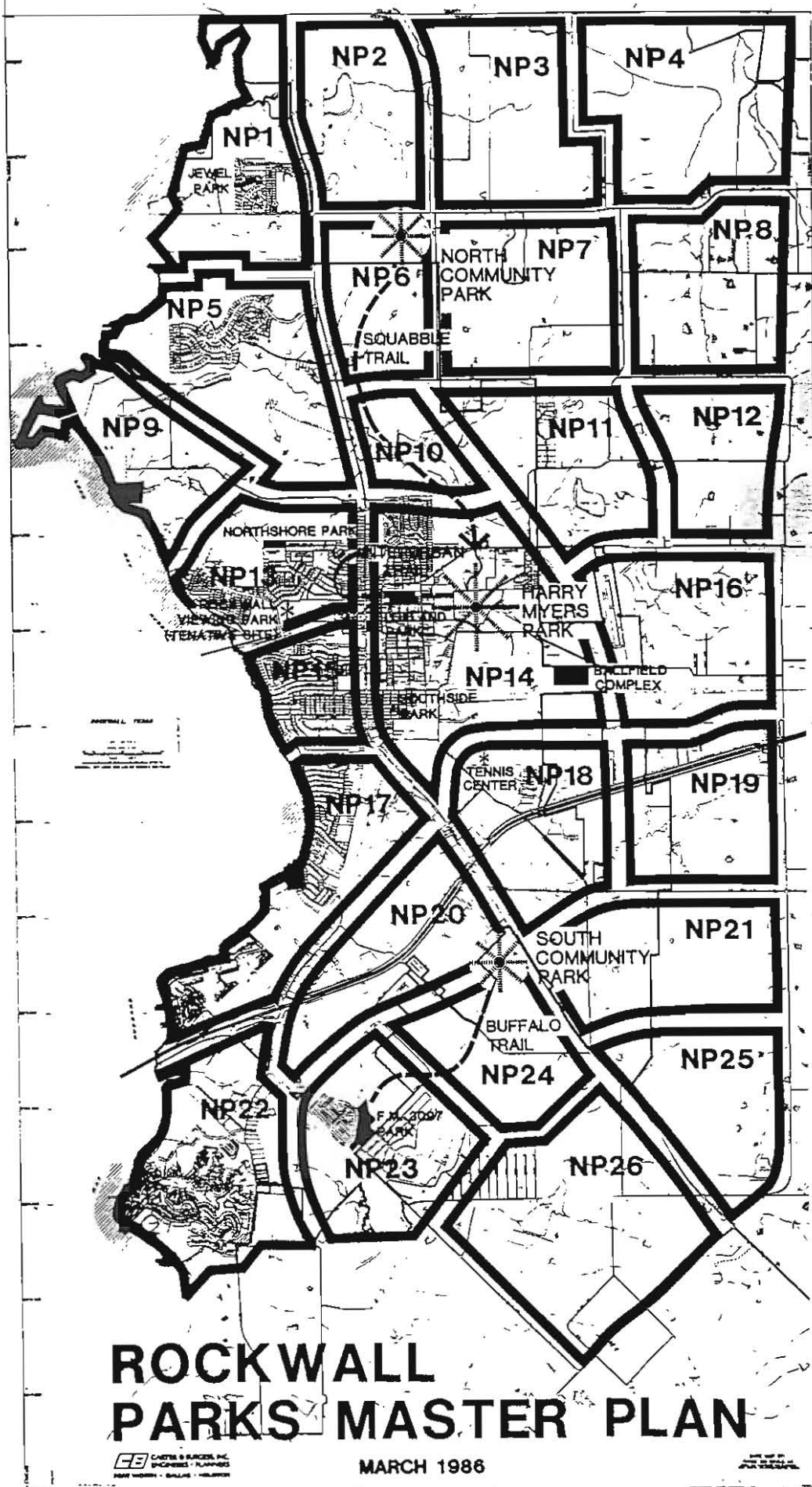


FIGURE 35



# SUPPLEMENTAL PLANNING AREA

CITY OF ROCKWALL  
COMPREHENSIVE LAND USE PLAN  
"SUPPLEMENTAL PLAN AREA"

TABLE OF CONTENTS

	<u>Page No.</u>
Introduction	6.2
Location	6.3
Planning Area	6.4
Existing Land Use	6.6
Thoroughfare Plan (Proposed)	6.11
Land Use Plan (Proposed)	6.13
Summary	6.15
Appendix	6.16

## INTRODUCTION

The City of Rockwall has exercised its annexation right and secured property along Interstate 30 into their political jurisdiction. Also the Sanitary Landfill for Rockwall is on the eastern edge of Brushy Creek. For these reasons, Rockwall felt it was important to create a supplemental Land Use and Thoroughfare Plan for this area.

As these annexations and decisions occurred after the Comprehensive Land Use Plan was well underway, it was decided to complete a Supplemental Plan and insert it as an additional chapter in the Comprehensive Land Use Plan report.

The following plan should be considered as part of the "over-all" Comprehensive Land Use Plan for the City of Rockwall.



