

PLANNED DEVELOPMENT DISTRICTS ADOPTED
WITH ORIGINAL ORDINANCE AND REFERENCED
ON ZONING DISTRICT MAP

PLANNED DEVELOPMENT DISTRICT 1 - Shopping Center and Multiple
Family Dwellings (symbol designation PD-1-SC & MF).

Planned Development District permitting uses as prescribed in the Uses Schedule of the Zoning Ordinance for Shopping Center permitting General Retail uses and Multiple Family Dwellings, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy. The Shopping Center shall be developed subject to general retail standards and the housing development for Multiple Family dwellings shall be subject to the MF-2 Multiple Family Dwelling standards. Such site plan shall set forth the building areas, offstreet parking, points of access, any screening walls, open areas, building setback, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property, or for circulation around the site.

The density, coverage, height, parking and offstreet loading standards shall be as set forth on the site plan or as specified in the "GR" General Retail for the Shopping Center and in the "MF-2" for the Multiple Family area.

The requisite site plan may be approved in whole or in part for one or several ownerships, provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND ORDINANCE 72-2 TO INCLUDE OFFICE USES AS APPROVED USES UNDER "PD-1" PLANNED DEVELOPMENT DISTRICT NO. 1; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notice by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to include office uses as approved uses under "PD-1" Planned Development District No. 1.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including office uses as approved uses under "PD-1" Planned Development District No. 1, subject to the following special conditions:

A. Prior to the issuance of any building permit in Planned Development District No. 1, a comprehensive site plan of the development

shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. No building or other permits shall be issued by an officer, agent, or employee of the City of Rockwall for development of the above described tract in "PD-1" unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

C. All development of property covered by Planned Development District No. 1 shall be in accordance with the provision of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. Any person, firm or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO HUNDRED DOLLARS (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

APPROVED AND ADOPTED THIS 2nd day of May, 1983.

APPROVED:

