

CITY OF ROCKWALL

ORDINANCE NO. 17-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 10-21] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND ORDINANCE NO. 10-21 TO CODIFY CHANGES MADE BY ORDINANCE NO. 16-13 AND APPROVE MINOR CHANGES TO EXHIBIT 'C' FOR A ~75.87-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; E. TEAL SURVEY, ABSTRACT NO. 207; J. SMITH SURVEY, ABSTRACT NO. 200; AND W. BLEVINS SURVEY, ABSTRACT NO. 9, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Planned Development District 32 (PD-32) [Ordinance No. 10-21] for the purpose of codifying Ordinance No. 16-13 and approving minor changes to Exhibit 'C' of Ordinance No. 10-21 for the purpose of allowing alternative *Streetscape Elements* within a ~75.87-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; E. Teal Survey, Abstract No. 207; J. Smith Survey, Abstract No. 200; and W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 32 (PD-32), and more fully described and depicted 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 32 (PD-32) [Ordinance No.'s 10-21 & 16-13] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

SECTION 1. *Zoning Ordinance Amendments.* That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 10-21 and Ordinance No. 16-13;

SECTION 2. *District Boundaries.* That the boundaries of Planned Development District 32 (PD-32) shall be as described and depicted in Exhibit 'A' of this ordinance.

SECTION 3. *Concept Plan.* That the *Concept Plan* for Planned Development District 32 (PD-32) shall be as depicted in Exhibit 'B' of this ordinance and divided into Exhibit 'B-1', *General Land Use Plan*, and Exhibit 'B-2', *Sub-Districts Plan*, attached hereto and incorporated by reference as Exhibits 'B-1' & 'B-2', and consist of the following Sub-Districts:

- (1) Harbor Residential Sub-District

- (2) Freeway Frontage Sub-District
- (3) Harbor Link Mixed Use Sub-District
- (4) Hillside Sub-District
- (5) Hillside Mixed Use Sub-District
- (6) Summit Office Sub-District
- (7) Horizon/Summer Lee Sub-District
- (8) Interior Sub-District
- (9) Residential Sub-District
- (10) Ridge Road Retail Sub-District

SECTION 4. *Master Plan.* That all development within Planned Development District 32 (PD-32) shall conform to the following *Master Plans*:

- (1) *Utility Master Plans for Water, Wastewater and Drainage*, as set forth in *Exhibits 'C-1', 'C-2' & 'C-3'*, which are attached hereto and incorporated herein by reference herein;
- (2) *Streetscape Plan*, as set forth in *Exhibit 'C-4'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;
- (3) *Master Grading Plan*, as set forth in *Exhibit 'C-5'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;
- (4) *Master Tree Planting Plan*, as set forth in *Exhibit 'C-6'*, which is attached hereto and incorporated by reference herein;

SECTION 5. *Land Use.* That use of the property in Planned Development District 32 (PD-32) shall be limited to those uses set forth by Sub-District in the *Land Use Chart* attached hereto as *Exhibit 'D'* and incorporated herein by reference. Uses listed as 'S' in *Exhibit 'D'* shall require approval of a Specific Use Permit (SUP) by the City Council, following a public hearing, and upon the report of the Planning and Zoning Commission. A *PD Site Plan* shall be required to accompany such use. Unless expressly provided to the contrary, a use granted by SUP shall be subject to all standards within the *Sub-District* in which the use is to be located.

SECTION 6. *Residential Density.* That no more than 1,161 *Urban Residential Units* shall be allowed in Planned Development District 32 (PD-32), which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (*i.e. patio homes*).

SECTION 7. *Sub-District Development Standards.* That all development within each *Sub-District* shall conform to the standards depicted and set forth in each *Sub-District Plan* for building placement, use of ground and upper floors, height, encroachments and parking standards, as more particularly described in *Exhibits 'E-1' through Exhibit 'E-10'* attached hereto and incorporated by reference herein.

SECTION 8. *District-Wide Development Standards.* That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

- (1) *Parking Standards*, as set forth in *Exhibit 'F-1' -- which is attached hereto and incorporated by reference herein --*, shall apply;
- (2) *Retaining Wall Standards*, as set forth in *Exhibit 'F-2' -- which is attached hereto and incorporated by reference herein --*, shall apply;
- (3) All streetscape elements proposed for a development within Planned Development District 32 (PD-32) shall comply with the requirements set forth in *Exhibit 'C-4' -- which is attached here to and incorporated by reference here in --*, shall be included in a *Streetscape Plan*, and shall be approved by the Planning and Zoning Commission along with the site plan. The required *Streetscape Plan* shall include cut sheets and product specifications sheets indicating the proposed products, and a site plan indicating the location of all products.

- (4) Prior to the development of any property within Planned Development District 32 (PD-32), adequate access necessary to serve that development in conformance with the streetscape plan for the *Sub-District* or with *Exhibit 'C-4'* shall be constructed;
- (5) All development within Planned Development District 32 (PD-32) shall be subject to Architectural Review by the Architectural Review Board (ARB) as prescribed by the Unified Development Code [*Ordinance No. 04-38*];
- (6) *Pedestrian Ways* or *Mews* shall be utilized to link the *Freeway Frontage Sub-District* parking areas and block-interiors to the public street frontage. The maximum cross slope within a *Pedestrian Way* or *Mew* shall be two (2) percent;
- (7) Parking garages must meet the following standards:
 - (a) Garages must have guardrail height, precast spandrel panels with enhanced detailing on exposed facades to screen parked cars.
 - (b) A minimum of 25% of an exposed garage façade must be screened with vines on a *greenscreen* or cable type system.
 - (c) Exposed slab and cable guardrails are not permitted on exposed garage façades.
 - (d) Parking garages may contain other permitted uses above the parking level provided the maximum building height of the *Sub-District* is not exceeded.
- (8) Unless otherwise provided for by this ordinance, all development within Planned Development District 32 (PD-32) shall be subject to the procedures and standards in Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 10-21*], unless such standards or procedures are clearly in conflict with the provisions of this ordinance, in which case the provisions of this ordinance shall prevail.
- (9) Open space shall be provided in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 10-21*] and the subdivision regulations of the City of Rockwall. The open space configuration shown on the *PD Concept Plan* or *Sub-District Plans* may be reconfigured for a proposed development that otherwise meets the intent of the *PD District* or *Sub-District* and the open space standards for the *District*.

SECTION 9. *Procedures.* That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

- (1) *Development Plans.* A development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided for in *Section 9.3.* of this ordinance. The Commission, upon the recommendation of the Director of Planning and Zoning, may deny a proposed *PD Site Plan* if it determines that a development plan is required under this section. If a development plan is required it shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*].
- (2) *Site Plans.* A *PD Site Plan* is mandatory for all uses permitted under *Exhibit 'D'*, and shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], unless the proposed use requires approval by Specific Use Permit (SUP), in which case the *PD Site Plan* shall be decided with the application for the SUP.
- (3) *Waivers of Design Standards.* In order to provide flexibility and create high quality projects, an applicant for development within the *PD District* may request a waiver of the following *District* or *Sub-District* standards:

- (a) Building Placement;
- (b) Landscape Standards;
- (c) Parking Requirements;
- (d) Parking Garage Design Standards; and
- (e) Increased Building Height.

All other proposed changes must be processed as an amendment to this ordinance. Requests for waivers shall not be subject to review or decision by the Board of Adjustments (BOA). A waiver request may only be made in conjunction with an application for a *PD Development Plan* or *PD Site Plan*. Waivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission. In order to approve a waiver, the City Council must find that the waiver:

- (a) Meets the general intent of *PD District* or *Sub-District* that the property is located; and,
- (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and
- (c) Will not prevent the implementation of the intent of this *PD District*.

The City Council may impose conditions on granting any waiver to mitigate negative impacts to neighboring properties or public streets or open space, or to implement the intent of the *District* or *Sub-District*.

SECTION 10. *Design Guidelines.* That in conjunction with the adoption of this amendatory ordinance, the City shall promulgate a set of design guidelines to be known as the *Harbor District Design Guidelines* [i.e. *Resolution No. 10-40*], which are intended to be used as a guide by the City of Rockwall, developers of individual parcels, and their consultants for use in the design, construction, and maintenance of all developments and properties within the *Harbor District*. These guidelines, which may be adopted and amended from time to time by resolution, may include but are not limited to the following development features: green initiatives, pedestrian ways and mews, site access controls, orientation of buildings, landscaping, outdoor dining, service areas, interior courtyards, pocket parks and open space, parking garages, architectural styles, landmark building locations, signage, construction activities and maintenance.

SECTION 11. *Penalty.* 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 12. *Severability.* 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 [*Ordinance No. 04-38*], 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 13. *Conflicts.* The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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 14. *Effective Date.* 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
THE 1ST DAY OF MAY, 2017.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: April 17, 2017

2nd Reading: May 1, 2017

EXHIBIT 'A':
Legal Description

BEING approximately 75.87 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
THENCE S34-45-14W for a distance of 85.563 feet to a point;
THENCE S28-45-41W for a distance of 78.959 feet to a point;
THENCE S23-0-35W for a distance of 78.959 feet to a point;
THENCE N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;
THENCE N42-41-6E for a distance of 124.594 feet to a point;
THENCE N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;
THENCE N50-43-21W for a distance of 132.929 feet to a point;
THENCE S23-32-21W for a distance of 65.722 feet to a point;
THENCE N64-32-23W for a distance of 69.271 feet to a point;
THENCE S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of 90.8 feet to a point;
THENCE N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;
THENCE N75-45-16W for a distance of 80.21 feet to a point;
THENCE S72-39-11W for a distance of 143.44 feet to a point;
THENCE N59-46-23W for a distance of 374.78 feet to a point;
THENCE N54-11-40W for a distance of 170.03 feet to a point;
THENCE N54-11-40W a distance of 33.69 feet;
THENCE N44-49-24W a distance of 120.37 feet;
THENCE N45-30-58W a distance of 88.12 feet;
THENCE N45-30-59W a distance of 9.98 feet;
THENCE S47-07-33W a distance of 28.04 feet;
THENCE S47-07-32W a distance of 28.41 feet;
THENCE S47-07-33W a distance of 19.73 feet;
THENCE S53-29-07W a distance of 12.42 feet;
THENCE S53-28-50W a distance of 0.35 feet;
THENCE S53-29-08W a distance of 27.65 feet;
THENCE S51-37-56W a distance of 40.58 feet;
THENCE N89-03-25W a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S71-33-50W a distance of 5.49 feet;
THENCE N22-05-15E a distance of 32.32 feet;
THENCE N62-42-00W a distance of 30.28 feet;
THENCE N22-08-08E a distance of 27.65 feet;
THENCE N67-01-29W a distance of 102.30 feet;
THENCE S23-31-05W a distance of 102.24 feet;
THENCE N85-54-51W a distance of 12.18 feet;
THENCE S71-52-41W a distance of 25.12 feet;

EXHIBIT 'A':
Legal Description

THENCE S33-18-38W a distance of 5.52 feet;
THENCE N84-59-27W a distance of 1.42 feet;
THENCE S70-10-05W a distance of 24.56 feet;
THENCE S35-56-32W a distance of 18.71 feet;
THENCE N43-41-21W a distance of 53.11 feet;
THENCE S70-37-33W a distance of 47.15 feet;
THENCE S76-11-06W a distance of 35.34 feet;
THENCE S51-10-10W a distance of 9.91 feet;
THENCE S51-10-15W a distance of 19.70 feet;
THENCE S76-39-04W a distance of 34.12 feet;
THENCE S68-43-23W a distance of 114.46 feet;
THENCE S63-41-36W a distance of 18.23 feet;
THENCE S55-55-46W a distance of 27.30 feet;
THENCE S59-12-14W a distance of 122.84 feet;
THENCE N2-50-21E for a distance of 126.02 feet to a point;
THENCE N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance of 125.683 feet to a point;
THENCE N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;
THENCE N22-55-59W for a distance of 32.765 feet to a point;
THENCE N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for a distance of 190.81 feet to a point;
THENCE N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;
THENCE N61-2-53E for a distance of 271.157 feet to a point;
THENCE N62-2-17E for a distance of 412.293 feet to a point;
THENCE N61-44-10E for a distance of 183.797 feet to a point;
THENCE N64-7-43E for a distance of 151.311 feet to a point;
THENCE N68-43-57E for a distance of 118.858 feet to a point;
THENCE N72-59-9E for a distance of 118.858 feet to a point;
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately **75.87** acres (3,304,897.2square feet) of land, more or less.

