

CITY OF ROCKWALL

ORDINANCE NO. 25-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

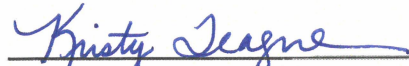
SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2025.



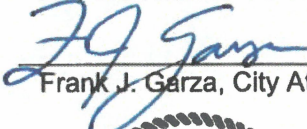
Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: December 16, 2024

2nd Reading: January 6, 2025



Exhibit 'A':
Legal Description

BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);

- 1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
- 2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
- 3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
- 4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
- 5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
- 6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
- 7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
- 8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
- 9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
- 10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
- 11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
- 12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
- 13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
- 14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
- 15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
- 16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
- 17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
- 18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
- 19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
- 20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
- 21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
- 22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
- 23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
- 24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
- 25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
- 26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
- 27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
- 28 **THENCE** along said curve to the left having an angle of 3°-50'-26" and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
- 29 **THENCE** along said curve to the right having an angle of 36°-52'-27" and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
- 30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
- 31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
- 32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
- 33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
- 35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
- 36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
- 37 **THENCE** along said curve to the left having an angle of 16°-48'-35" and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

Exhibit 'B':
Survey

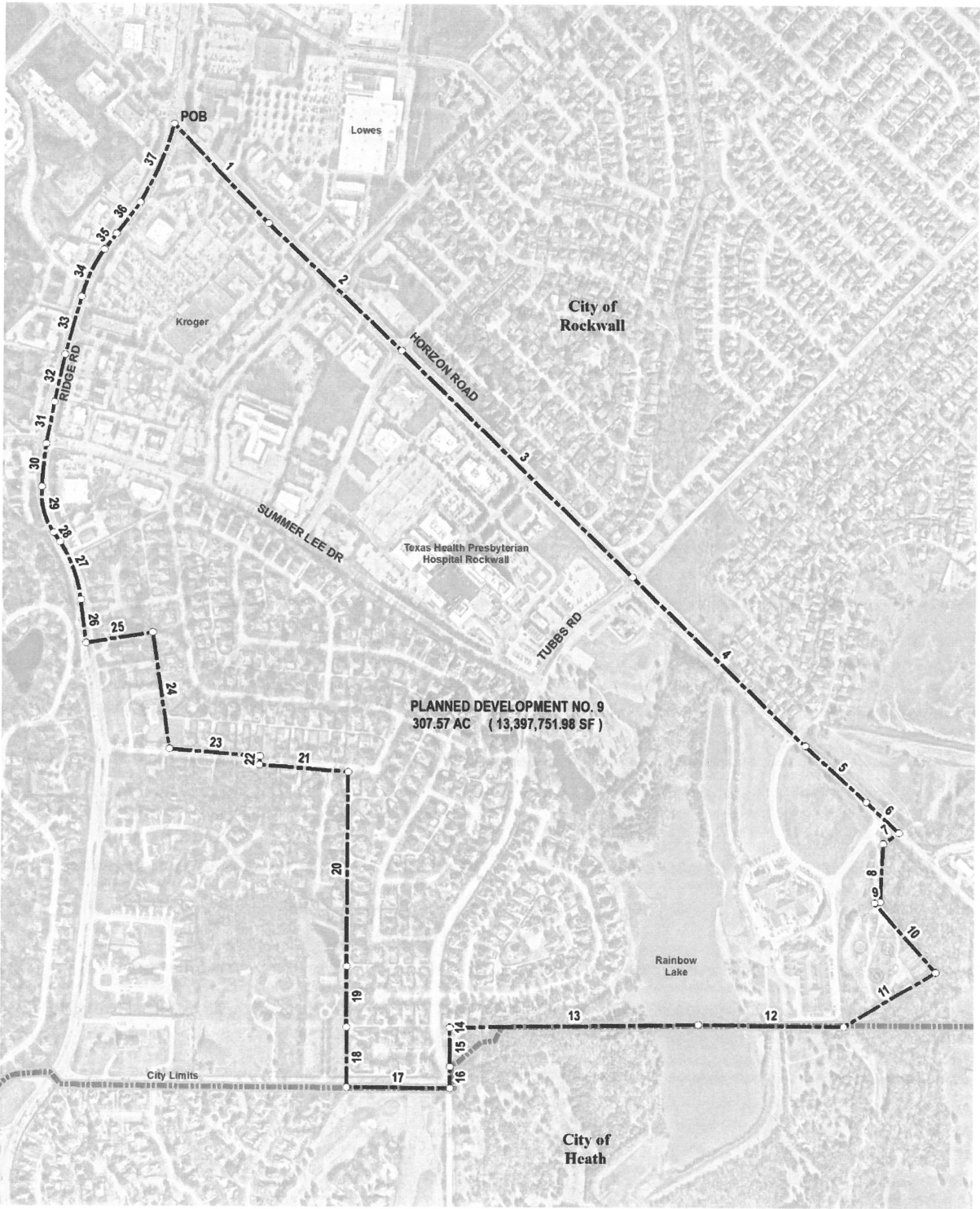


Exhibit 'C':
Concept Plan



Exhibit 'D':
Density and Development Standards

(1) TRACT A. [Ordinance 11-31]

(A) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☒ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (I.E. A MAXIMUM OF FOUR [4] VEHICLES) ^{(1) & (2)}

NOTES:

- (1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).
- (2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A CASE-BY-CASE BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

Exhibit 'D':
Density and Development Standards

- (B) *Density and Development Standards*. The development of *Tract A* -- as depicted in Exhibits 'C' & 'E' of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

Exhibit 'D':
Density and Development Standards

(2) TRACT B. [Ordinance 86-55]

(A) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

Exhibit 'D':
Density and Development Standards

(3) TRACT C. [Ordinance 87-30]

(A) Concept Plan. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract C* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

Exhibit 'D':
Density and Development Standards

- ☒ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☒ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) Density and Development Standards. The development of *Tract C* -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABBUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABBUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPARATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BUILDING FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

Exhibit 'D':
Density and Development Standards

(4) TRACT D. [Ordinance No. 73-49]

(A) Concept Plan. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☒ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL)

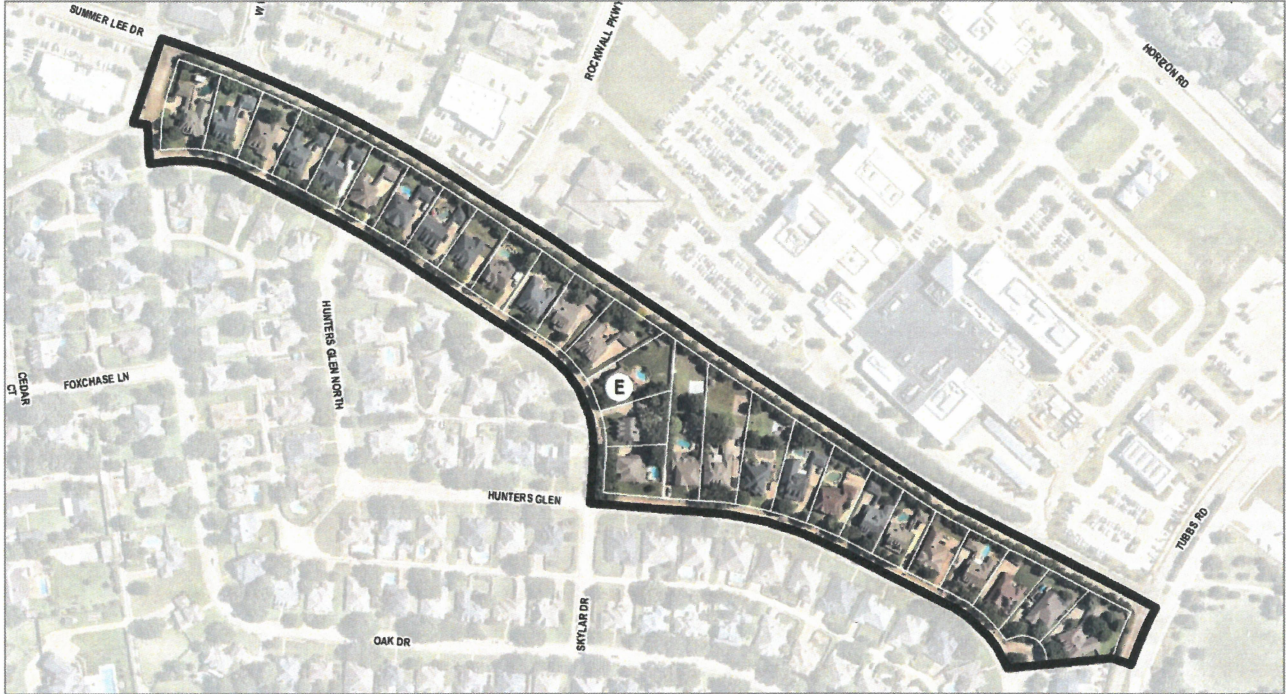
(C) Density and Development Standards. The development of *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'D':
Density and Development Standards