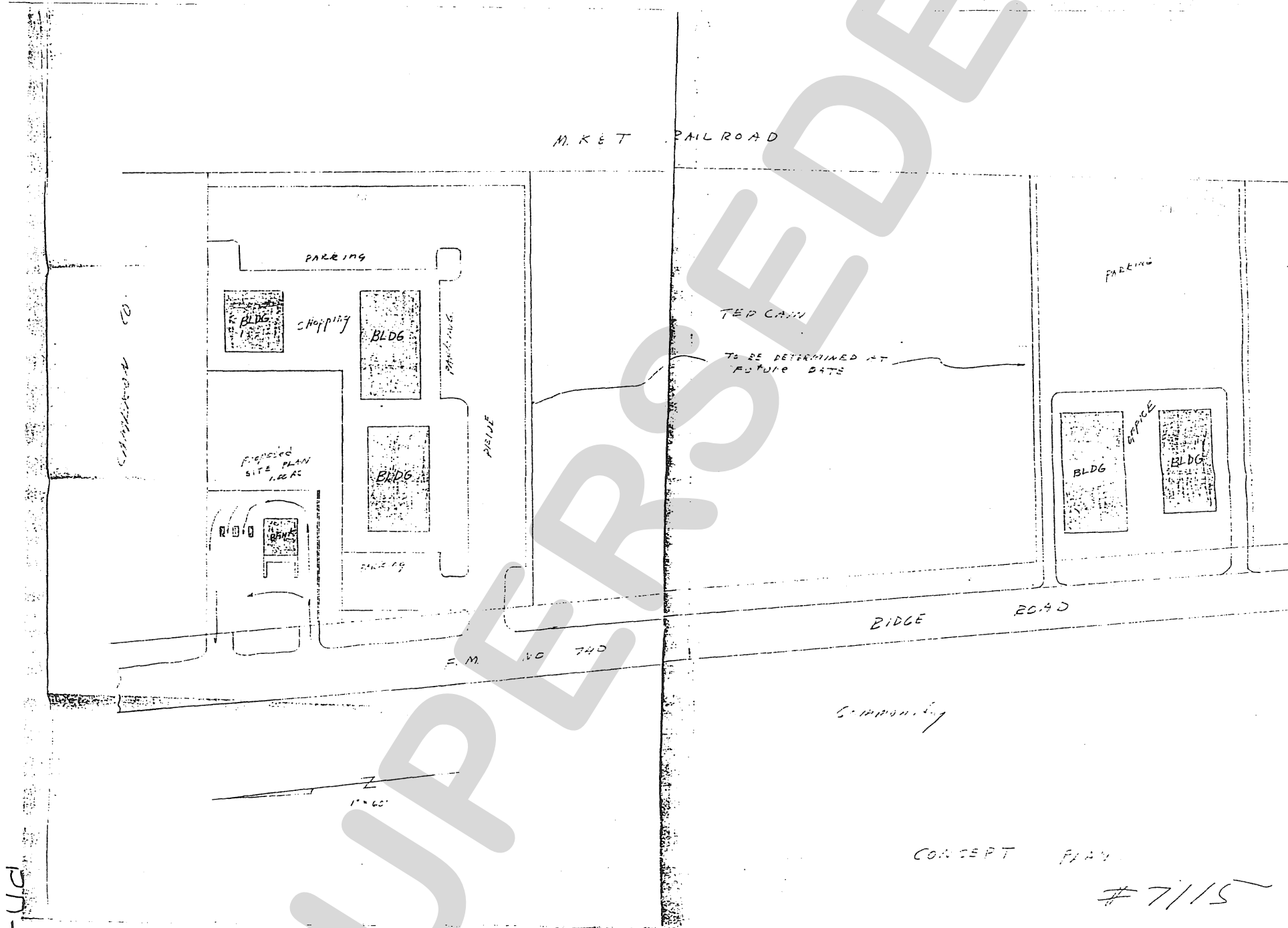

Mayor

ATTEST:


City Secretary

SUPERSEDED

PH-1



CONCEPT PLAN

#7/15

CITY OF ROCKWALL

ORDINANCE NO. 02-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 72-2, AS PREVIOUSLY AMENDED, SO AS TO AMEND "PD-1", PLANNED DEVELOPMENT DISTRICT NO. 1 TO INCLUDE A CONCEPT/DEVELOPMENT PLAN ON AN 8.108 ACRE TRACT OF LAND MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request from Austin Lewis for an amendment to PD-1, Planned Development District No. 1 to include a Concept/Development Plan on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 72-2 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve the inclusion of a Concept/Development Plan for a portion of "PD-1" Planned Development District No. 1, on the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That the portion Planned Development District No. 1 as described above, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of the amended Planned Development District No. 1 to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by the portion of Planned Development District No. 1 as described above, shall be in accordance with the provisions of this ordinance and PD Concept Plan Exhibit "B" and the finally approved comprehensive PD development site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for a Mixed Use Development consisting of office/retail uses and residential units and shall be regulated by the following conditions:

Permitted Uses:

1. "GR", General Retail District Uses as listed
2. "Of", Office District Uses as listed
3. Town House
4. "MF-15", Medium Density Multi-Family District Uses as listed

District Standards

1. Residential. Residential uses shall be governed by the following standards:
 - a. Residential uses must be integrated with retail and/or office uses in terms of site planning. The separate uses must not be perceived as separate or discrete developments.
 - b. The development may not exceed 4 sq. ft. of residential use for at least 1 sq. ft. of non-residential use (unless approved as part of the PD) for each phase of development.
2. Open Space. A minimum of 20% of the site shall be devoted to open space. This requirement may be satisfied by either public or by a combination of public and private open space. Open space shall be satisfied with each phase of development, or the developer must execute a reservation of open space in a form that will assure the City that such open space will be provided.
3. Height. The development should average 2-3 stories in height, but not exceed 3 stories unless otherwise approved as part of the PD. If adjacent to

single family zoned areas, this height should taper down to 2 stories if development is close to the property line.

4. Enhancements.

- a. Pedestrian areas shall be enhanced with trees, decorative paving and pedestrian-level lighting.
- b. Public and private open space shall be developed to the extent reflected in the plan.