EXHIBIT 'A':
Location Map



EXHIBIT 'B-1':
PD Concept Plan



EXHIBIT 'B-2':
Sub-Districts Plan

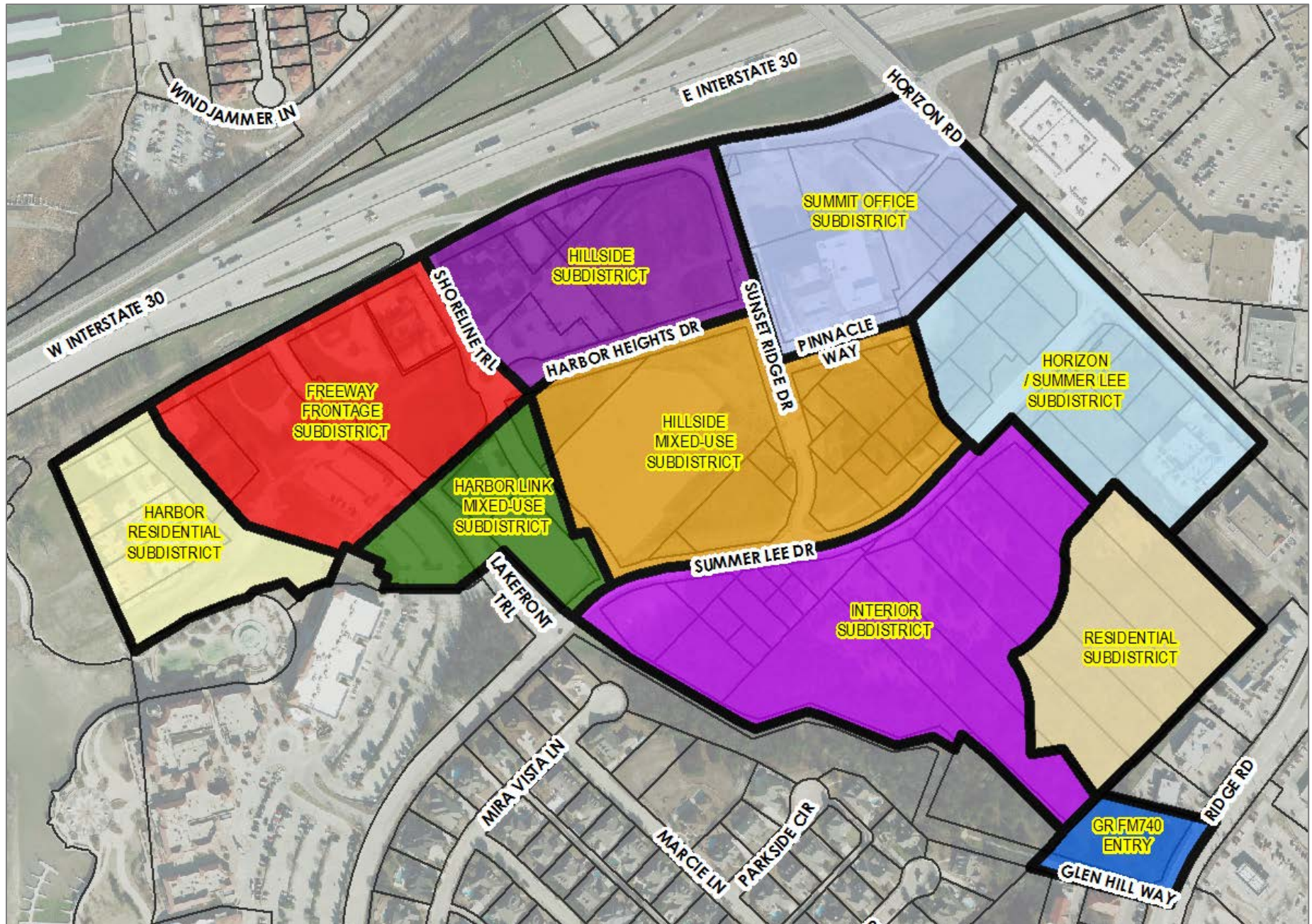


EXHIBIT 'C-1':
Proposed Water Improvements Plan

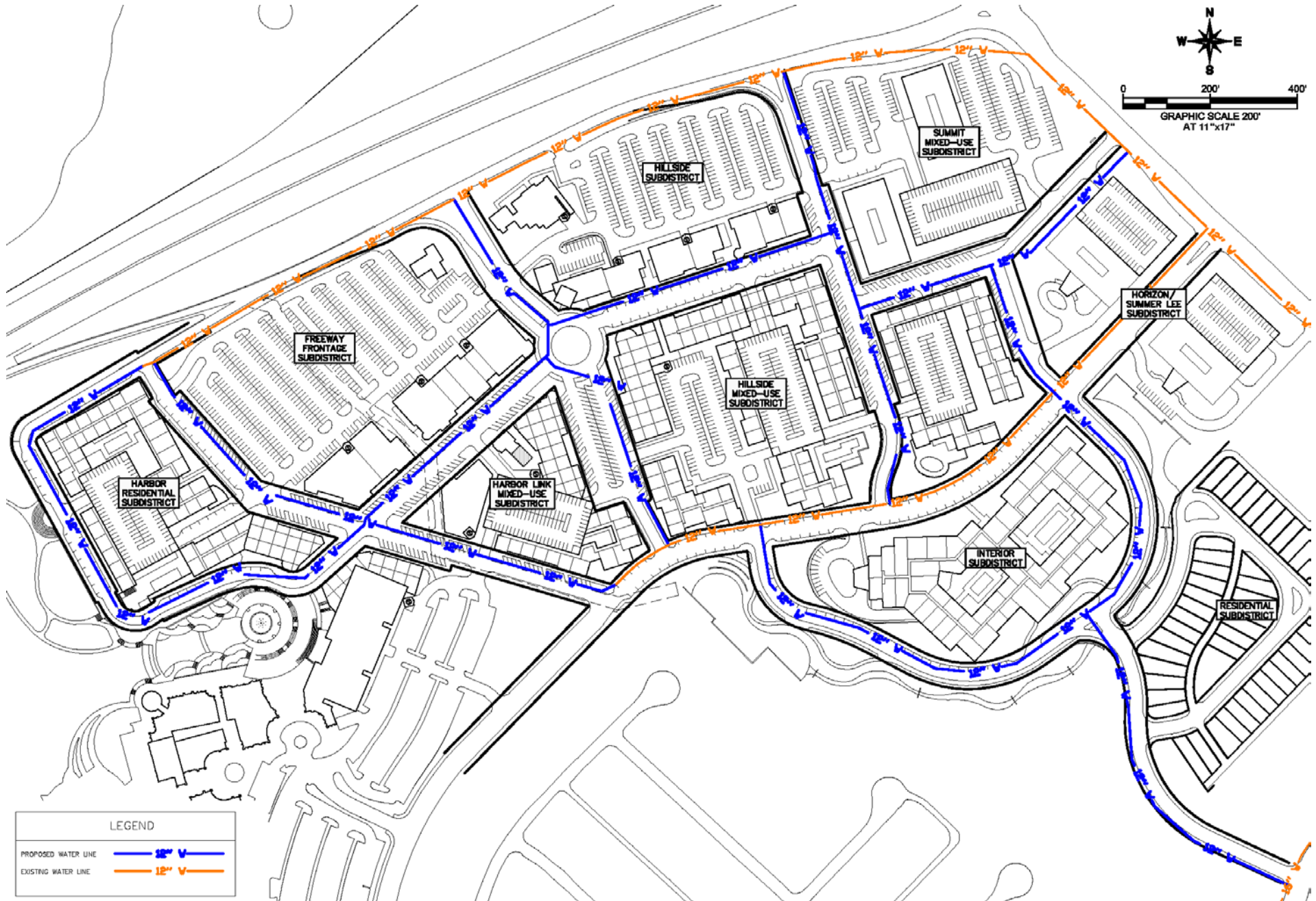


EXHIBIT 'C-2':
Proposed Wastewater Improvements Plan



EXHIBIT 'C-3':
Proposed Drainage Improvements Plan

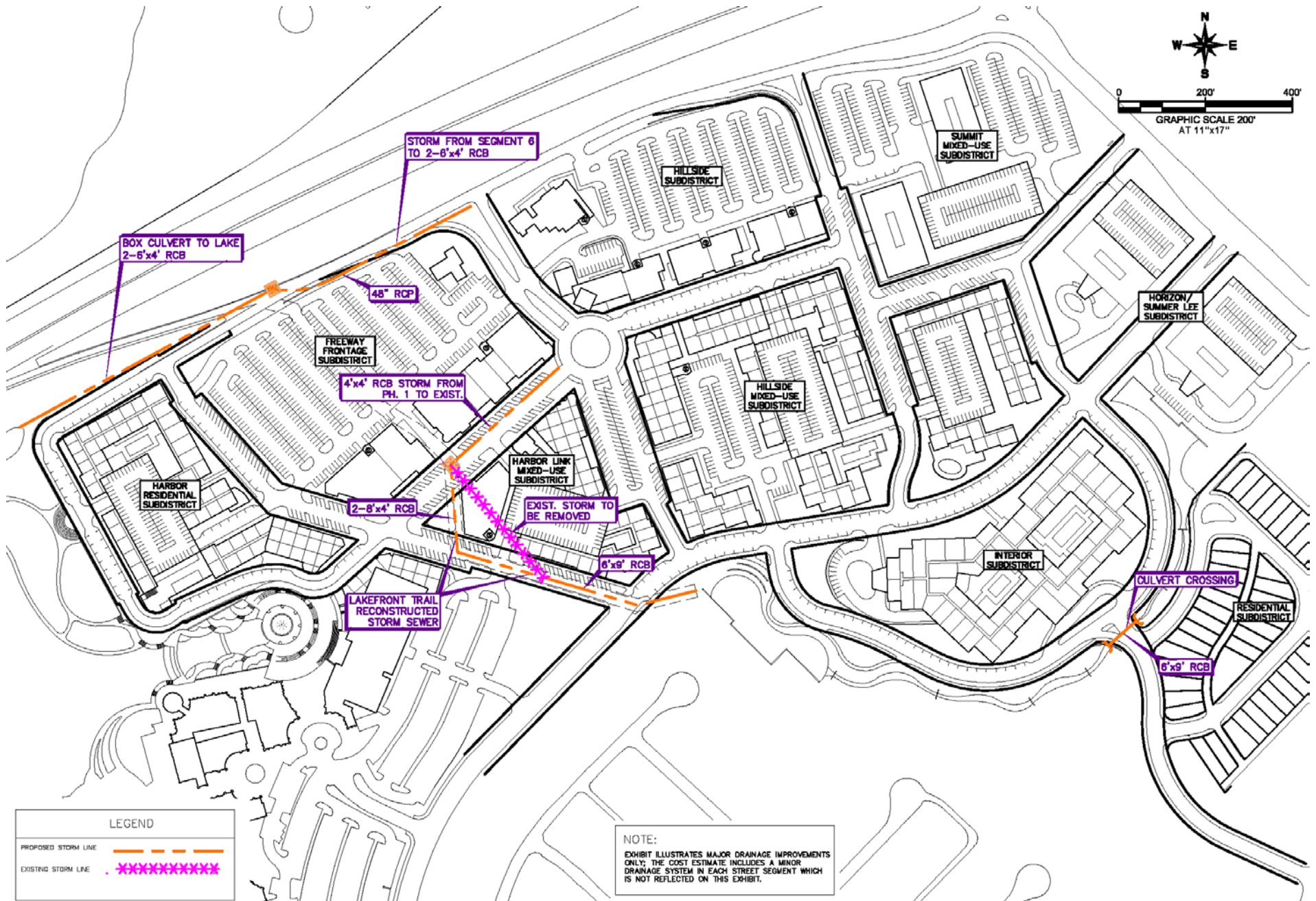


EXHIBIT 'C-4':
Streetscape Plan

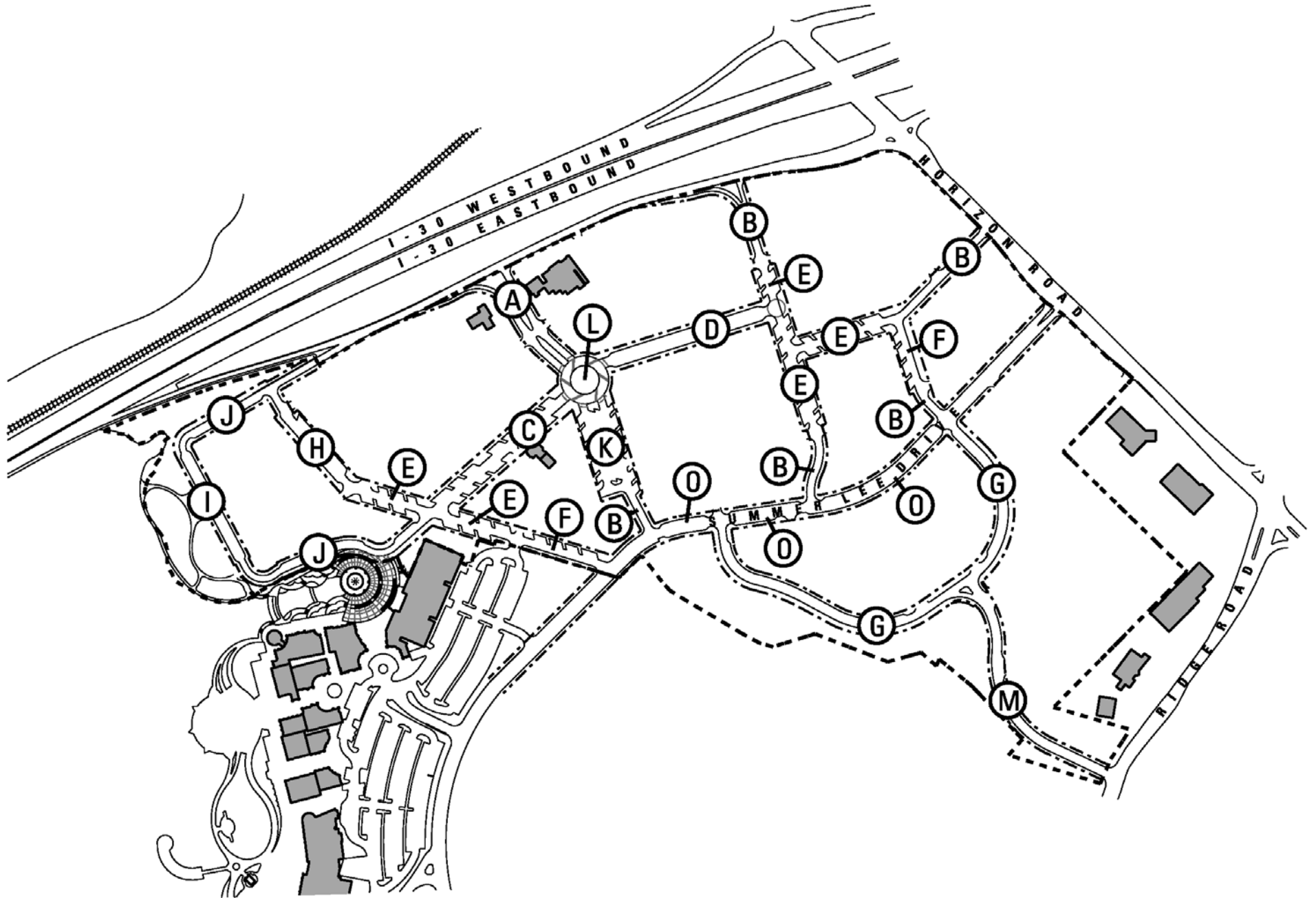


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'A'

Street Type 'A' serves as a primary entry into the Harbor District from the eastbound IH-30 off ramp. The street type consists of two (2) 22-foot wide one-way streets divided by a 20-foot landscape median within a variable width right-of-way. A mix of canopy and