(5) TRACT E. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E



- (B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (C) Density and Development Standards. The development of *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

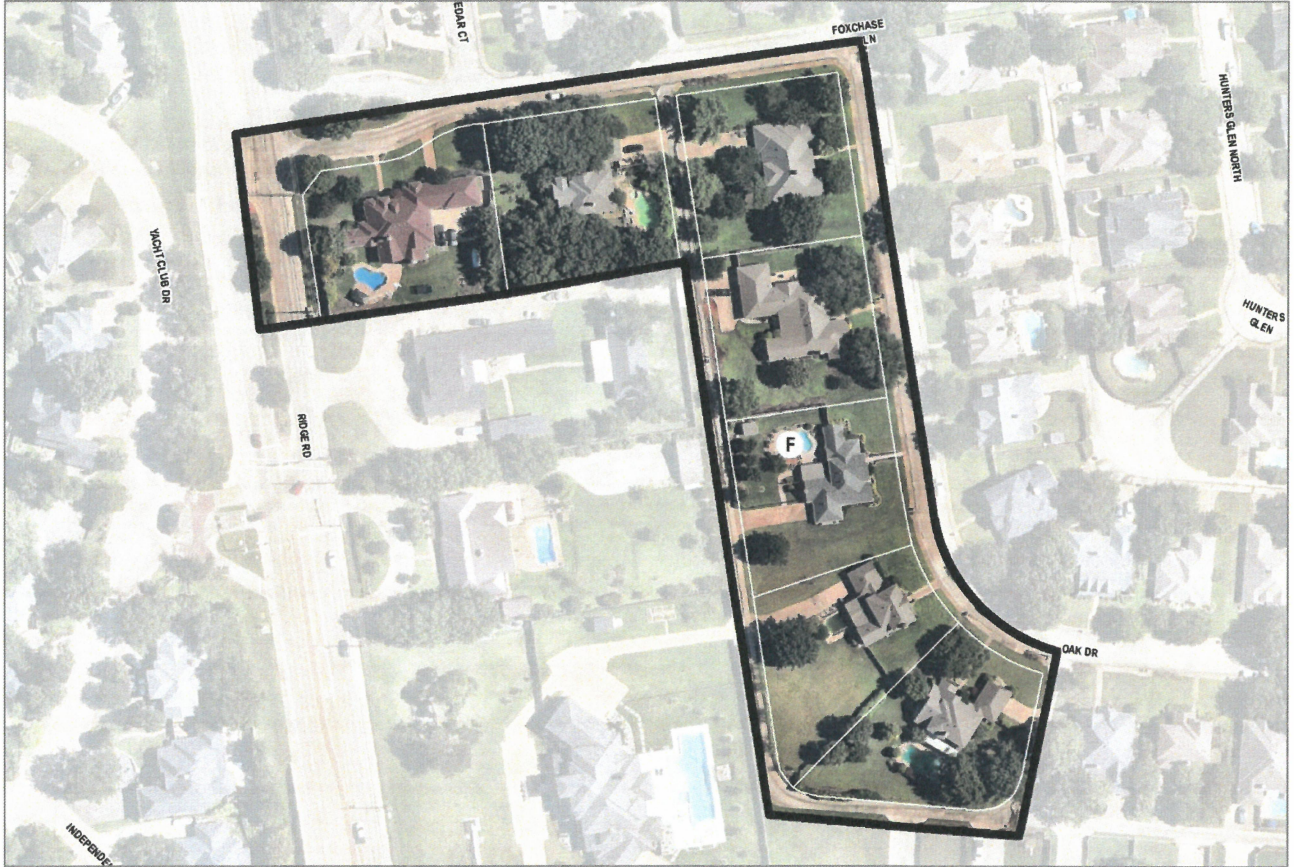
- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