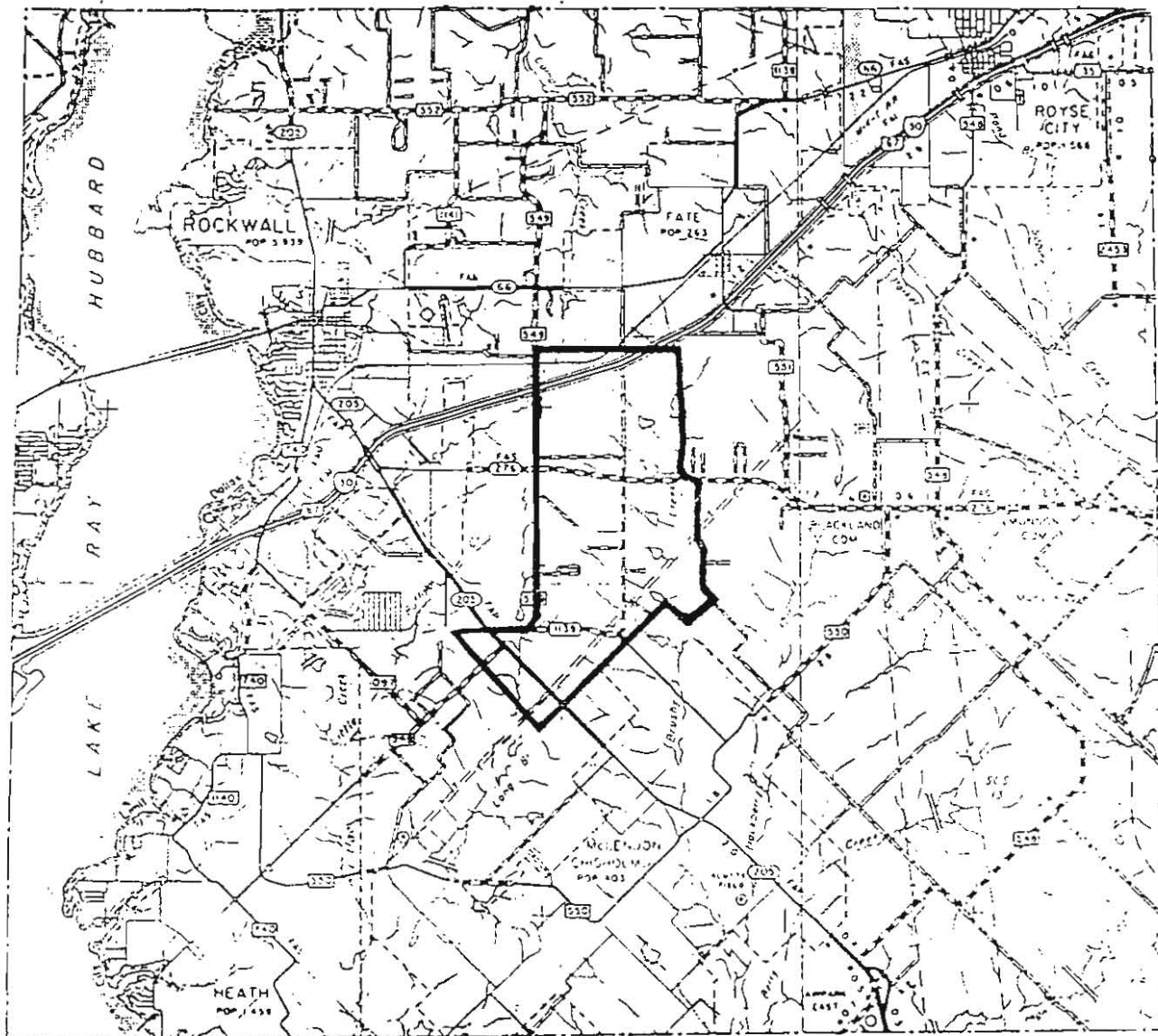
## LOCATION

The supplemental planning area is due east of S.H. 549. The width of the area is about 1.25 miles while the length is about 2.8 miles. There are about 5,168.08 acres or about 8.08 square miles in the entire supplemental plan area.

It is bounded on the north by Interstate 30 and on the south by S.H. 205 and 1139. Figure 37 locates this supplemental planning area relative to the location of the remainder of the City of Rockwall.

CITY OF ROCKWALL, TEXAS  
COMPREHENSIVE LAND USE PLAN  
SUPPLEMENTAL PLANNING AREA  
STATISTICAL PLANNING AREA

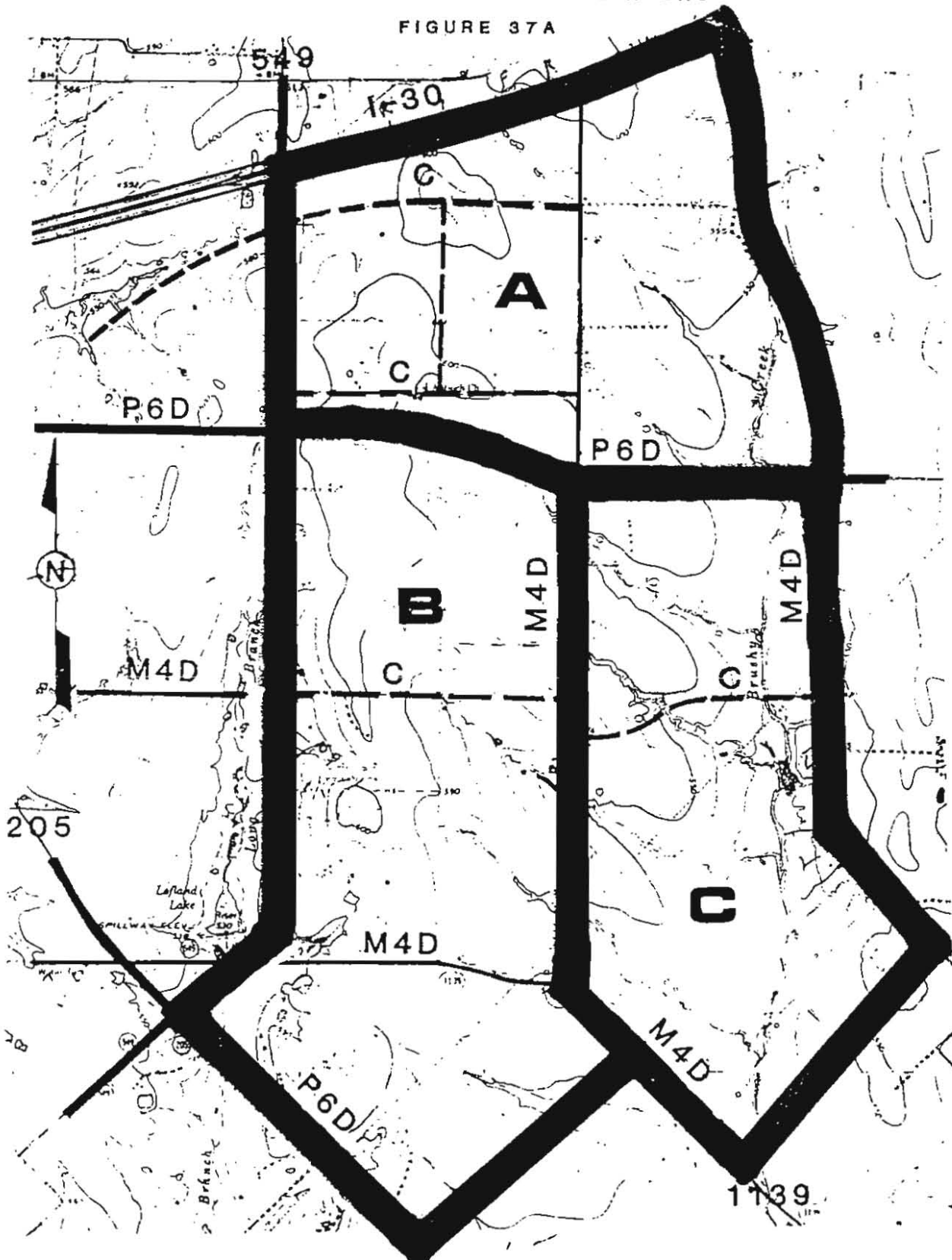
FIGURE 37



CITY OF ROCKWALL, TEXAS  
COMPREHENSIVE LAND USE PLAN  
SUPPLEMENTAL PLANNING AREA

STATISTICAL PLANNING AREAS

FIGURE 37A



## EXISTING LAND USE

The additional planning area identified on Figure 37A covers approximately 5,108+ acres or about 8+ square miles. The additional planning area is bounded on the north by Interstate 30, on the west by Route 549, and the south by Route 205, and on the east unnamed road that basically parallels Brushy Creek. There is one trailer park development just immediately east of 549 that has approximately 30 to 40 trailers associated with it. Near the intersection of Route 276 and Route 549 there are some major trucking terminal facilities that have been recently developed. Longhorn Cemetery is near the intersection of Route 549 and Route 205 and Route 1139. A major power transmission quarter bisects the southeastern portion of this additional planning area as well as 13 tall radio towers situated just southeast of the intersection of Route 276 and Route 549. Because Route 549 which is oriented in a north south direction, it is just a little off the major drainage divide that drains those waters that drain into Buffalo Creek flowing west and those waters that drain into the major tributary of this additional planning area with Brushy Creek. Brushy Creek has no less than 8 soil conservation service impoundment reservoirs associated with the tributaries draining into Brushy Creek. Rockwall has located its sanitary landfill in this area adjacent to Brushy Creek. The open rolling terrain is predominately used for agriculture purposes. There is a new subdivision being developed between the intersections of Route 1139, Route 549, and Route 205 to the south.