ornamental trees are provided in natural groupings within the right-of-way. Sidewalks may be provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

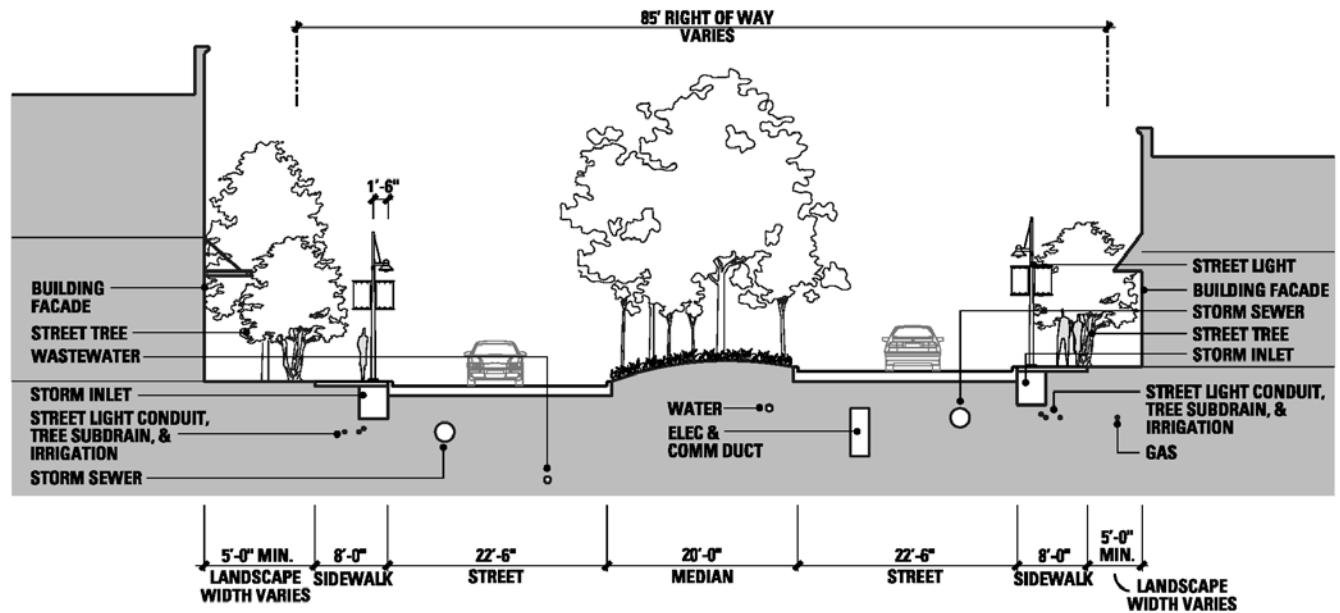
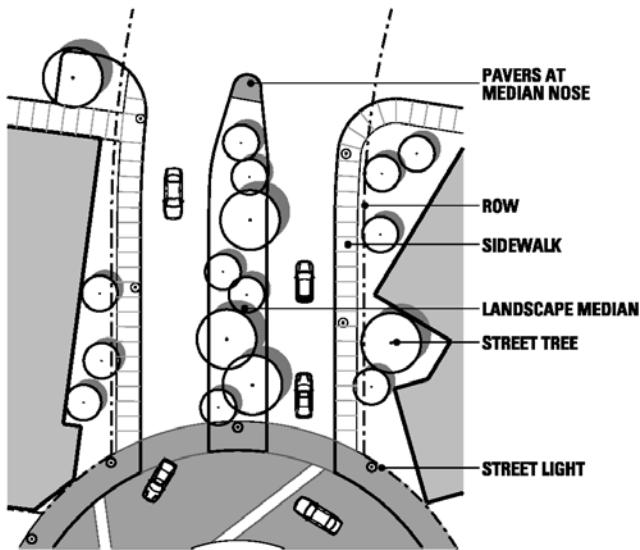


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'B'

Street Type 'B' consists of a 24-foot wide street within a 48-foot right-of-way. An eight (8) foot wide sidewalk may be provided on portions of the street. Street trees may be provided in either five (5) foot x ten (10) foot leave outs spaced at 30-foot OC or in natural groupings within the right of way. Pedestrian scale street lights are provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

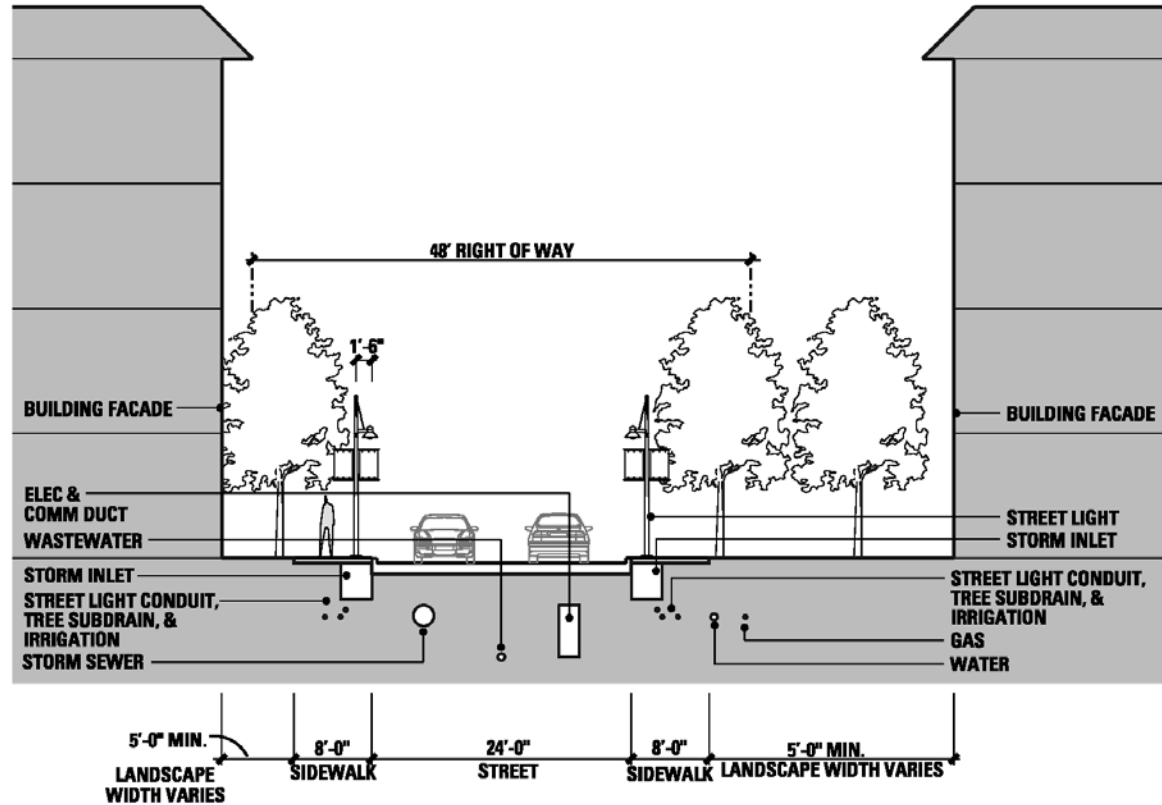
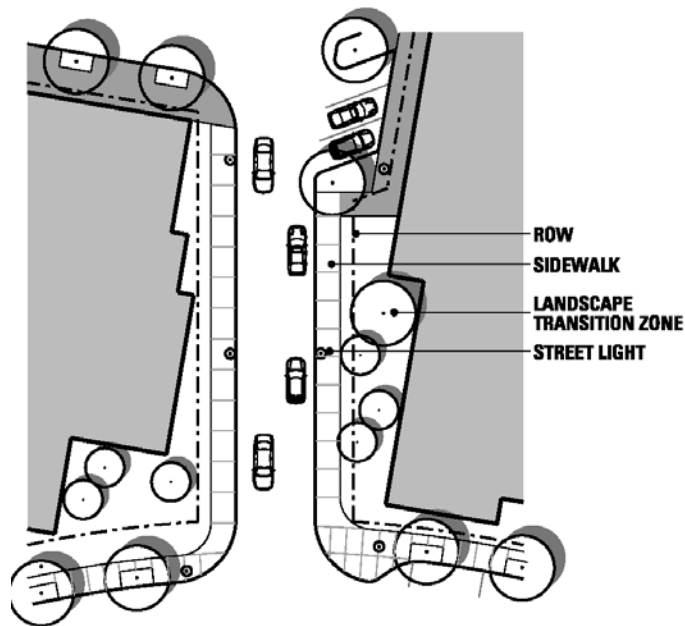


