

FOR OFFICE USE ONLY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE FOLLOWING DESCRIBED TRACTS TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 19 SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED AS FOLLOWS: TRACT I: BEING A PART OF THE EDWARD TEAL L&L SURVEY, ABST. #207 AND BEING OUT OF THE NORTH CORNER OF THAT CERTAIN 18½ ACRE TRACT OF LAND CONVEYED TO JAMES E. FLOYD BY H. H. HICKOK, BY DEED DATED FEBRUARY 1, 1901, RECORDED IN VOLUME W, PAGE 179, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, THE TRACT HEREIN CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TRACT I: BEGINNING AT THE NORTH CORNER OF SAID 18½ ACRE TRACT, SAID POINT BEING IN THE CENTER OF PUBLIC ROAD; THENCE S 45° W WITH THE CENTER OF SAID ROAD 210 FEET, STAKE FOR CORNER; THENCE S 45° E 210 FEET TO STAKE FOR CORNER; THENCE N 45° E 210 FEET TO A POINT IN CENTER OF PUBLIC ROAD; THENCE N 45° W 210 FEET WITH THE CENTER OF SAID ROAD TO THE PLACE OF BEGINNING AND CONTAINING 1 ACRE OF LAND, MORE OR LESS; TRACT II: BEING A TRACT OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A TRACT AS CONVEYED TO WHILDEN CONSTRUCTION CO. AS RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND FURTHER BEING PART OF A 14.502 ACRE TRACT AS SURVEYED BY ROBERT H. WEST 2/7/78 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, SAID POINT BEING THE MOST EASTERLY NORTH CORNER OF SAID 14.502 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER; THENCE S, 45° 37' E., ALONG THE SOUTHWEST LINE OF A PUBLIC ROAD, A DISTANCE OF 165.81 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, S 44° 23' W., LEAVING THE SAID SOUTHWEST LINE OF A PUBLIC ROAD, A DISTANCE OF 225.24 FEET TO AN IRON STAKE SET FOR CORNER; THENCE N. 45° 40' W., A DISTANCE OF 370.37 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, N. 44° 43' E., ALONG THE SOUTHEAST LINE OF A PUBLIC ROAD, A DISTANCE OF 28.77 FEET TO AN IRON STAKE FOUND FOR CORNER; THENCE, S. 45° 40' E., LEAVING THE SAID SOUTHEAST LINE OF A PUBLIC ROAD, A DISTANCE OF 201.25 FEET TO AN IRON STAKE FOUND FOR CORNER; THENCE N. 45° 18' E., A DISTANCE OF 196.75 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND; TRACT III: BEING A TRACT OR PARCEL OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO JERRY W. HEFLIN AND WIFE BY DEED DATED APRIL 14, 1978, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, SAID POINT BEING THE WEST CORNER OF A 14.502 ACRE TRACT OF LAND; THENCE N 44° 43' E ALONG THE SOUTHEAST LINE OF A PUBLIC ROAD 234.82 FEET TO A POINT FOR A CORNER; THENCE: S 45° 40' E LEAVING SAID PUBLIC ROAD A DISTANCE OF 370.37 FEET TO A POINT FOR CORNER; THENCE S 44° 23' W A DISTANCE OF 234.83 FEET TO A POINT FOR A CORNER; THENCE N 45° 00' A DISTANCE OF 371.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TOW 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 notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body, in the exercise of its legislative discretion, has concluded that the 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 further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 19 on the following described property:

TRACT I. Being a part of the Edward Teal L&L Survey, Abst. #207, and being out of the North corner of that certain 18½ acre tract of land conveyed to James E. Floyd by H. H. Hickok, by deed dated February 1, 1901, recorded in Volume W, Page 170, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by metes and bounds as follows:

PD-19

Beginning at the North corner of said 18½ acre tract, said point being in the center of public road;
Thence S 45° W with the center of said road 210 feet, stake for corner;
Thence S 45° E 210 feet to stake for corner;
Thence N 45° E 210 Feet to a point in center of public road;
Thence N 45° W 210 feet with the center of said road to the place of beginning and containing 1 acre of land, more or less;