Along the Interstate 30, jurisdictions of the City of Fate and Rockwall are immediately apparent. There are some development activities associated with the frontage roads immediately north of Interstate 30 as well as south. These are the general retail or industrial variety.

THE CITY OF ROCKWALL  
SUPPLEMENTAL PLANNING AREA

Existing Housing - Survey Conducted March, 1986

Single Family Houses - 69

Mobile Homes - 67

Commercial/Retail - 5

Existing Population

Single Family

69 units x 3.00 Family size x .92 occupancy rate = 190

Mobile Homes

67 units x 2.75 Family size x .95 occupancy rate = 175

TOTAL ESTIMATED POPULATION 365 Persons

THE CITY OF ROCKWALL

EXISTING POPULATION

Single Family

69 units x 3.00 Family size x .92 occupancy rate = 190

Mobile Homes

67 units x 2.75 Family size x .95 occupancy rate = 175

TOTAL EST. POPULATION      365 Persons

THE CITY OF ROCKWALL  
POPULATION PROJECTIONS

1985	365
1990*	495
1995*	671
2000*	911

\*NCTOG "North Texas Council of Governments"

Population estimate 1986 uses Rockwall County average compounded annual growth rate 1980-86 of 7.14% per yr.



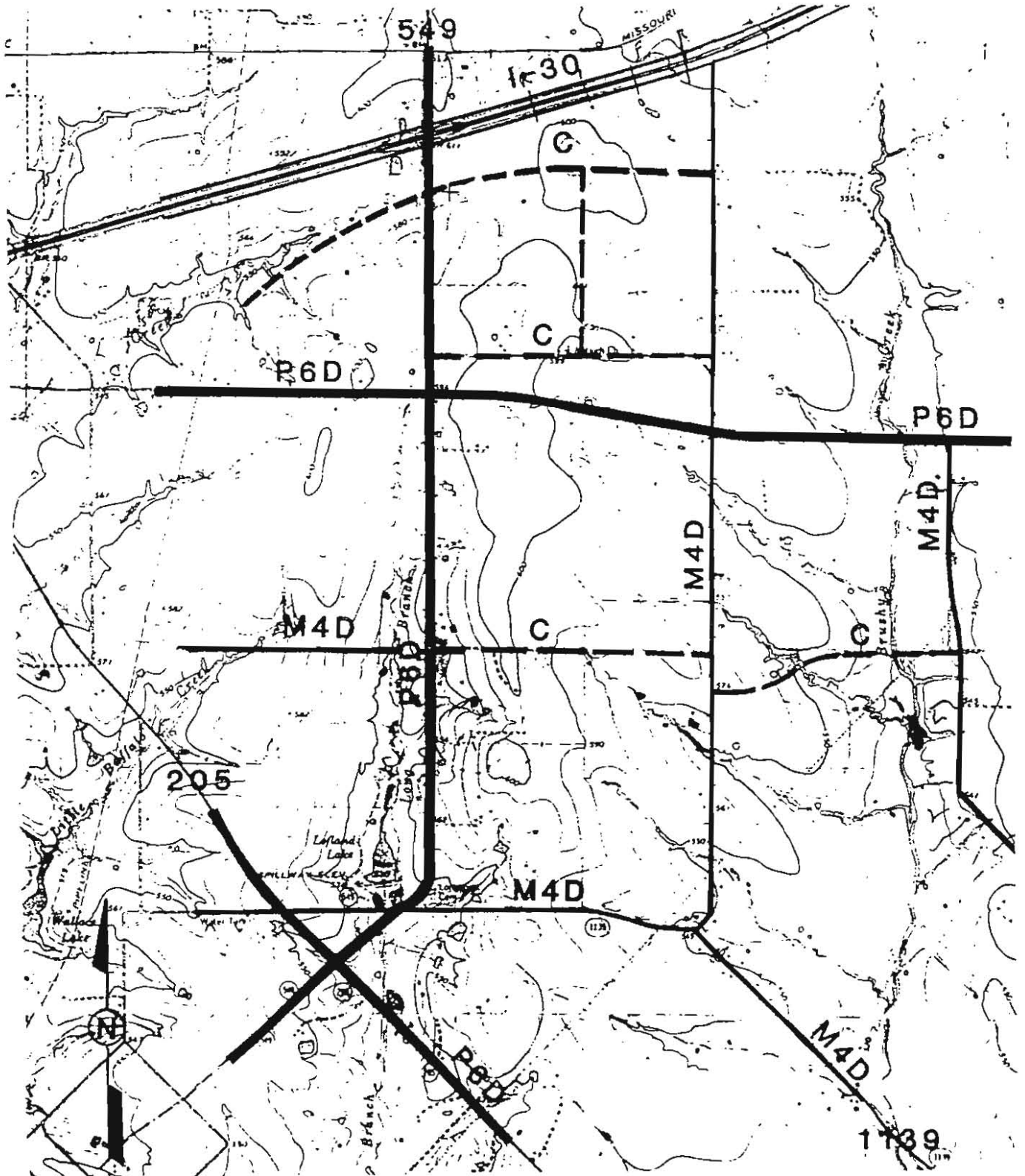
## PROPOSED THOROUGHFARE PLAN

The Thoroughfare Plan (Figure 38) for the supplemental planning area for the City of Rockwall has been developed to compliment the existing and previously adopted thoroughfare plan. The supplemental planning area shows a continuation of the P6D on Route 276, the continuation of a P6D thoroughfare on Route 549 and also a continuation of a P6D on Route 205. Route 1139 is identified as a M4D which means it is a major 4 line divided road as well as the no named county road going to the landfill. It is also identified as a M4D. There are several collector roads that are identified at several locations throughout the planning area. One bisects the area immediately west of Route 549 and south of Route 276. Other collectors are designed to serve the industrial area immediately north of Route 276 and south of Interstate 30. Because of proposed subdivision development that may occur in the southeast portion of this planning area and also because of the jurisdictions of the Cities of Fate and McClendon Chisolm, further thoroughfare extensions cannot be developed. The Interstate 30 with its frontage roads is the major thoroughfare within the supplemental area.

CITY OF ROCKWALL, TEXAS  
COMPREHNSIVE LAND USE PLAN  
SUPPLEMENTAL PLANNING AREA  
THOROUGHFARE PLAN

(PROPOSED)