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'C'

Street Type 'C' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 30-foot wide street within a 90-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

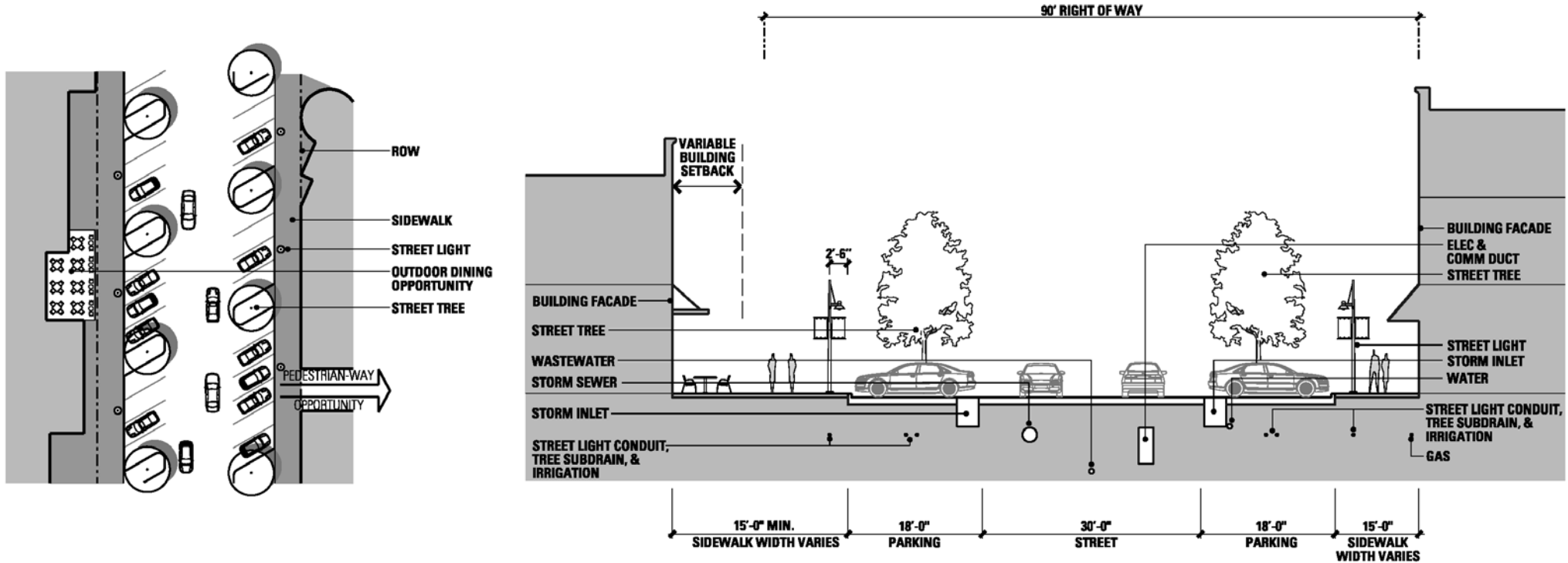


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'D'

Street Type 'D' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent *Sub-Districts*. This street type consists of parallel parking on both sides of a 30-foot wide street within a 70-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

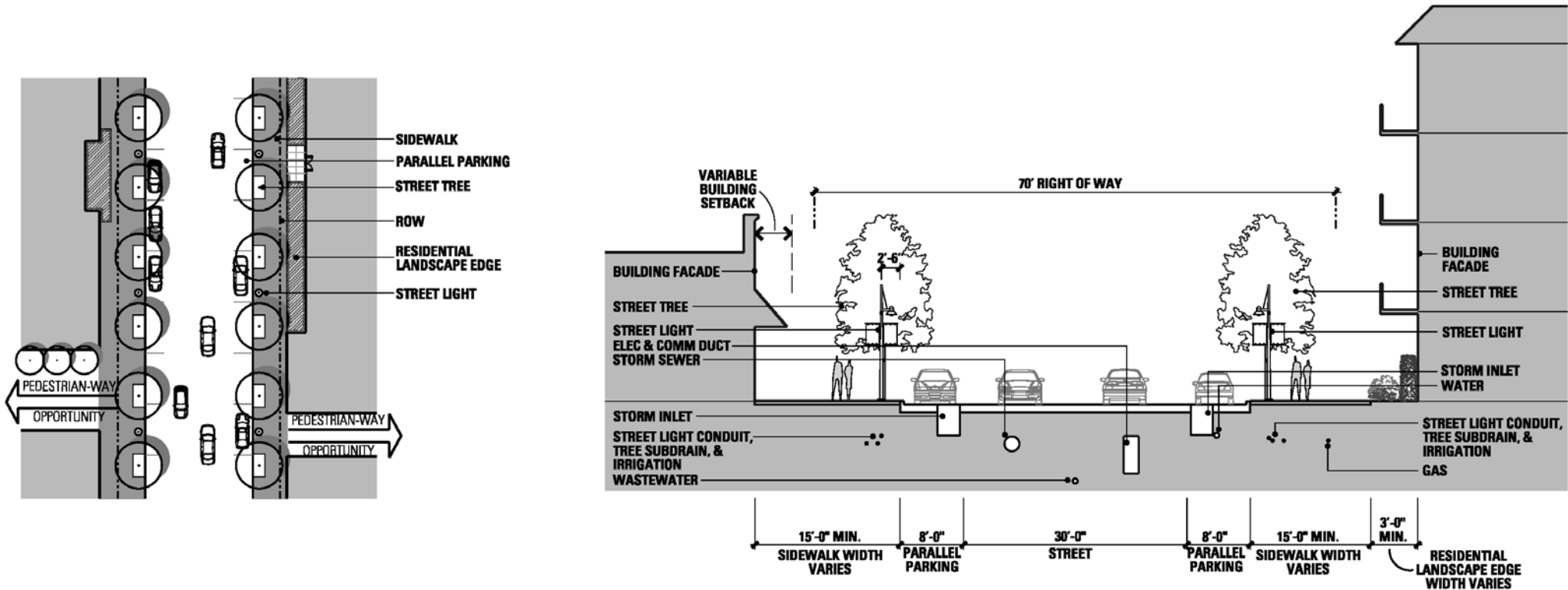


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'E'

Street type 'E' serves as a primary street frontage for retail, residential, and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 24-foot wide street within a 76-foot right-of-way. A 7½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

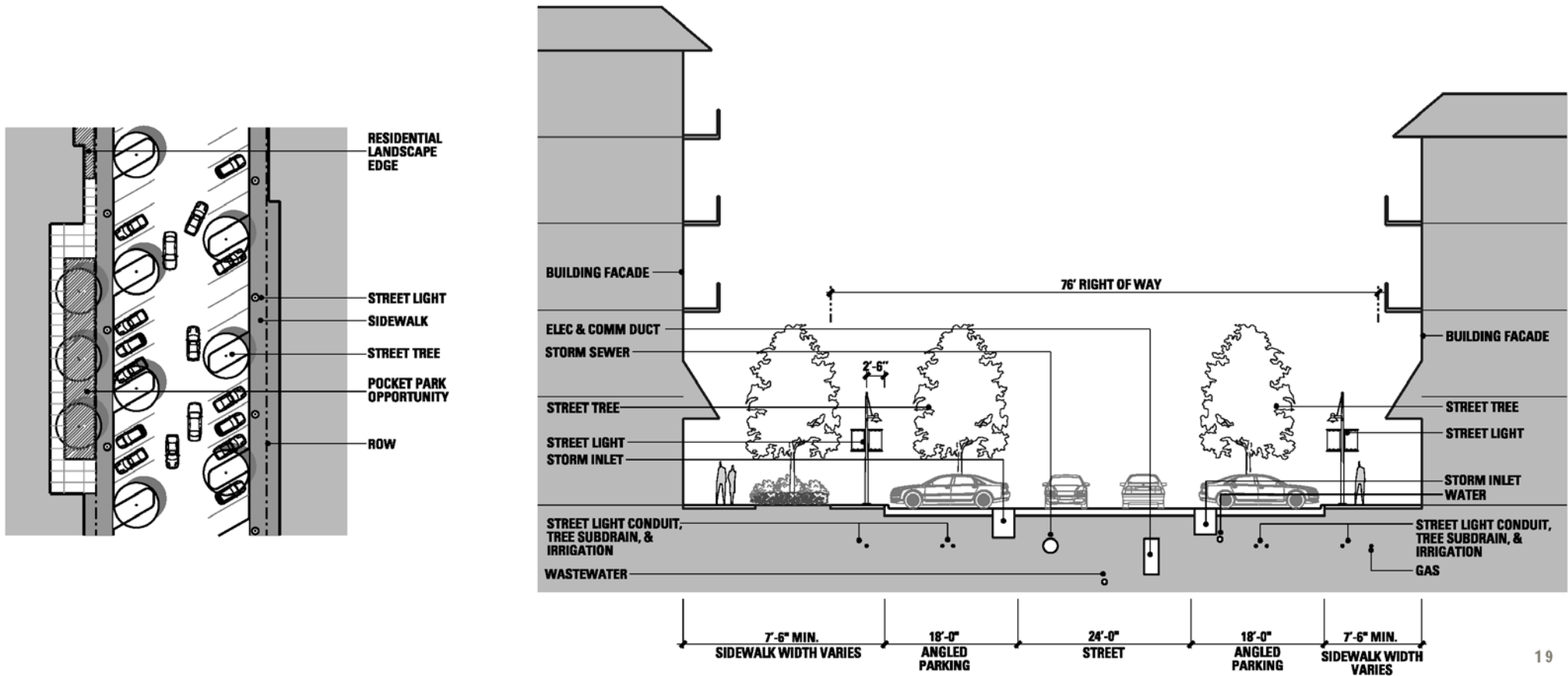


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'F'

Street type 'F' serves as a primary street frontage for mixed-use development within adjacent districts. This street type consists of angled head-in parking on one side of a 24-foot wide street within a 70-foot right-of-way. A 4½-foot wide sidewalk is provided on one side of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