Tract II. Being a tract of land situated in the Edward Teal Survey Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

Beginning at a point on the southwest line of a Public Road, said point being the most Easterly North corner of said 14.502 acre tract, an iron stake found for corner;
Thence S, 45° 37' E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;
Thence, S. 44° 23' W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;
Thence N. 45° 40' W., a distance of 370.37 feet to an iron stake set for corner;
Thence, N. 44° 43' E., along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner;
Thence, S. 45° 40' E., leaving the said Southeast line of a Public Road, a distance of 201.25 feet to an iron stake found for corner;
Thence, N. 45° 18' E., a distance of 196.75 feet to the Place of Beginning, and containing 1.00 acre of land.

Tract III. Being a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978, and being more particularly described as follows:

Beginning at a point on the southwest line of a public road, said point being the west corner of a 14.502 acre tract of land.
Thence: N 44° 43' E. along the Southeast line of a public road 234.82 feet to a point for a corner;
Thence: S 45° 40' E leaving said public road a distance of 370.37 feet to a point for corner;
Thence S 44° 23' W a distance of 234.83 feet to a point for a corner;
Thence N 45° 00' W a distance of 371.74 feet to the place of beginning and containing 2.0 acres of land.

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 tracts of land 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 herein, provided that the granting of Planned Development District No. 19 to the above described tracts of land are subject to the following special conditions:

(a) The above described tracts shall be used for residential condominium development not to exceed a density of 15 units per acre.

(b) Prior to the issuance of any building permit in Planned Development District No. 19, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an 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.

(c) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 19 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".

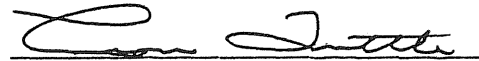
(d) All development of property covered by Planned Development District No. 19 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining 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 any of 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 a penalty of 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.

DULY PASSED BY the City Council of the City of Rockwall, Texas, on the 2nd day of August, 1982.

APPROVED:


Mayor

ATTEST:


City Secretary

ORDINANCE NO. 87-37

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AMENDING ORDINANCE 82-37 SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-19, PLANNED DEVELOPMENT NO. 19; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) 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 notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body, in the exercise of its legislative discretion, has concluded that the 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 further hereby amended by amending Section 3(a) of Ordinance 82-37, amending the preliminary plan for PD-19, Planned Development No. 19, to hereafter read as follows:

"(a) The above described tracts shall be used for Zero Lot Line residential development with land uses and area requirements as prescribed in the Zero Lot Line residential district classification of the Comprehensive Zoning Ordinance."

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 tracts of land 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 herein, provided that Planned Development District No. 19 is subject to the following special conditions:

- (a) Prior to the issuance of any building permit in Planned Development District No. 19, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an 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 any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD-19" 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 "B".
- (c) All development of property covered by Planned Development District No. 19 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and not 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. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. Any person, firm or corporation violating any of 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 a penalty of fine not to exceed

the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 20th day of July, 1987.