FIGURE 38



## LAND USE PLAN (PROPOSED)

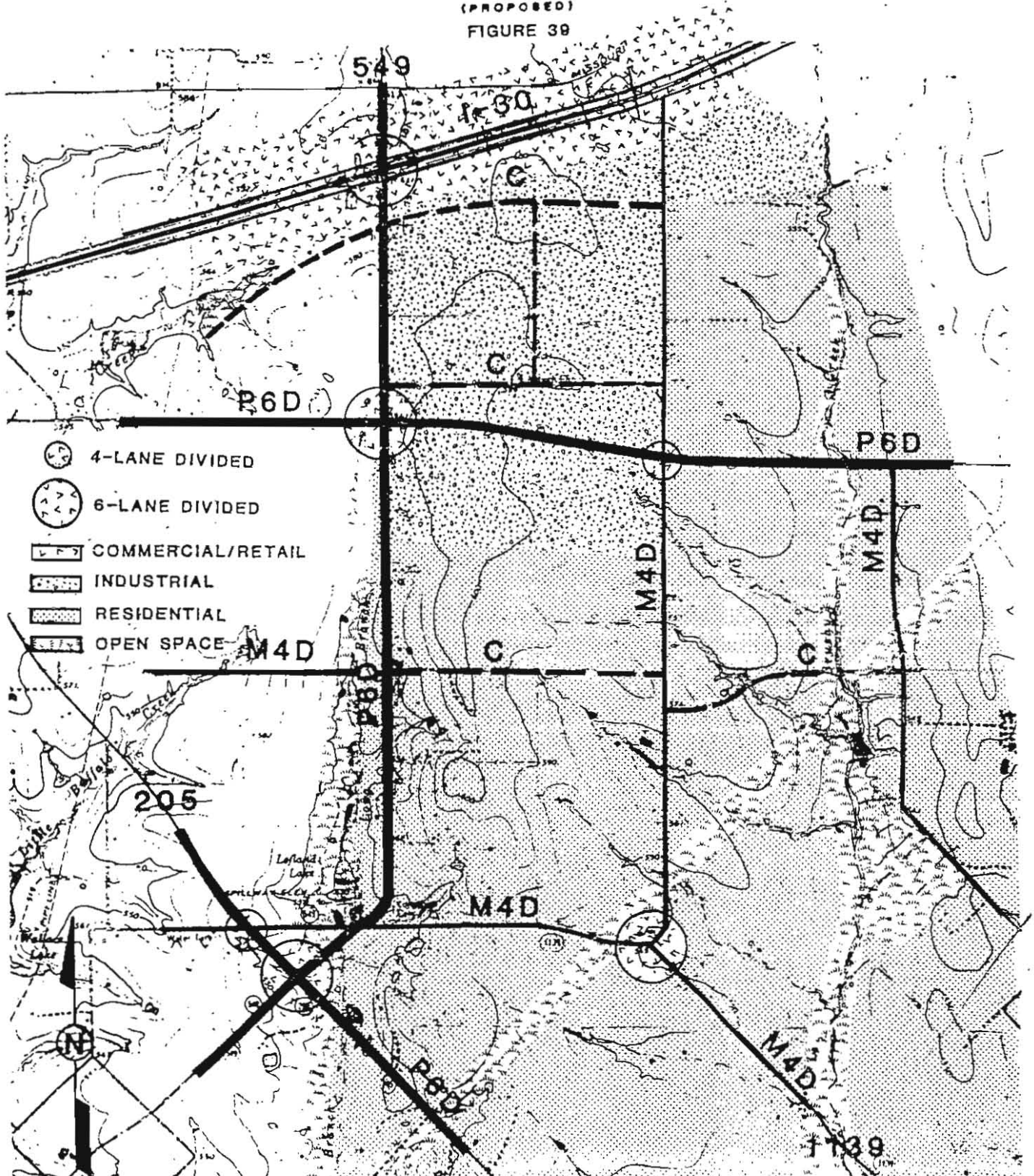
Identifying Brushy Creek as a green belt and the associated impoundments, along Brushy Creek along with the transmission line utility quarter, we have identified primary types of proposed land use for this additional supplemental planning area as residential, industrial and commercial with some public, semi-public facilities identified on Figure 39. The commercial is associated immediately adjacent to Interstate 30. The industrial identified is immediately north of Route 276 and also south of the Route 276.

The remainder of the area is identified as single family residential with the exception of the large tract that is identified as having existing radio towers and antenna, the existing sanitary landfill, the existing cemeteries. These are identified as public and semi-public.

CITY OF ROCKWALL, TEXAS  
 COMPREHENSIVE LAND USE PLAN  
 SUPPLEMENTAL PLANNING AREA

LAND USE PLAN

(PROPOSED)  
 FIGURE 39



## SUMMARY

The Proposed Land Use Plan and Thoroughfare Plan for the Supplemental Plan area for the City of Rockwall is predominantly single-family residential in character.

The industrial area adjacent to I.H. 30 provides additional economic development base for Rockwall.

This Supplemental Plan complements the larger Land Use Plan but should be used concurrently.

Using the proposed land usages and assuming relatively large one (1) acre residential lots, this area could develop a total build out population of 8,900+. This is not expected to occur soon, however. Any development that does occur in the immediate future will be small residential subdivisions. Development and urban design guidelines for this area should be developed and followed.

SUPPLEMENTAL

APPENDIX

THE CITY OF ROCKWALL, TEXAS

COMPREHENSIVE LAND USE PLAN

(SUPPLEMENTAL PLAN AREA)

ESTIMATED TOTAL BUILD-OUT POPULATION

Plan Area A

$$411.38 \times .75 \times 1.0 \times 3.0 \times .92 = 851.55$$

Plan Area B

$$1,564.73 \times .75 \times 1.0 \times 3.0 \times .92 = 3,520.64$$

Plan Area C

$$1,358.12 \times .75 \times 1.0 \times 3.0 \times .92 = \underline{2,811.31}$$

$$\text{Estimated Total Build-Out Populations} \quad 7,183.50$$

$$\begin{array}{l} \text{Mobile Home Population could increase} \\ \text{total estimated population by 25\%} \end{array} \quad \underline{+1,795.88}$$

$$8,979.38$$

\*Residential Acreage  $\times .75 \times 1.0 \times 3.0 \times .92 =$  Population assumes 1 acre lots.

THE CITY OF ROCKWALL, TEXAS  
COMPREHENSIVE LAND USE PLAN  
(SUPPLEMENTAL PLAN AREA)  
STATISTICAL LAND USE SUMMARY

<u>Land Use</u>	<u>Acres</u>	<u>% of Total</u>
Residential	3,334.23	64.5
Commerical/Retail	325.97	6.3
Industrial	719.92	13.9
Public-Semi Public	287.41	5.6
Open Space/Water	<u>500.55</u>	<u>9.7</u>
	5,168.08 acres	100.0%

TOTAL AREA: 5,168.08 acres  
8.08 square miles



CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. A  
SUPPLEMENTAL PLAN AREA

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	---	
Commercial/Retail	283.74	18.0
Industrial	719.92	45.0
Open Space	75.29	4.0
Water	---	
Residential	411.38	28.0
Multi-Family	---	
Public/Semi-Public	<u>84.48</u>	<u>5.0</u>
TOTAL	1,574.81	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. B  
SUPPLEMENTAL PLAN AREA

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	---	
Commercial/Retail	39.48	2.0
Industrial	---	
Open Space)		
Water ) Combined	84.48	4.0
Residential	1,564.73	89.0
Multi-Family	---	
Public/Semi-Public	<u>99.17</u>	<u>5.0</u>
TOTAL	1,787.86	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. C  
SUPPLEMENTAL PLAN AREA

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	---	
Commercial/Retail	2.75	1.0
Industrial	---	
Open Space)		
Water ) Combined	340.78	18.0
Residential	1,358.12	75.1
Multi-Family	---	
Public/Semi-Public	<u>103.76</u>	<u>5.0</u>
TOTAL	1,805.41	100.0

# RECOMMENDATIONS CONCLUSION

Rockwall's Comprehensive Land Use Plan provides a long-range, general guide for the development and use of all land within the City of Rockwall and its extraterritorial jurisdiction. It provides a framework of policies for short-range decision making and at the same time provides for a continuous planning process.