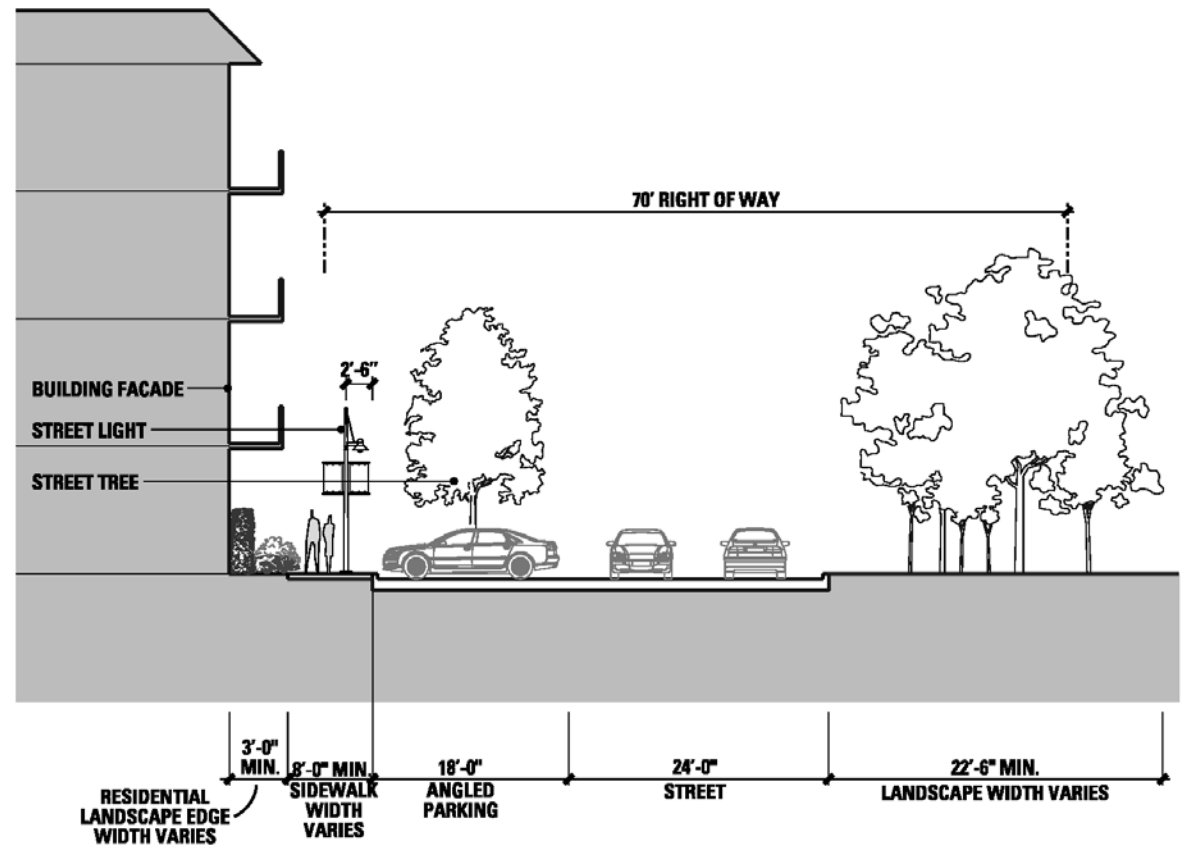
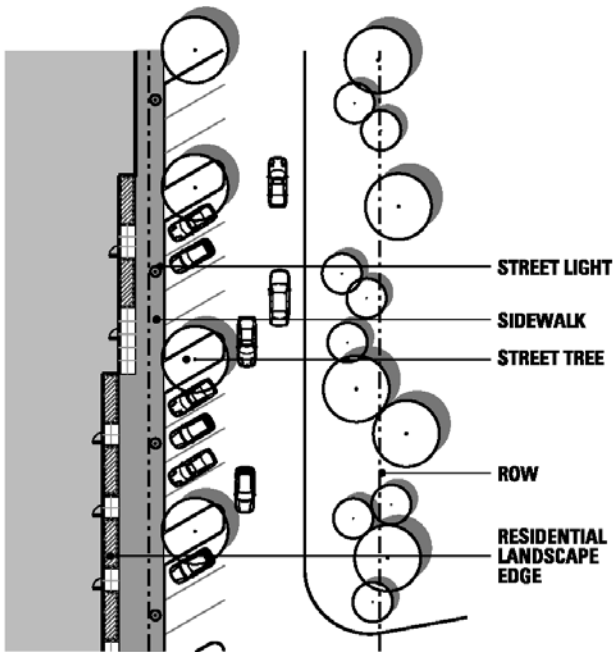


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'G'

Street Type 'G' serves as an edge to the open space Sub-District. This street type consists of parallel parking designated on one side of a 24-foot wide street within a 60-foot right-of-way. An eight (8) foot wide concrete sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on the parallel parking side of the street. An eight (8) foot wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30-foot OC and pedestrian scale light fixtures spaced at 60-foot OC within an eight (8) foot wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between one (1) percent and ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

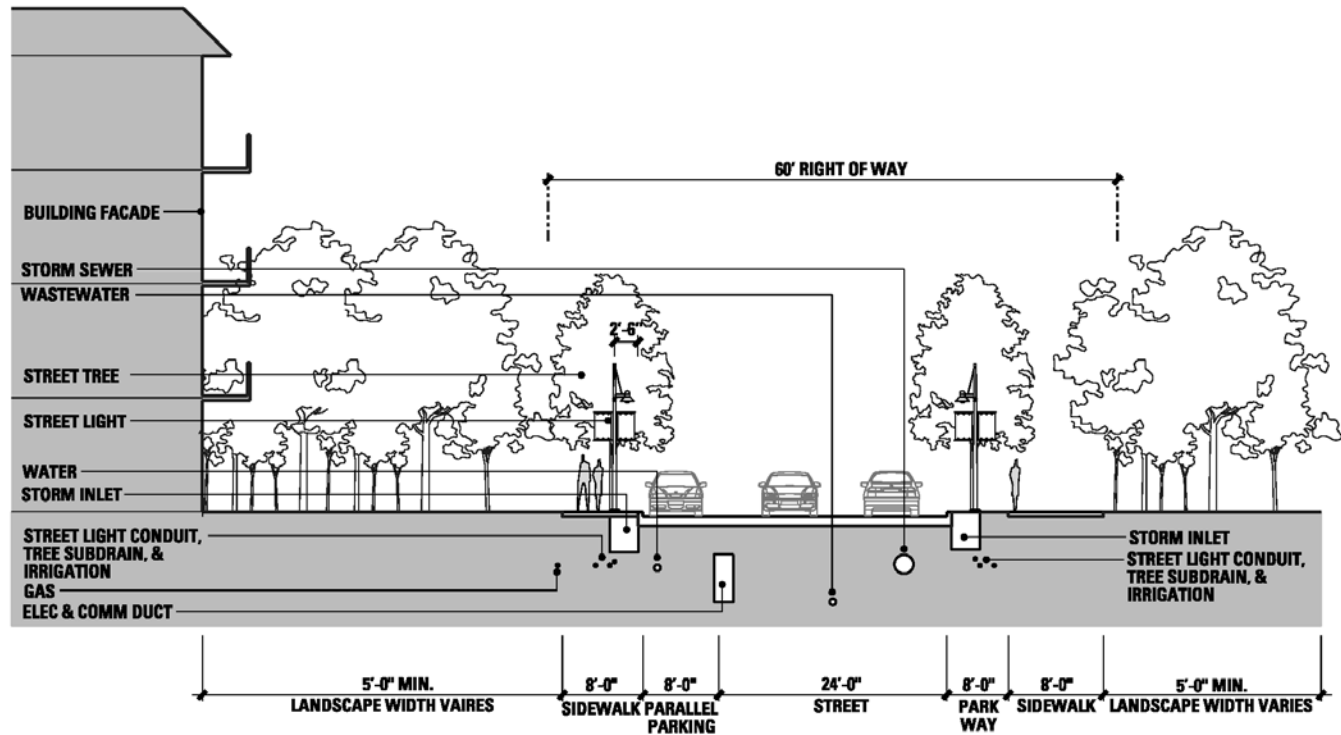
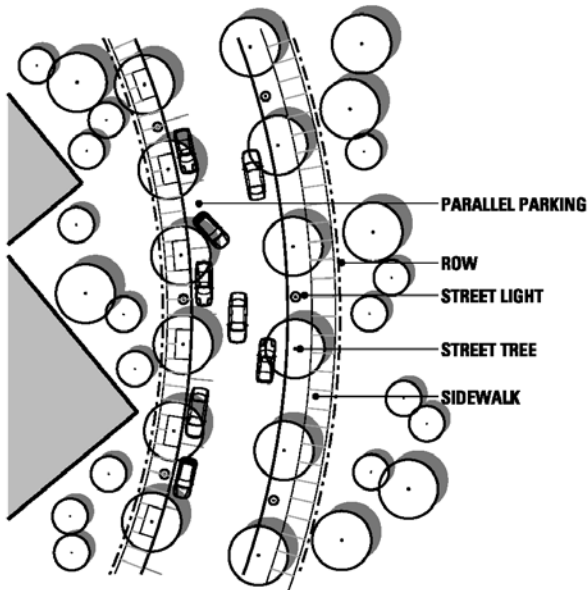


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'H'

Street Type 'H' serves as a transition between the *Harbor Residential Sub-District* and the *Freeway Frontage Sub-District*. This street type consists of a 24-foot wide street within a 70-foot right-of-way. Parallel parking serves the Harbor Residential side with an eight (8) foot wide concrete sidewalk and street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC. Angled head-in parking serves the *Freeway Frontage Sub-District* side with canopy and understory trees provided in natural groupings.

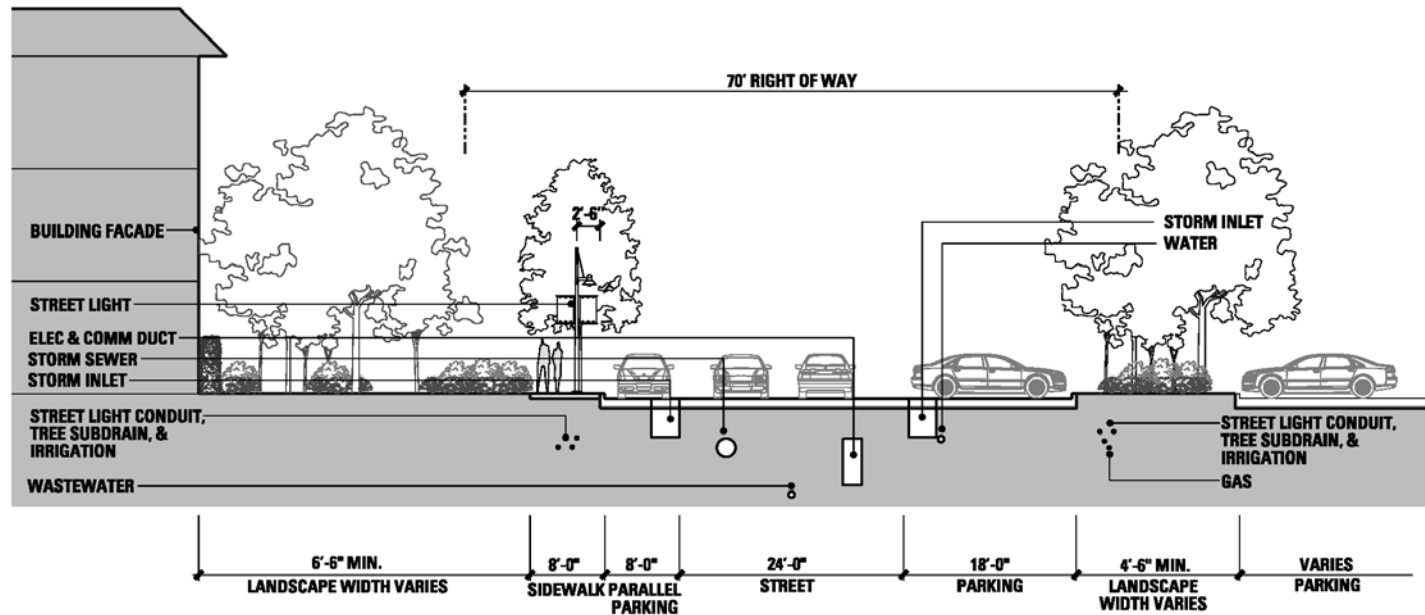
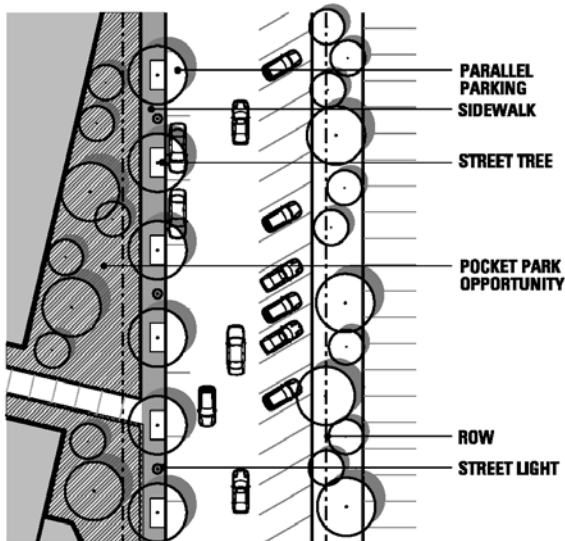