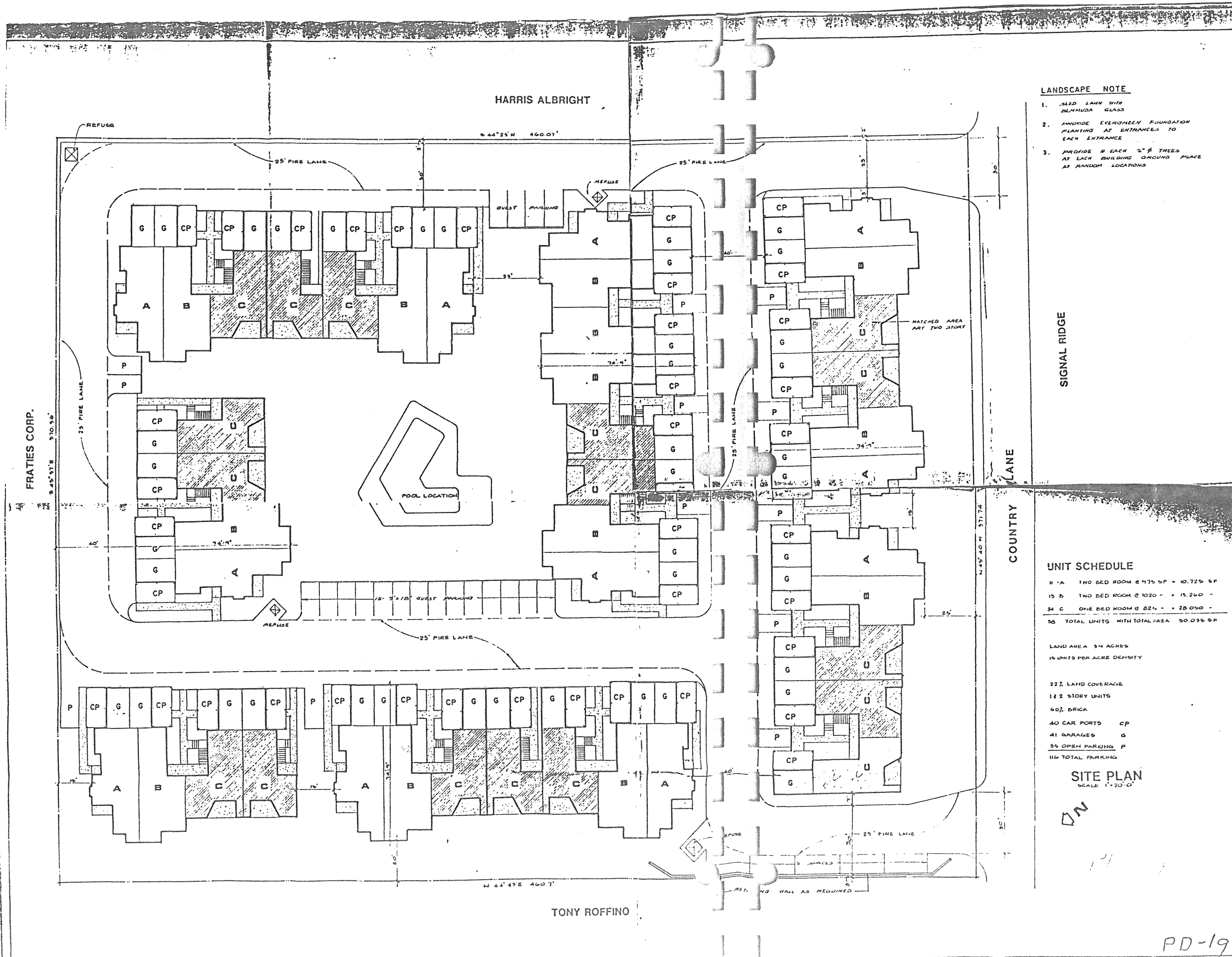
APPROVED:


Mayor

ATTEST:

By 

1st reading 7/6/87
2nd reading 7/20/87



LANDSCAPE NOTE

1. SLED LAWN WITH PLUMBAGO GLASS
2. PROVIDE EVERGREEN FOUNDATION PLANTING AT ENTRANCES TO EACH ENTRANCE
3. PROVIDE 4 EACH 2" T TREES AT EACH BUILDING SURROUND PLACE AT RANDOM LOCATIONS

SIGNAL RIDGE

COUNTRY LANE

UNIT SCHEDULE

11 A	TWO BED ROOM @ 475 SF	= 10,725 SF
15 B	TWO BED ROOM @ 1020 "	= 15,300 "
34 C	ONE BED ROOM @ 824 "	= 28,016 "
50	TOTAL UNITS WITH TOTAL AREA	54,041 SF

LAND AREA 34 ACRES
15 UNITS PER ACRE DENSITY

22% LAND COVERAGE
142 STORY UNITS
60% BRICK

40 CAR PORTS CP
41 GARAGES G
35 OPEN PARKING P
116 TOTAL PARKING

SITE PLAN
SCALE 1"=20'-0"

DN

PD-19