The resulting land use pattern of any city is the result of private development decisions made in the spirit of community goals and objectives. By combining all the planning efforts that the City of Rockwall has undertaken (i.e., Land Use Plan, Master Park Plan, Water Plan, Sewer Plan, Annexation Plan, Thoroughfare Plan, and Urban Design Components), a higher degree of Rockwall's development goals, objectives, and policies can be achieved.

The City of Rockwall, can expect the following land use and development trends for the next several years.

#### TRENDS

1. Development along the I-30 corridor will continue but at a faster pace than in the past.
2. Lake Ray Hubbard will become a more desirable asset to the City and attract more residents and visitors.
3. Historical/archeological buildings and/or areas will gain greater popularity.
4. The more rural areas of the City will continue to develop in large lot ranch estate types of development.
5. The City will continue to annex territory until it reaches its ultimate political jurisdictional area.
6. The demand for public facilities (i.e., water, sewer, road improvements, police and fire protection) will continue to increase.
7. Acquisitions of significant park and open space areas will become more difficult and costly.
8. Urban design considerations and factors will have a more dramatic impact on the development patterns and visual image of the City.

This Comprehensive Land Use Plan can be used to guide the direction and intensity of growth and development during the next several years. This can only be done, however, "if" this plan and other planning efforts are "used". To allow City Plans to remain unused reduces the effectiveness of this and other planning efforts. To achieve the stated goals and objectives of this plan, the following conclusions and recommendations should be adhered to and followed.

#### DEVELOPMENT POLICY RECOMMENDATIONS

1. Adopt and use the Land Use Plan as guide to development.
2. Use the Land Use Plan in conjunction with other plans which have been adopted.
3. Develop an I-30 Corridor Design Study.
4. Use Urban Design criteria in all reviews and zoning requests.
5. Develop and adopt a "City Policy Book".
6. Commercial/Retail developments should occur in planned centers.
7. Industrial developments should occur in industrial parks setting.
8. Maintain Rockwall's position with Lake Ray Hubbard as a desirable asset.
9. Develop and implement a Capital Improvements Program on a regular basis.

#### CONCLUSIONS

1. The City of Rockwall will remain as a single-family residential community.
2. The City of Rockwall will experience rapid growth in the next several years.
3. Citizens of Rockwall want quality growth.

4. Citizens of Rockwall want to protect, enhance, and preserve positive environmental attributes of the City.
5. Urban Design considerations are important toward Plan implementations.
6. All plans that the City has adopted need to be considered when a development is proposed.
7. The City should address the need and acquire additional staff for zoning, and development areas.
8. This Comprehensive Plan should be updated in 3-5 years.

# APPENDIX



CITY OF ROCKWALL  
COMMUNITY SURVEY QUESTIONNAIRE

The City of Rockwall is asking its residents to complete the following survey. This survey data will be compiled and used in the formulation of the goals and objectives of the Comprehensive Land Use Plan currently being developed by Hunter Associates, Inc. Your cooperation is important and appreciated. Please complete and return this survey by \_\_\_\_\_, 1985, in the enclosed self-addressed envelope to the City Hall. If you have any questions, please call 722-1111.

YEARS RESIDING IN ROCKWALL \_\_\_\_\_ CITY OF LAST RESIDENCE \_\_\_\_\_

Please complete the following statements:

The thing I like best about Rockwall is \_\_\_\_\_

The last thing Rockwall needs is \_\_\_\_\_

Twenty years from now, Rockwall's biggest asset will be \_\_\_\_\_

If I could change one thing about Rockwall it would be \_\_\_\_\_

One major advantage Rockwall has is \_\_\_\_\_

My greatest concern regarding Rockwall is \_\_\_\_\_

Would you like to serve on a citizens advisory committee? \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ / \_\_\_\_\_  
Home Work

Listed below are some of the most frequently expressed community planning concerns and issues. Please review and identify those which you feel should require priority coordination in the development of the Comprehensive Plan for the City of Rockwall.

Please circle the number you feel the best identifies the priority.

1 = High Priority; 2 = Medium Priority; 3 = Low Priority

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| 1 2 3 Commercial development          | 1 2 3 Controlling future           |
| 1 2 3 Industrial development          | commercial land use                |
| 1 2 3 Use of land in developing areas | 1 2 3 Air Quality                  |
| 1 2 3 Farm land preservation          | 1 2 3 Water quality                |
| 1 2 3 Citizen participation in        | 1 2 3 Noise pollution              |
| government                            | 1 2 3 Storm water drainage         |
| 1 2 3 Providing a variety of housing  | 1 2 3 Soil erosion                 |
| types                                 | 1 2 3 Mobile home development      |
| 1 2 3 Housing for moderate/low income | 1 2 3 Neighborhood beautification  |
| 1 2 3 Preservation of open space      | 1 2 3 Flood plain management       |
| 1 2 3 Recreation programs and         | 1 2 3 Utility expansion            |
| facilities                            | 1 2 3 Control of home occupations  |
| 1 2 3 Shopping facilities             | 1 2 3 Sign control                 |
| 1 2 3 Neighborhood housing density    | 1 2 3 Rate of population growth    |
| 1 2 3 Housing for elderly             | 1 2 3 Enforcement of housing codes |
| 1 2 3 East-West thoroughfare          | 1 2 3 Library facilities           |
| 1 2 3 connections                     | 1 2 3 Annexation                   |
| 1 2 3 North-South thoroughfare        | 1 2 3 Homogenous residential       |
| connections                           | neighborhoods                      |
| 1 2 3 Value of property               | 1 2 3 Multi-family development     |
| 1 2 3 Provide a hike, bike and horse  | 1 2 3 Provision of adequate        |
| trail system                          | 1 2 3 Provision of adequate        |
| 1 2 3 Provision of adequate water     | sewer systems                      |
| supply                                | 1 2 3 Remove traffic from center   |
| 1 2 3 City/County school district     | of town                            |
| facility sharing                      | 1 2 3 Protect vistas of lake       |
| 1 2 3 Historic preservation           | 1 2 3 Preserve buildings on square |
| 1 2 3 Economic growth around square   | 1 2 3 Architectural controls       |
| 1 2 3 Green space in commercial       |                                    |
| districts                             | Other _____                        |
| 1 2 3 Lake front public access        |                                    |
| 1 2 3 Tree preservation               |                                    |

CITY OF ROCKWALL, TEXAS

COMMUNITY SURVEY RESULTS

JUNE, 1985

TOTAL SURVEY RESPONSES - 424

The Thing I Like Best About Rockwall

1. The Lake - 52
2. The People - 58
3. Small Town Image - 152
4. Potential for Quality - 49
5. Quietness - 32
6. Lack of Congestion - 11
7. Low Crime Rate - 2
8. Churches and Schools - 12
9. Resort Atmosphere - 44
10. Open Spaces - 4
11. Ordinance 83-29 - 1
12. Zoning - 1
13. Quality of Housing - 1
14. Downtown Restoration - 1
15. City Services - 1
16. Growth - 2
17. Industry - 1
18. Clean Air - 1