5. Parking. Parking shall meet the following standards:

- a. Parking required for a building shall primarily be located behind the building. On-street parking may be allowed to partially meet the required parking for a building or use.
- b. A majority of parking shall be structured or decked to minimize the amount of land given over to parking.
- c. Site access and non-residential use parking shall be shared between non-residential uses.
- d. The minimum amount of required parking may be 10% below the City's standard requirement.
- e. The minimum amount of parking may be further reduced where parking is shared by multiple uses and is justified by the applicant.

6. Amenities

- a. A pool for the use of the residents will be provided.

7. Traffic

- a. A facilities agreement will be required to address traffic improvements as called for in the traffic engineer's recommendations.

8. Phasing

- a. If constructed in phases, no phase shall exceed the allowed ratio of 4 square feet of residential to 1 square foot of non-residential uses.

Section 4. A PD Site Plan is mandatory and is the final step of the PD development process. The purposes of a PD Site Plan are to assure that the development of individual building lots, parcels, or tracts within the PD District are

consistent with the approved Concept Plan and Development Plan, if any, and to assure that the standards applicable within the PD District are met for each such lot, parcel or tract. Following approval by the City Council a PD Site Plan shall continue to be valid for a period of three years. However, the Council may extend the "three-year time period" following a recommendation of said extension from the Planning and Zoning Commission.

The Site Plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the Architectural Review Board for consistency with the overall objectives of the district. The Board's recommendation shall be forwarded to the Planning & Zoning Commission for consideration in their recommendation to City Council.

A PD Site Plan shall terminate at the end of such three-year period (or extended period if approved by the Council) unless, within such period, a preliminary plat has been filed with the City for all of the land covered by the PD Site Plan. In which case, the Site Plan will remain valid as long as there is an approved plat for the property. If a PD Site Plan terminates, development of the land covered by the terminated plan cannot occur until a new PD Site Plan has been approved for the land as provided by this Article.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2002.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

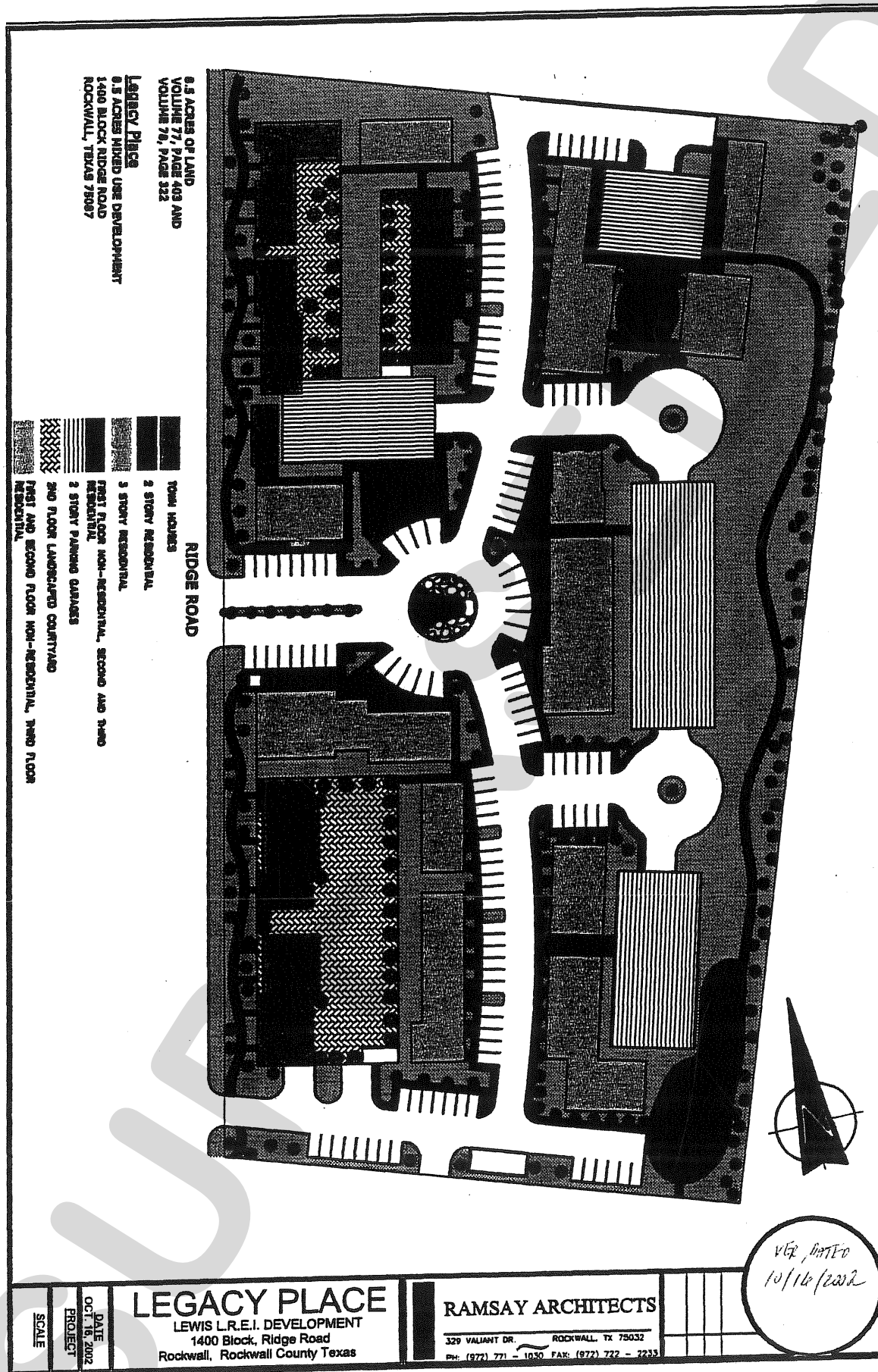
APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: October 21, 2002