Exhibit 'D':
Density and Development Standards

(6) TRACT F. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

Exhibit 'D':
Density and Development Standards

(7) TRACT G. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

Exhibit 'D':
Density and Development Standards

(8) TRACT H. [Ordinance No. 13-43]

(A) Concept Plan. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT ⁽¹⁾	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING ⁽²⁾	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

Exhibit 'D':
Density and Development Standards

(9) TRACT I. [Ordinance No. 04-02]

(A) Concept Plan. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I



- (B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (C) Density and Development Standards. The development of *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.
- (D) Landscaping Buffer Requirements. The development of vacant land -- south of Phase 6 of the *Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

Exhibit 'D':
Density and Development Standards

(10) TRACT J. [Ordinance No. 88-20]

(A) Concept Plan. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☒ PUBLIC PARK

(C) Density and Development Standards. The development of *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'E':
Tract 'A' Concept Plan

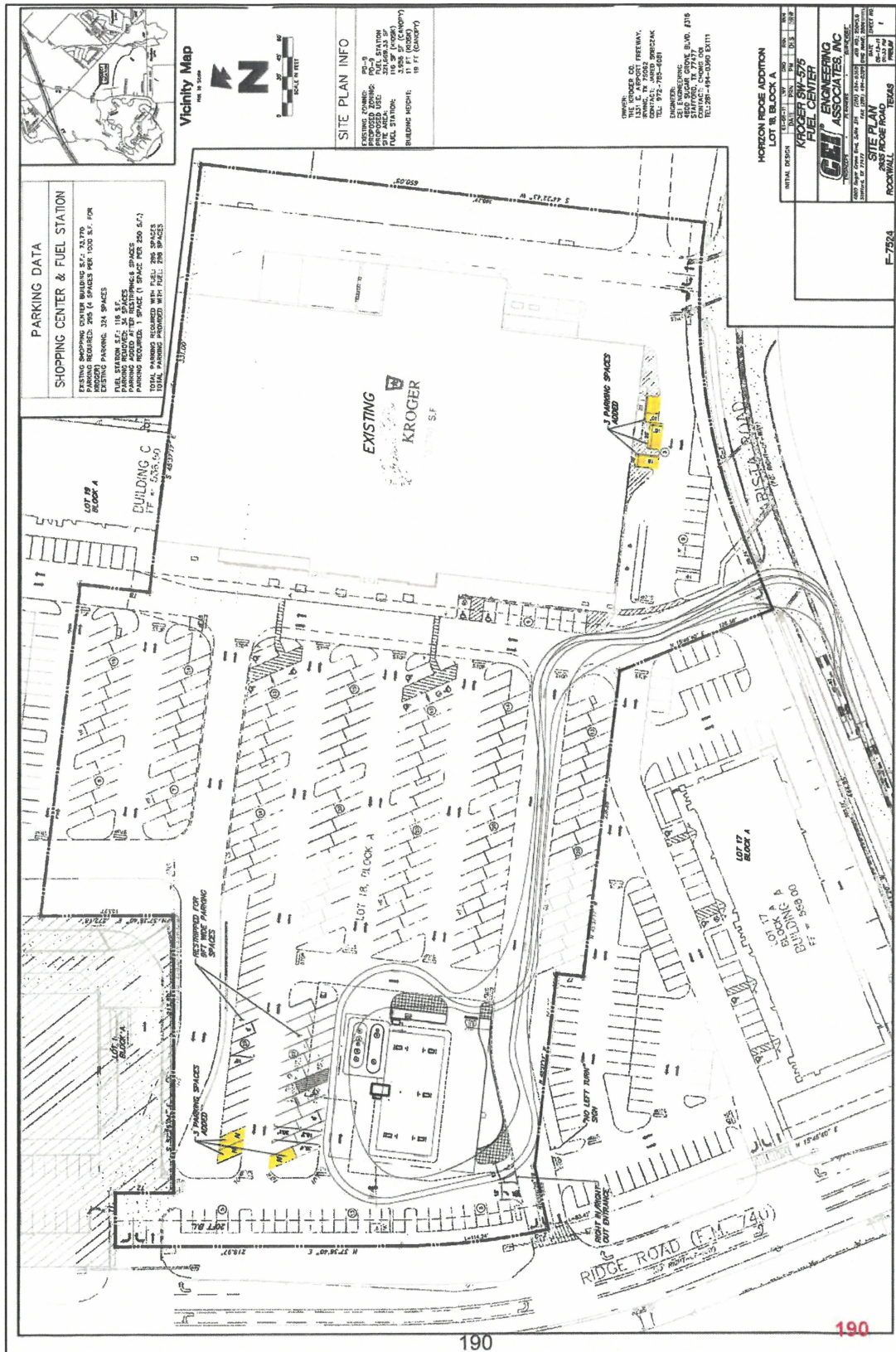


Exhibit 'E':
Tract 'A' Concept Plan

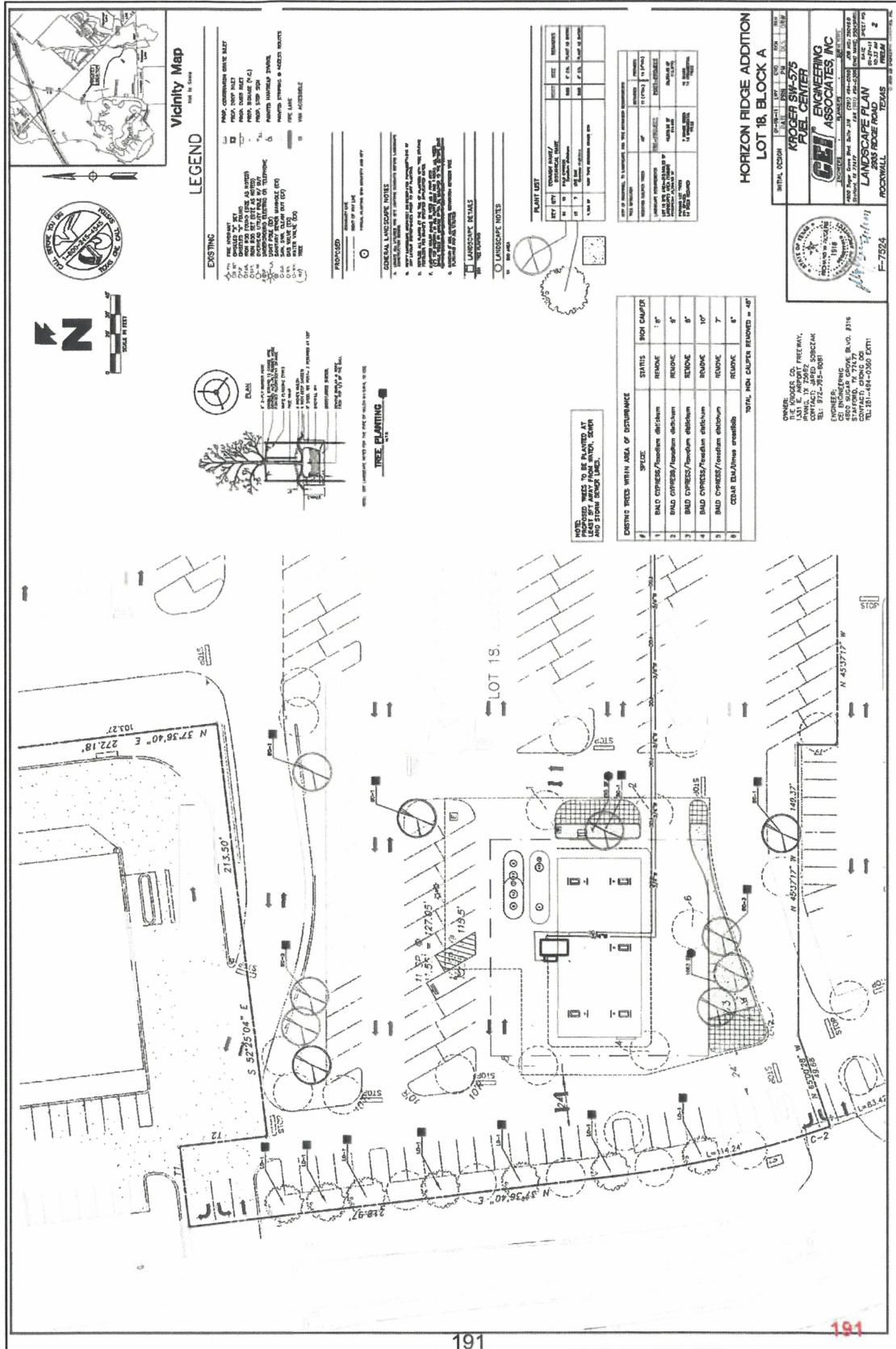


Exhibit 'E':
Tract 'A' Concept Plan

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	FINISH	REMARKS
1	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
2	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
3	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
4	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
5	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
6	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
7	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
8	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
9	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
10	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
11	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
12	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
13	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
14	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
15	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
16	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
17	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
18	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
19	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN
20	STATION SIGN	WHITE	STATION PRODUCTS, INC.	PAINT	STATION SIGN