Years Residing in Rockwall

- Less than one year - 37
- 1 year - 48
- 2 years - 42
- 3 years - 29
- 4 years - 23
- 5 years - 30
- 6 years - 24
- 7 years - 20
- 8 years - 26
- 9 years - 11
- 10 years - 17
- 11 years - 7
- 12 years - 11
- 13 years - 11
- 14 years - 8
- 15 years - 5
- 16 years - 7
- 17 years - 4
- 18 years - 3
- 19 years - 5
- 20 years - 4
- 21 to 30 years - 13
- 31 to 40 years - 12
- 41 to 50 years - 8
- 51 to 60 years - 5
- 60 plus years - 8

### One Major Advantage of Rockwall

1. Rural Enough to Plan Its Development - 13
2. Location - 159
3. Size - 48
4. The Lake and Terrain - 99
5. Quality of People - 13
6. School System - 8
7. Its Boundaries - 4
8. Residents Who Care About Growth - 19
9. Sewer System - 1
10. Aware Population - 6
11. Law Enforcement - 3
12. Easy Access to Dallas Freeways - 12
13. Money - 4
14. Shopping and Recreation - 3
15. Good Land - 2
16. Town Spirit - 7
17. Good Government - 2
18. High Income Residents - 11
19. A Mix of Old and New - 2
20. Young Community - 13
21. No Liquor - 2
22. Water Supply - 1
23. High Priced Real Estate - 1
24. Low Taxes - 1

### In 20 Years, Rockwall's Greatest Asset Will Be

1. Homes on the Lake - 11
2. Location - 81
3. Lake Setting - 134
4. Quality of Houses - 16
5. Low Density Living - 3
6. People - 33
7. Property Values - 6
8. High Standard of Living - 29
9. Schools - 22
10. Water Supply - 1
11. Proper Planning and Zoning - 35
12. Small Town Atmosphere - 18
13. Businesses - 1
14. Residential Development - 3
15. Land - 5
16. Growth - 11
17. Churches - 8
18. Clean Industry - 3
19. Neighborhoods - 1
20. Environment - 2
21. Controlled City Management - 1
22. Low Taxes - 1
23. Retail Area - 1
24. Limited Growth Policy - 1

Percentages

	<u>High Priority</u>	<u>Medium Priority</u>	<u>Low Priority</u>
Commercial Development	30%	35%	27%
Industrial Development	25%	19%	46%
Use of Land in Developing Areas	59%	20%	9%
Farmland Preservation	36%	27%	26%
Providing a Variety of Housing Types	23%	32%	35%
Housing for Moderate to Low Income	20%	25%	47%
Preservation of Open Space	63%	23%	8%
Recreation Programs and Facilities	50%	30%	16%
Shopping Facilities	44%	35%	16%
Neighborhood Housing Density	56%	21%	12%
Housing for Elderly	25%	49%	17%
E/W Thoroughfare Connections	61%	25%	14%
N/S Thoroughfare Connections	61%	20%	13%
Value of Property	57%	24%	8%
Provision of Adequate Water Supply	71%	15%	6%
Historic Preservation	34%	32%	25%
Economic Growth Around Square	31%	35%	26%
Landscaping in Commercial Areas	40%	32%	36%
Tree Preservation	59%	24%	11%
Air Quality	69%	17%	6%
Joint City/City/School Use of Facilities	54%	30%	8%
Overbuilding of Office/Retail Space	46%	21%	21%
Annexation	25%	29%	34%
Water Quality (Lake)	69%	20%	6%
Water Quality (Domestic Supply)	78%	10%	4%
Noise Pollution	52%	27%	11%
Stormwater Drainage	57%	28%	6%
Soil Erosion	48%	33%	8%
Limit Mobile Home Development	72%	10%	12%
Encourage Mobile Home Development	8%	4%	72%
Neighborhood Beautification	42%	32%	17%
Flood Plain Management	46%	34%	10%
Utility Expansion	37%	37%	10%
Operating Business in Home	19%	25%	41%
Sign Control	45%	25%	20%
Limit Rate of Population Growth	28%	27%	25%
Encourage Rate of Population Growth	19%	21%	36%
Enforcement of Housing Codes	42%	26%	7%
Encourage Homogenous Residence Neighborhoods	37%	28%	19%
Limit MF Development	64%	17%	13%
Encourage MF Development	11%	10%	65%
Provision of Adequate S.S.	64%	19%	8%
Remove Traffic from Center of Town	44%	26%	18%
Protect Vistas of Lake	63%	21%	8%
Preserve Buildings on Square	46%	26%	17%
Architectural Controls	47%	25%	14%
Recreational Facilities and Parks in City	53%	25%	13%

### One Thing I Would Change About Rockwall

1. Ordinance Against Parking MH's and Vacant Lots - 6
2. Clean Up Commercial Areas - 6
3. Revive the Square - 6
4. More Emphasis on Education - 7
5. Limit Construction of Condos - 16
6. Road System - 98
7. Give Leaders Sense of Quality - 3
8. No More Commercial Construction - 5
9. Phone System - 25
10. Lower Taxes - 10
11. Improve School System - 10
12. Animals Running Loose - 2
13. Improve Zoning Regulations - 9
14. Reduce Political Fighting - 8
15. Traffic Lights and Signs - 26
16. Small Industry - 4
17. Politicians - 7
18. Improve Downtown Area - 6
19. More Involvement of Citizens - 2
20. Retail Development - 7
21. Add Fire Department and Police - 6
22. Lack of Parks - 1
23. Airport - 1
24. Good Planning - 9
25. Sign Control - 2
26. Non-Involvement in Day Care Centers - 3
27. Developers - 2
28. More/Less Development (Commercial) - 4
29. Blue Laws - 2
30. Add Sidewalks to Residential Areas - 1
31. More Downtown Parking - 3
32. More Fast Food Places - 3
33. Locate Research and Development Co. in RW - 2
34. More Shopping Centers - 10
35. Fast Growth - 10
36. Drainage Control - 2
37. Traffic Flow - 49
38. Lack of Public Areas - 5
39. Public Transportation - 4
40. Good Hospital Facilities - 3
41. Provide Housing for Low Incomes - 2
42. More Responsive City Government - 1
43. Church on the Rock - 7
44. Poor Development - 2
45. Updating City - 5
46. Lack of Planning - 1
47. Restrictions on Development - 1
48. Keep Town Small - 5
49. Keep Wet - 5
50. Schools - 1
51. Less MF Housing - 1
52. Better Co-op Between City and County - 1
53. Keep Environment Pretty - 4

### Greatest Concern for Rockwall

1. Over Building and Rapid Growth - 142
2. Building Zoning Codes - 5
3. Planned Growth - 20
4. Road System - 10
5. Drugs in School - 2
6. Lack of Concerned Citizens - 3
7. Traffic - 65
8. Loss of Identity - 6
9. Lack of Shopping Centers - 1
10. Too Many "Rich People" - 1
11. Lack of Highway Access - 2
12. Crime Rate - 6
13. To Develop Corridor Between Lake and Dallas - 2
14. Erosion of Family Atmosphere - 2
15. Not to Slow Down Commercial Growth - 2
16. Property Devaluation - 1
17. Phones - 2
18. Air Pollution - 6
19. Poor Planning and Zoning - 19
20. Unplanned Growth - 49
21. Need Hospital - 2
22. Too Conservative - 1
23. Resort Atmosphere - 2
24. Diminishing Green Areas - 3
25. Parks and Recreation - 9
26. Poor Government - 12
27. School System - 4
28. Need Public Transportation - 1
29. High Quality of People - 1
30. Become Another Suburb - 3
31. Quality of Life - 2
32. Church on the Rock - 11
33. Good City Government - 5
34. Keep Rockwall Wet - 3
35. Lack of City Service (police, fire) - 2
36. Not Enough Material Resources - 3
37. Commercialism - 7