2nd Reading: November 4, 2002





CITY OF ROCKWALL

ORDINANCE NO. 12-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND (PD-1) PLANNED DEVELOPMENT NO. 1 DISTRICT (ORDINANCE NO. 72-2 AND 83-21) TO APPROVE A PD CONCEPT/DEVELOPMENT PLAN FOR A RETAIL AND RESIDENTIAL MIXED USE DEVELOPMENT ON A 2.88-ACRE TRACT OF LAND KNOWN AS TRACT 6-2, ABSTRACT 255, B. J. T. LEWIS SURVEY, AND MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been received from Mushtak Khatri of T Rockwall Commons, LLC for approval of an amendment to (PD-1) Planned Development No. 1 district, specifically for approval of a PD Concept / Development plan for "Rockwall Commons Phase II," being a proposed retail and residential mixed-use development on a 2.88-acre tract currently described as Tract 6-2, Abstract 255, B. J. T. Lewis Survey, located along the east side of Ridge Road immediately north of Rockwall Commons Addition, and more fully described herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Unified Development Code (Ord. No. 04-38) and Ordinance No. 72-2 and Ordinance No. 83-21 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a PD Concept / Development Plan for "Rockwall Commons Phase II," being a proposed retail and residential mixed-use development on a 2.88-acre tract currently described as Tract 6-2, Abstract 255, B. J. T. Lewis Survey, located along the east side of Ridge Road immediately north of Rockwall Commons Addition, and more fully described herein.

Section 2. That the 2.88-acre tract in Planned Development No. 1 District as described aboveshall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and (PD-1) Planned Development No. 1 district, as heretofore amended, and subject to the following additional conditions and requirements:

1. All development of the 2.88-acre subject property shall adhere to the PD Concept / Development Plan attached hereto as Exhibit "A" and the conceptual elevations attached hereto as Exhibit "B."
2. All development of the 2.88-acre subject property shall also adhere to the Mixed Use Overlay requirements (Section 6.5 of Article V, Unified Development Code), with the following exceptions:
 - a. Permitted uses shall be those uses authorized within the "GR" General Retail district pursuant to Article IV of the Unified Development Code, and "Urban Residential" housing as defined in the Unified Development Code.
 - b. A maximum of 140 urban residential units shall be allowed.
 - c. The average dwelling unit size shall not be less than 980-sf.
 - d. The development must contain a minimum of 12,000-sf of non-residential space.
 - e. The overall height may not exceed 65-ft as measured to the midpoint of the sloped roof from the average grade along the front of the building, and as depicted on the "Section Through Center of Site" drawing attached hereto as "Exhibit C."
 - f. A minimum of 20% open space shall be provided, and the open space shall be developed to the extent reflected on the Concept Plan. A pool for the use of the residents shall be provided.
 - g. The interiors of all residential units shall include higher grade finish-out materials such as granite or other comparable counter tops, durable high quality flooring, and stainless steel and other high end appliances.
3. Submittal and approval of a detailed PD Site Plan, for review and approval by the Architectural Review Board and Planning and Zoning Commission.
4. Submittal and approval of engineering plans, and adherence to all engineering requirements.
5. Adherence to all fire department requirements.
6. Submittal and approval of a final plat.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of February, 2012.



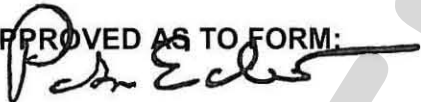
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



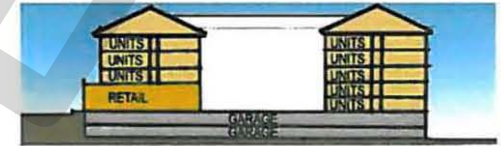
Pete Eckert, City Attorney



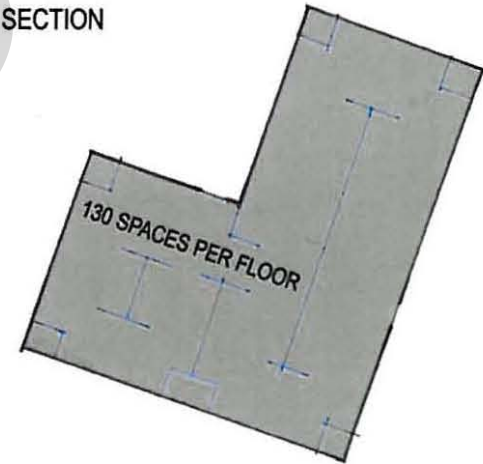
1st Reading: 01-17-12

2nd Reading: 02-06-12

Exhibit "A"
PD Concept / Development Plan
Z2011-025: Rockwall Commons II



A - A SECTION



GARAGE FLOOR PLAN (BASEMENT 1 & 2)

TABULATION:

5 STORY OVER 2 LEVEL PODIUM
 140 UNITS AVG 980 SF (108 UNITS IF 4 STORY)
 12000 SF RETAIL
 333 TOTAL PARKING SPACES (260 IN GARAGE, 73 SURFACE)
 72 SPACES RETAIL
 261 SPACES RESIDENTIAL (1.9 AVG)
 UNIT MIX:
 25% 1BRs, 50% 2BRs, 25% 3BRs
 OPEN SPACE: 20%



SITE PLAN 3

ROCKWALL COMMONS PHASE II

TABANI GROUP

ROCKWALL, TX

HPA #11478



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2011 / 12 / 06

Exhibit "B"
Conceptual Elevations
Page 1 of 2
Z2011-025: Rockwall Commons II



CHARACTER ELEVATION (WEST)

ROCKWALL COMMONS PHASE II

TABANI GROUP

ROCKWALL, TX

HPA #11478

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2011 / 12 / 06

Exhibit "B"
Conceptual Elevations
Page 2 of 2
Z2011-025: Rockwall Commons II



HEIGHT COMPARISON WITH OFFICE

ROCKWALL COMMONS PHASE II
TABANI GROUP
ROCKWALL, TX

HPA #11478



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2011 / 12 / 06

Exhibit "C"
Z2011-025: Rockwall Commons II



SECTION THROUGH CENTER OF SITE

ROCKWALL COMMONS PHASE II

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HPA #11476

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2011 / 12 / 06