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'I'

Street Type 'I' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on both sides of a 20' wide one-way street within a 56-foot right-of-way. A 9½-foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC, and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

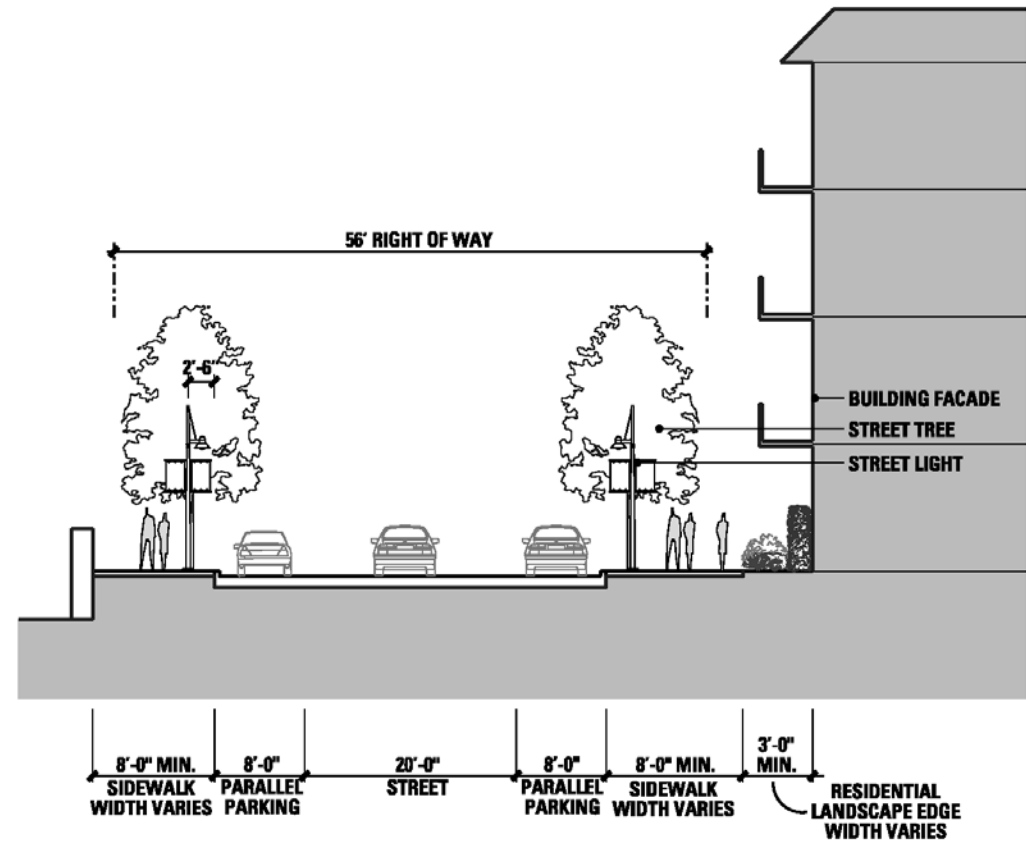
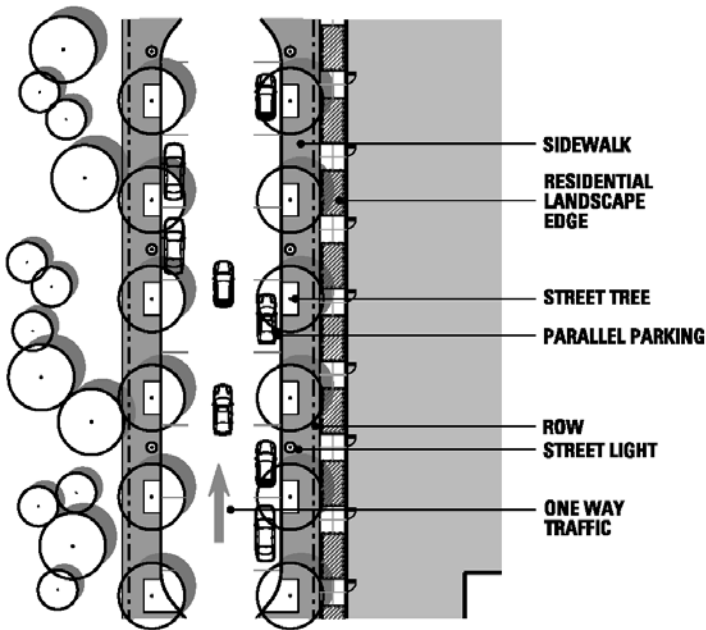


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'J'

Street Type 'J' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on one side of a 20-foot wide one-way street within a 56-foot right-of-way. An eight (8) foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) foot maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

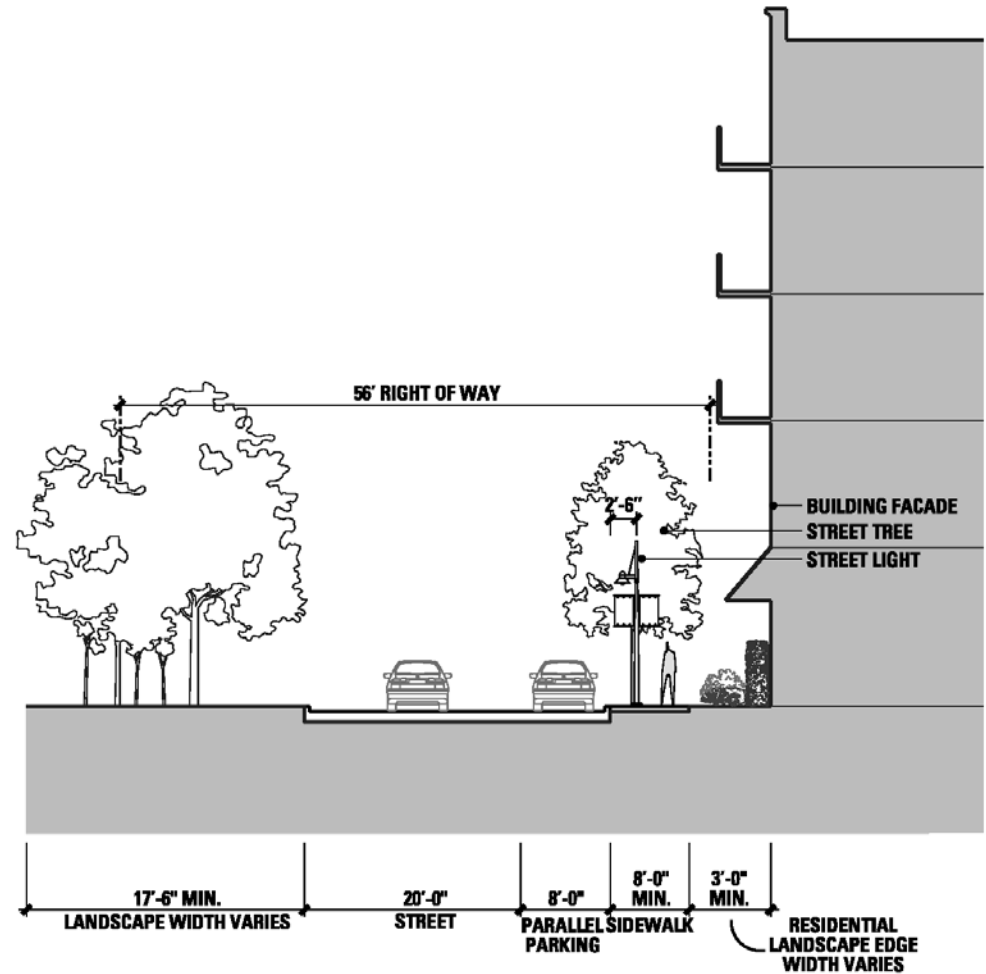
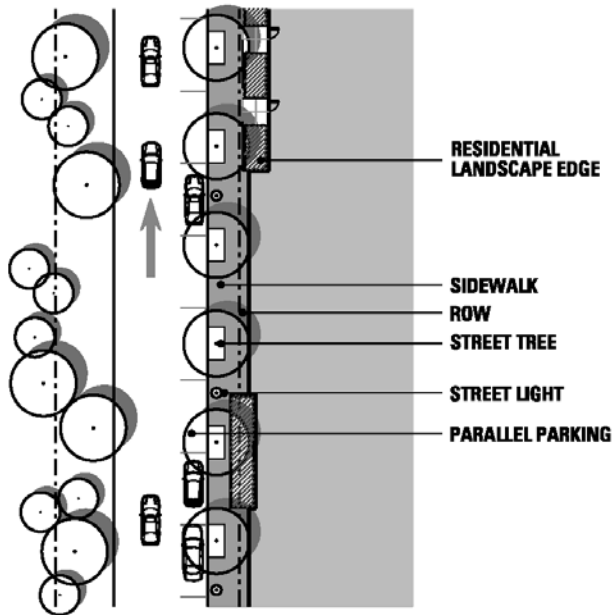
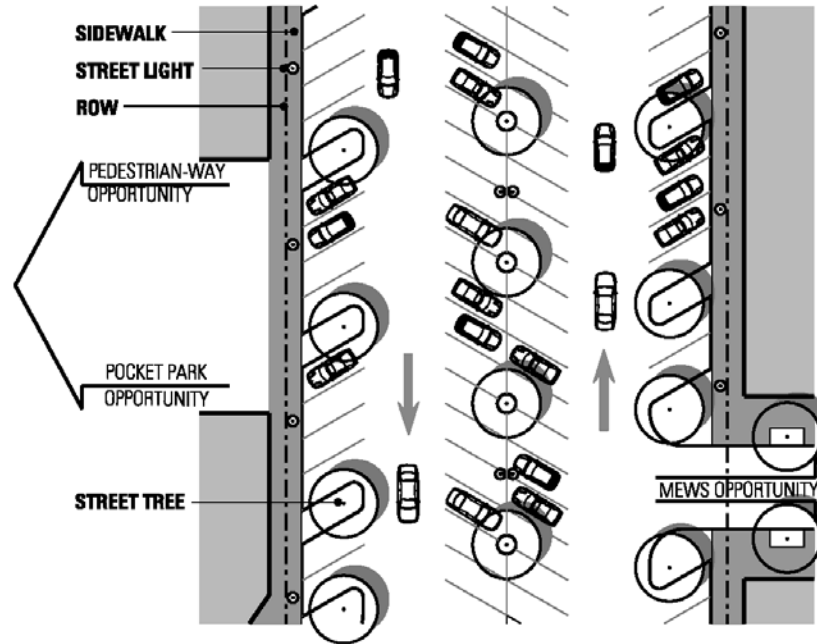