### The Last Thing Rockwall Needs Is

1. More Fast Food Places - 3
2. More Commercial Buildings - 34
3. Developers - 14
4. Condos - 56
5. MF Dwellings - 38
6. Uncontrolled Land Development - 28
7. To Turn into a Suburb - 5
8. More Traffic - 20
9. Low Income Housing - 18
10. Industry - 50
11. High Taxes and Phone Costs - 15
12. Liquor - 22
13. Chickens and Dogs in Town - 1
14. Church on the Rock - 21
15. More Small Town People - 51
16. Unqualified Public Officials - 7
17. Stop Lights - 1
18. Ordinance 83-29-1 - 1
19. Mobile Homes - 9
20. Building Code - 4
21. Airport - 1
22. Signs - 1
23. Poor Planning - 10
24. Retail Areas - 5
25. Monorail - 1
26. Drive-in Movies - 1
27. More People - 7
28. Rapid Growth - 9



## CORNER SHOPPING CENTER DESIGN GUIDELINES

### RETAIL CORNER GUIDELINES INTRODUCTION

These guidelines have been established to provide a clear, consistent approach to the review of zoning and development requests for corner shopping centers. Corner shopping centers are and will continue to be a prominent part of neighborhood and community character. They serve as key activity centers and focal points. These guidelines are intended to accomplish the following:

1. Provide for the proper sizing and location of new retail zoning requests.
2. Improve on- and off-site vehicular and pedestrian circulation and safety.
3. Improve the compatibility and coordination of corner shopping centers with existing and proposed land uses for the surrounding area.
4. Improve the visual character and identity of retail centers.

These guidelines are intended to supplement the review process. Each of the ten design elements or sections includes a statement of purpose and a listing of key issues. The applicant will be expected to address these issues by:

1. Complying with the guidelines for each section; or
2. Proposing alternative solutions that specifically address the identified issues.

This process is intended to be flexible. The applicant is encouraged to propose innovative alternatives that accomplish the stated purpose of the guidelines.

The guidelines will be used by staff in its initial discussions with the applicant as he prepares his submission. Upon receipt of a zoning case, concept plan, or site plan, the staff will evaluate the request based on its compliance with guidelines or upon how effectively it addresses the intent of each section through alternative solutions. The applicant shall clearly show how he addressed the key issue(s) with supportive information and data.

When an applicable zoning case, concept plan, or site plan is presented to the Planning & Zoning Commission and/or City Council, staff's recommended action will be included. Staff's recommendation will be based on its determination of the proposal's conformance to the guidelines and/or its effectiveness in meeting the purposes and issues of the various design elements.

The ten design elements are:

1. Site appropriateness
2. Building arrangement
3. Access
4. Circulation and Parking



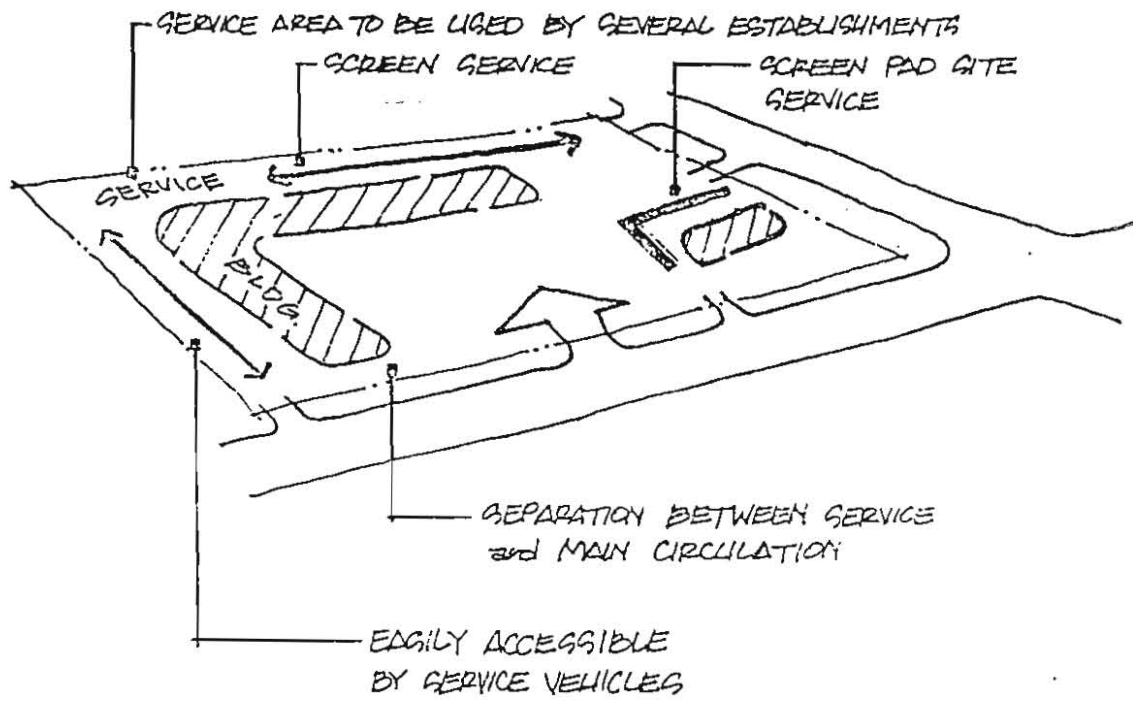
5. Building Elements
6. Service facilities
7. Utility/Mechanical Equipment/Outdoor Storage
8. Buffers and Screens
9. Landscape
10. Signage and Lighting

#### GUIDELINES

- Service facilities should generally be located in a central area to be used by several establishments.
- Service and docking facilities should be separate from main circulation and parking functions.
- Service facilities should be screened from the remainder of the project, adjacent land uses and major thoroughfares.
- Service areas should be easily accessible by service vehicles.
- Pad site service areas should be screened from the remainder of the development and physically separated from the circulation aisles and parking areas serving the remainder of the site.
- Pad site service areas should typically be screened by an extension of the building.
- Trash containers should be located in appropriately screened central service areas.