EXTERIOR MATERIALS BY %

ITEM	DESCRIPTION	PERCENTAGE
1	STATION SIGN	100%
2	STATION SIGN	100%
3	STATION SIGN	100%
4	STATION SIGN	100%
5	STATION SIGN	100%
6	STATION SIGN	100%
7	STATION SIGN	100%
8	STATION SIGN	100%
9	STATION SIGN	100%
10	STATION SIGN	100%
11	STATION SIGN	100%
12	STATION SIGN	100%
13	STATION SIGN	100%
14	STATION SIGN	100%
15	STATION SIGN	100%
16	STATION SIGN	100%
17	STATION SIGN	100%
18	STATION SIGN	100%
19	STATION SIGN	100%
20	STATION SIGN	100%

FINISH LEGEND

ITEM	DESCRIPTION	FINISH
1	STATION SIGN	PAINT
2	STATION SIGN	PAINT
3	STATION SIGN	PAINT
4	STATION SIGN	PAINT
5	STATION SIGN	PAINT
6	STATION SIGN	PAINT
7	STATION SIGN	PAINT
8	STATION SIGN	PAINT
9	STATION SIGN	PAINT
10	STATION SIGN	PAINT
11	STATION SIGN	PAINT
12	STATION SIGN	PAINT
13	STATION SIGN	PAINT
14	STATION SIGN	PAINT
15	STATION SIGN	PAINT
16	STATION SIGN	PAINT
17	STATION SIGN	PAINT
18	STATION SIGN	PAINT
19	STATION SIGN	PAINT
20	STATION SIGN	PAINT

EXTERIOR ELEVATIONS

1 LEFT ELEVATION
2 RIGHT ELEVATION
3 FRONT ELEVATION
4 REAR ELEVATION

DISPENSER ELEVATION

1 FRONT
2 SIDE

CANOPY GRAPHICS

1 CANOPY GRAPHICS
2 CANOPY GRAPHICS

KIOSK GRAPHICS

1 KIOSK GRAPHICS
2 KIOSK GRAPHICS

CANOPY PRICE SIGN

1 CANOPY PRICE SIGN
2 CANOPY PRICE SIGN

CANOPY SIGN DETAIL

1 CANOPY SIGN DETAIL
2 CANOPY SIGN DETAIL