EXHIBIT 'C-4':
Streetscape Plan



STREET TYPE 'K'

Street Type 'K' serves as a surface parking area linking the retail and mixed-uses of the Harbor Link Sub-District and the Hillside Mixed-Use Sub-District. This street type consists of a loop of two 24-foot wide one-way streets with angled head-in parking on both sides within a 130-foot right of way. A 4½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

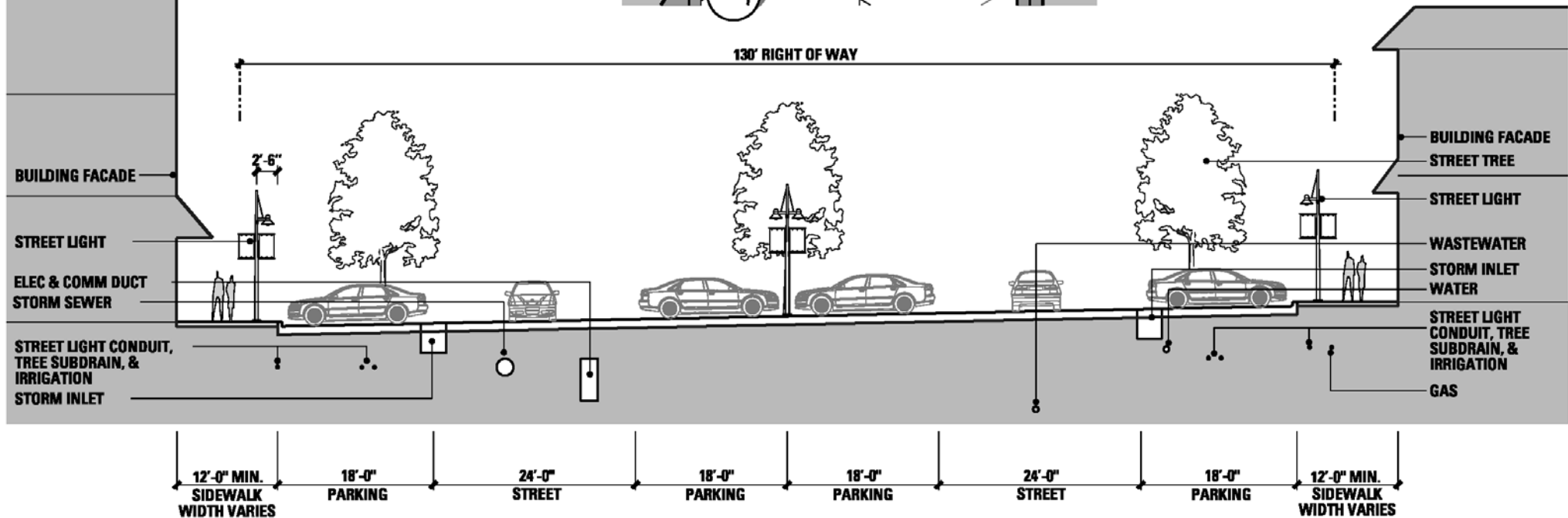


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'L'

Street Type 'L' is a traffic circle that serves as a central point of the district. This circle is a midpoint in the link to the existing Harbor development. This street type consists of a 30-foot wide one-way lane around a central landscaped island within a 170-foot diameter right-of-way. A 9½-foot wide sidewalk is provided around the entire circle with pedestrian scale street lights spaced at approximately 40-foot OC. The vehicular paving material is concrete pavers accented with concrete bands. The pedestrian paving material is concrete pavers. Slopes across the traffic circle are between four (4) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

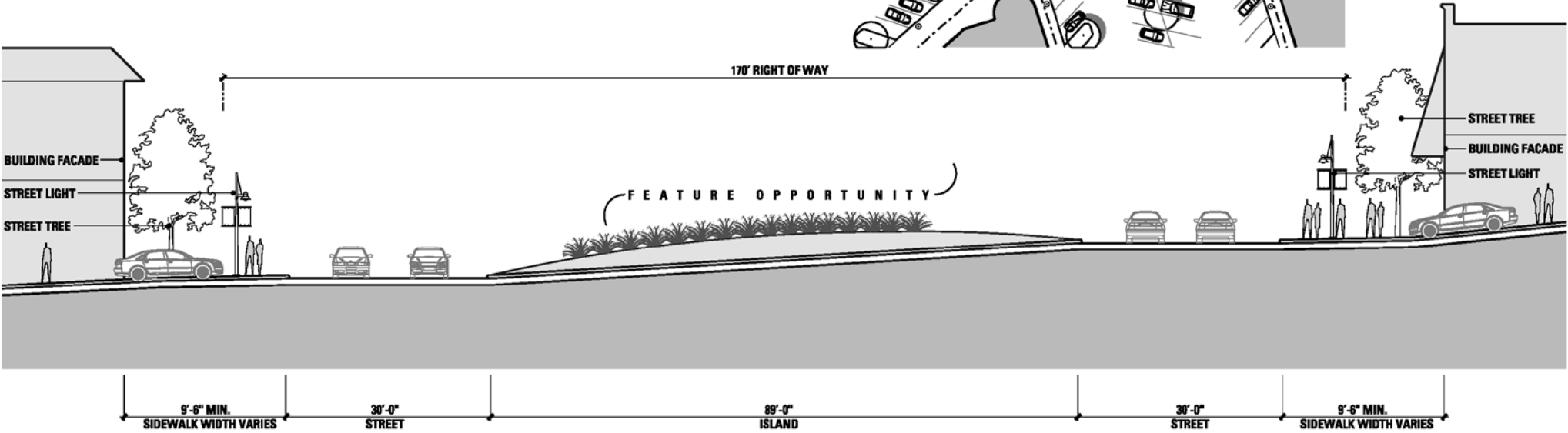
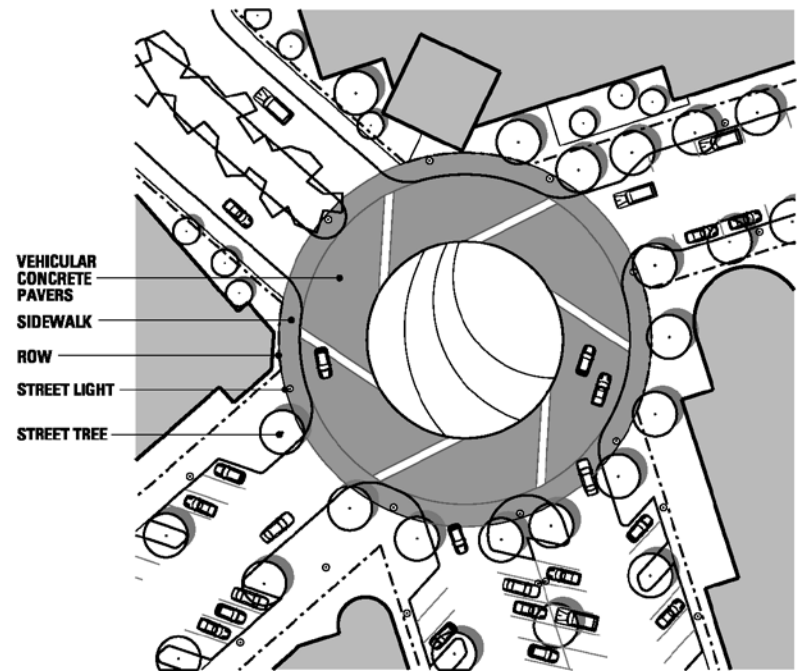


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'M'

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.

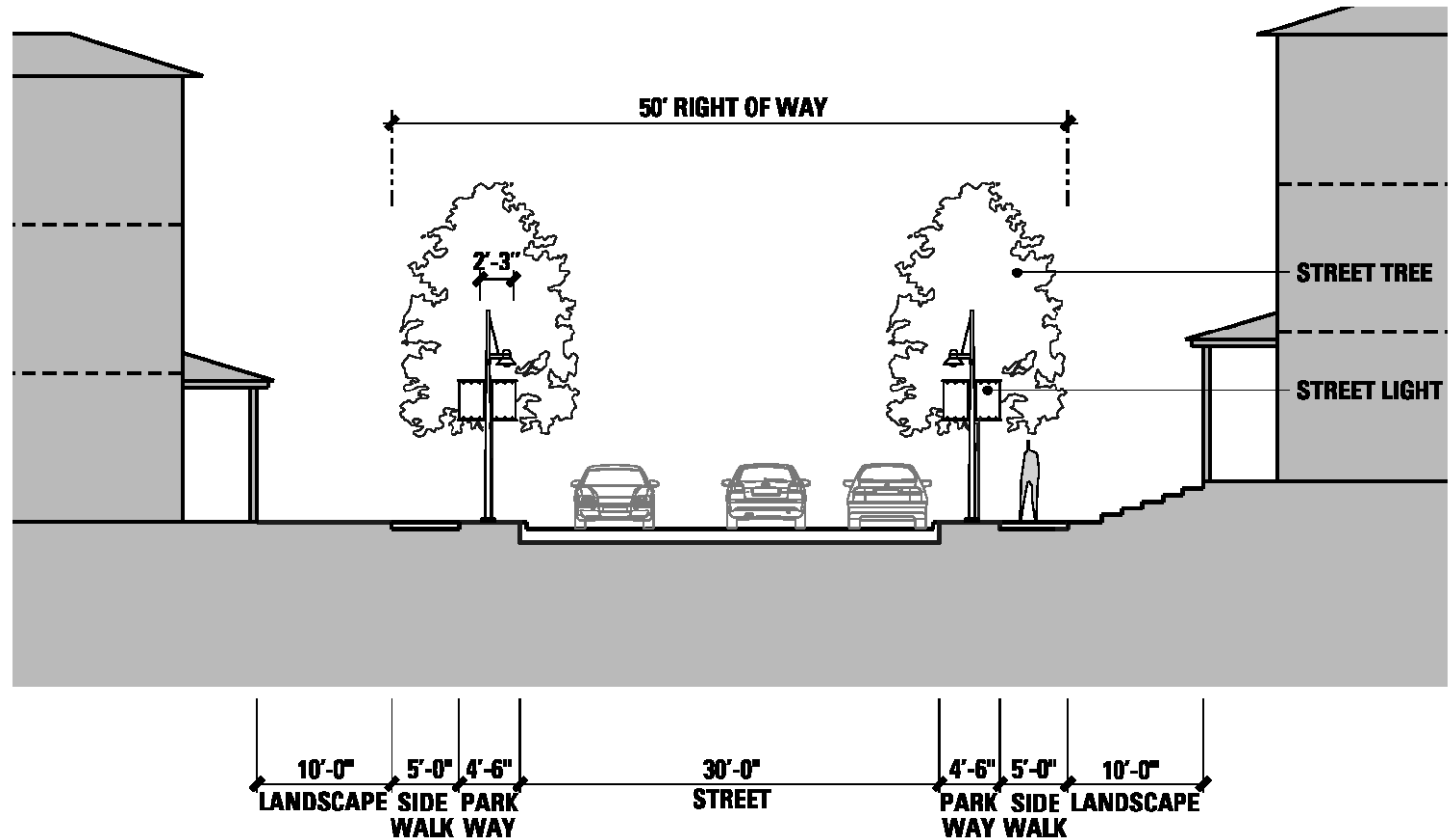
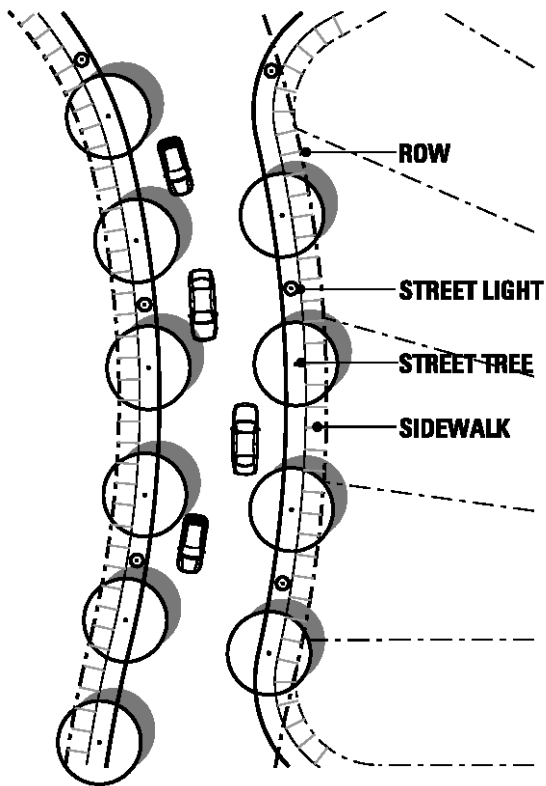


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'N'

Street Type 'N' serves as an alley within the single-family residential neighborhood. This street type consists of a 15-foot wide alley within a 20-foot right-of-way. No street trees, light fixtures, or sidewalks are provided in this street type.