FIGURE 40

Corner Shopping Center Design Guidelines



CITY OF ROCKWALL  
ANNEXATION SERVICE PLAN  
STATISTICAL ANALYSIS BY PLANNING AREA

Date: \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Exhibit: "A" Legal Description

"B" Map

AREA: \_\_\_\_\_ ACRES

LOCATION:

WATER SERVICE:

SEWER SERVICE:

FIRE PROTECTION:

POLICE PROTECTION:

ELECTRICAL SERVICE:

GAS:

TELEPHONE:

REFUSE COLLECTION:

CABLE:

PARK AND RECREATION FACILITIES:

ROAD MAINTENANCE:

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	3	0.7
Commercial/Retail	10	2.4
Industrial	--	
Open Space	3	0.7
Water	--	
Residential	375	91.1
Multi-Family	9	2.2
Public/Semi-Public	<u>12</u>	<u>2.9</u>
Total	412	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	43	15.1
Water	--	
Residential	241	84.9
Multi-Family	--	
Public/Semi-Public	--	
Total	284	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A3

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	60	17.3
Water	--	
Residential	272	78.4
Multi-Family	--	
Public/Semi-Public	<u>15</u>	<u>4.3</u>
Total	347	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A4

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office		
Commercial/Retail		
Industrial		
Open Space	194	52.5
Water		
Residential	147	39.7
Multi-Family	17	4.6
Public/Semi-Public	<u>12</u>	<u>3.2</u>
Total	370	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. A5

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office		
Commercial/Retail		
Industrial		
Open Space		
Water		
Residential	564	98.8
Multi-Family		
Public/Semi-Public	<u>7</u>	<u>1.2</u>
Total	571	100.0



CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A6

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	159	61.2
Water	--	
Residential	101	38.8
Multi-Family	--	
Public/Semi-Public	--	
Total	260	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. A7

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	148	34.9
Water	--	
Residential	276	65.1
Multi-Family	--	
Public/Semi-Public	--	
Total	424	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. B1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	12	4.2
Industrial	--	
Open Space	31	10.8
Water	--	
Residential	222	77.3
Multi-Family	10	3.5
Public/Semi-Public	<u>12</u>	<u>4.2</u>
Total	287	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. B2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	58	13.6
Water	19	4.4
Residential	347	81.1
Multi-Family	4	0.9
Public/Semi-Public	--	
Total	428	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. B3

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	36	9.2
Water	17	4.3
Residential	312	79.9
Multi-Family	--	
Public/Semi-Public	<u>26</u>	<u>6.6</u>
Total	391	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. B4

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	5	2.7
Water	19	10.4
Residential	159	86.9
Multi-Family	--	
Public/Semi-Public	--	
Total	183	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. B6

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	--	
Water	--	
Residential	450	100.0
Multi-Family	--	
Public/Semi-Public	--	
Total	450	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. B10

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	131	22.1
Water	--	
Residential	463	77.9
Multi-Family	--	
Public/Semi-Public	--	
Total	594	100.00



CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	26	9.0
Industrial	--	
Open Space	16	5.5
Water	--	
Residential	216	74.4
Multi-Family	6	2.1
Public/Semi-Public	26	9.0
Total	290	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	5	2.4
Industrial	--	
Open Space	10	4.9
Water	--	
Residential	191	92.7
Multi-Family	--	
Public/Semi-Public	--	
Total	206	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. C3

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	120	25.2
Commercial/Retail	185	38.8
Industrial	--	
Open Space	70	14.7
Water	--	
Residential	--	
Multi-Family	56	11.8
Public/Semi-Public	45	9.5
Total	476	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C4

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	184	55.8
Industrial	--	
Open Space	46	13.9
Water	--	
Residential	--	
Multi-Family	100	30.3
Public/Semi-Public	--	
Total	330	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C5

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	54	14.3
Commercial/Retail	42	11.1
Industrial	--	
Open Space	55	14.6
Water		
Residential	178	47.3
Multi-Family		
Public/Semi-Public	<u>48</u>	<u>12.7</u>
Total	377	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C6

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	35	8.8
Commercial/Retail	155	38.7
Industrial	--	
Open Space	--	
Water	--	
Residential	84	21.0
Multi-Family	80	20.0
Public/Semi-Public	46	11.5
Total	400	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C7

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	90	25.1
Commercial/Retail	83	23.2
Industrial	--	
Open Space	39	10.9
Water	--	
Residential	70	19.6
Multi-Family	76	21.2
Public/Semi-Public	--	
Total	358	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. C8

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	20	5.1
Water		
Residential	371	94.9
Multi-Family	--	
Public/Semi-Public	--	
Total	391	100.0



CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. C9

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	49	16.9
Commercial/Retail	--	
Industrial	--	
Open Space	19	6.6
Water	--	
Residential	209	72.0
Multi-Family	13	4.5
Public/Semi-Public	<hr/>	<hr/>
Total	290	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. C10

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	33	14.3
Water	--	
Residential	188	81.4
Multi-Family	10	4.3
Public/Semi-Public	--	
Total	231	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	58	19.0
Industrial	6	2.0
Open Space	12	3.9
Water	--	
Residential	201	65.9
Multi-Family	--	
Public/Semi-Public	28	9.2
Total	305	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	153	56.5
Open Space	13	4.8
Water	--	
Residential	--	
Multi-Family	--	
Public/Semi-Public	105	38.7
Total	271	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D3

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	218	60.5
Open Space	10	2.8
Water	20	5.6
Residential	112	31.1
Multi-Family	--	
Public/Semi-Public	--	
Total	360	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D4

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	--	
Water	3	0.8
Residential	357	99.2
Multi-Family	--	
Public/Semi-Public	--	
Total	360	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D5

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	27	16.7
Commercial/Retail	80	49.4
Industrial	55	33.9
Open Space	--	
Water	--	
Residential	--	
Multi-Family	--	
Public/Semi-Public	--	
Total	162	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D6

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office		
Commercial/Retail	72	18.7
Industrial	172	44.5
Open Space		
Water		
Residential		
Multi-Family		
Public/Semi-Public	142	36.8
Total	386	100.0



CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D7

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	51	12.6
Commercial/Retail	155	38.3
Industrial	181	44.7
Open Space	—	
Water	--	
Residential	--	
Multi-Family	--	
Public/Semi-Public	18	4.4
Total	405	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE  
PLANNING AREA NO. D9

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office		
Commercial/Retail	154	48.0
Industrial	86	26.8
Open Space	51	15.9
Water		
Residential		
Multi-Family	30	9.3
Public/Semi-Public		
Total	321	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D10

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	30	5.7
Commercial/Retail	106	20.3
Industrial	362	69.4
Open Space	24	4.6
Water	--	
Residential	--	
Multi-Family	--	
Public/Semi-Public	--	
Total	522	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. D12

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	66	14.8
Commercial/Retail	44	9.9
Industrial	--	
Open Space	36	8.1
Water	--	
Residential	298	66.8
Multi-Family	2	0.4
Public/Semi-Public	--	
Total	446	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. E1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	--	
Water	--	
Residential	706	99.4
Multi-Family	--	0.6
Public/Semi-Public	4	
Total	710	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. E2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	43	6.0
Water	--	
Residential	673	94.0
Multi-Family	--	
Public/Semi-Public	--	
Total	716	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. E3

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	5	1.9
Water	--	
Residential	259	98.1
Multi-Family	--	
Public/Semi-Public	--	
Total	264	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. E5

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	53	5.9
Water	72	8.0
Residential	777	86.1
Multi-Family	--	
Public/Semi-Public	--	
Total	902	100.0



CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. E7

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	9	6.9
Open Space	58	44.7
Water	18	13.8
Residential	45	34.6
Multi-Family	--	
Public/Semi-Public	--	
Total	130	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. F1

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	--	
Water	--	
Residential	868	100.0
Multi-Family	--	
Public/Semi-Public	--	
Total	868	100.0

CITY OF ROCKWALL  
PROPOSED LAND USE

PLANNING AREA NO. F2

<u>Usage</u>	<u>Acres</u>	<u>% of Total Area</u>
Office	--	
Commercial/Retail	--	
Industrial	--	
Open Space	200	25.2
Water	--	
Residential	593	74.8
Multi-Family	--	
Public/Semi-Public	--	
Total	793	100.0