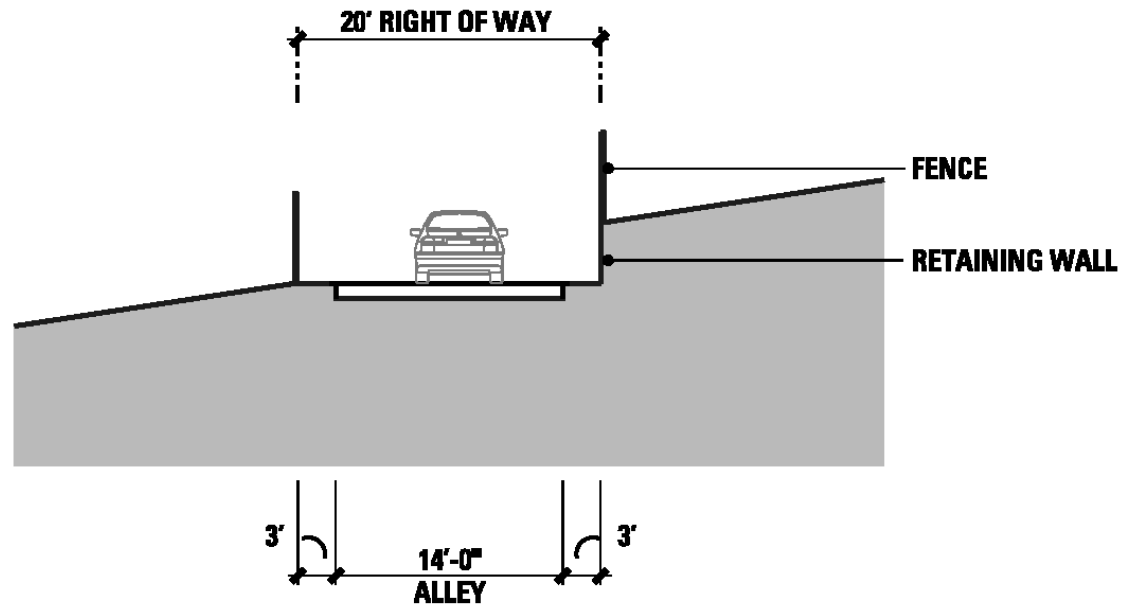
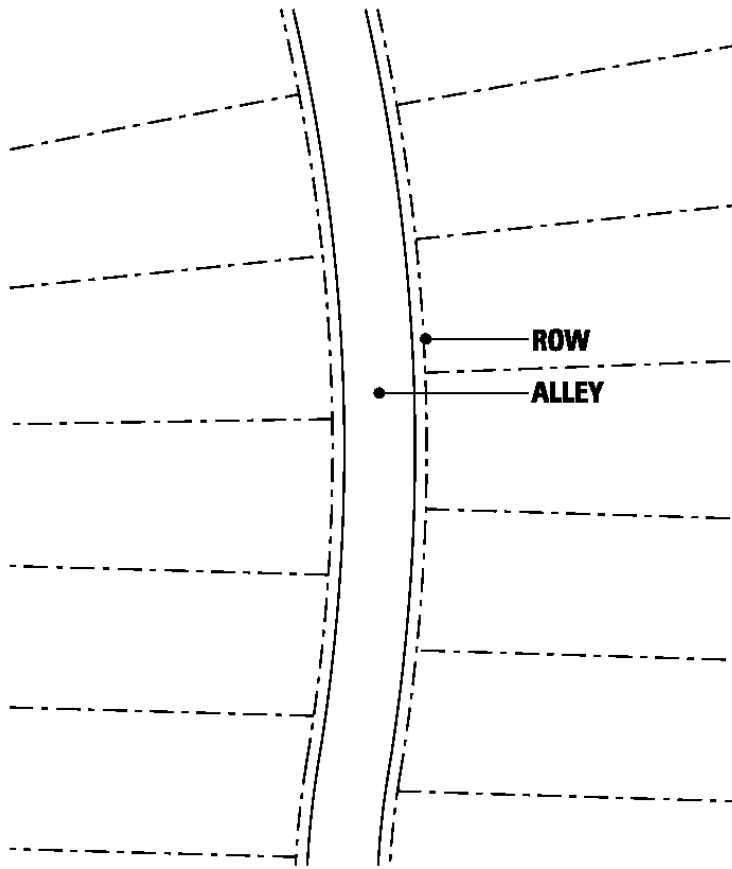


EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way. An eight (8) foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.

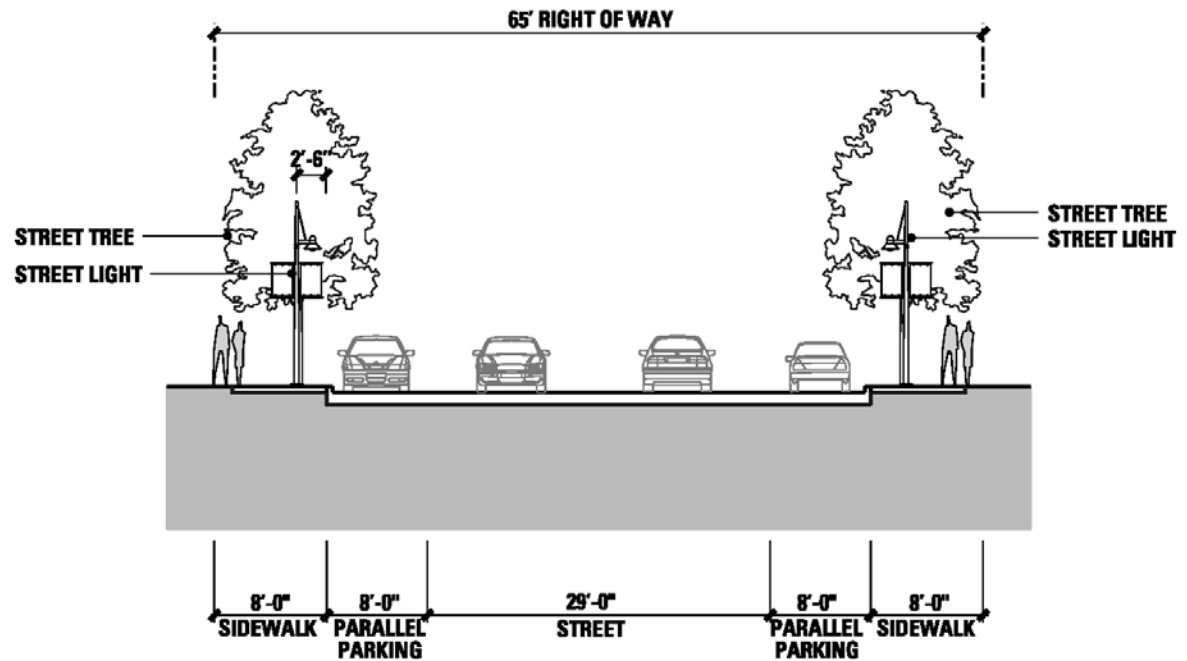
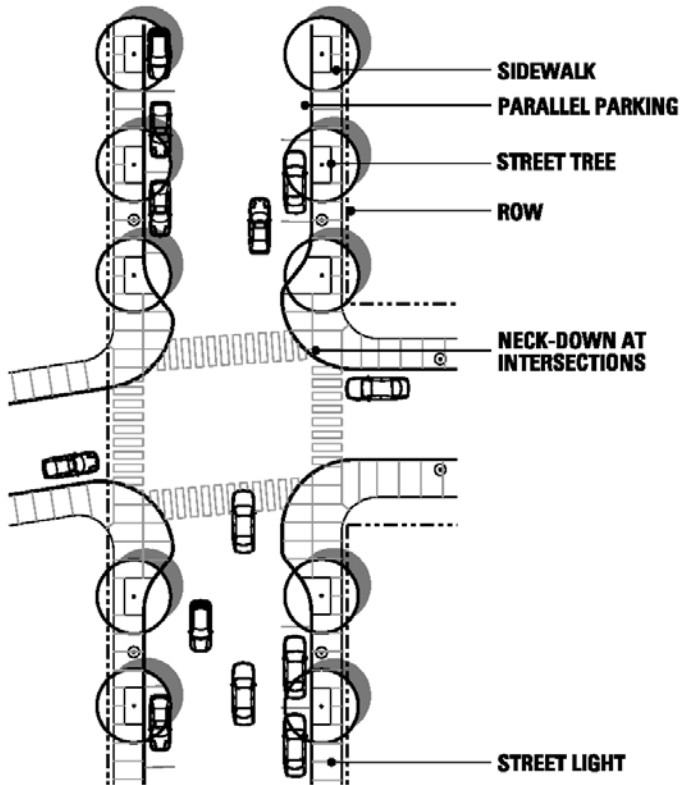


EXHIBIT 'C-4':
Streetscape Plan

STREETSCAPE ELEMENTS

PEDESTRIAN PAVING MATERIALS

CONCRETE PAVING

All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

CONCRETE PAVERS

Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING

The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

CONCRETE PAVERS

Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



STREET FURNISHINGS

BENCH

Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

TRASH RECEPTACLE

Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



BIKE RACK

Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



BOLLARD

Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



SEAT WALL

Cast-in-place concrete seat wall with architectural finish.



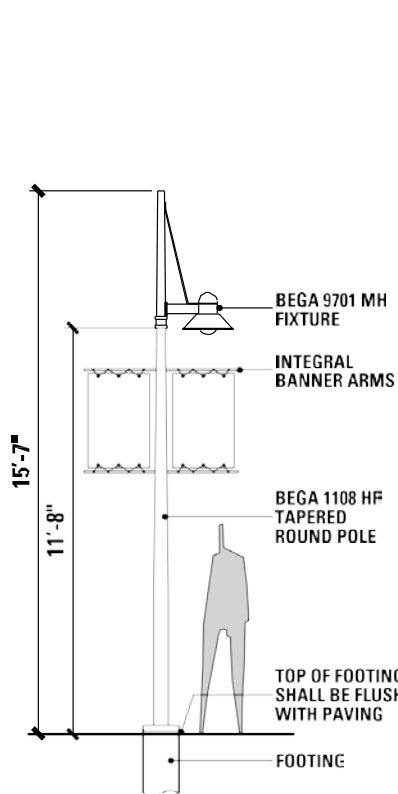
EXHIBIT 'C-4':
Streetscape Plan

STREETSCAPE ELEMENTS

LIGHTING

PEDESTRIAN SCALE STREET LIGHT

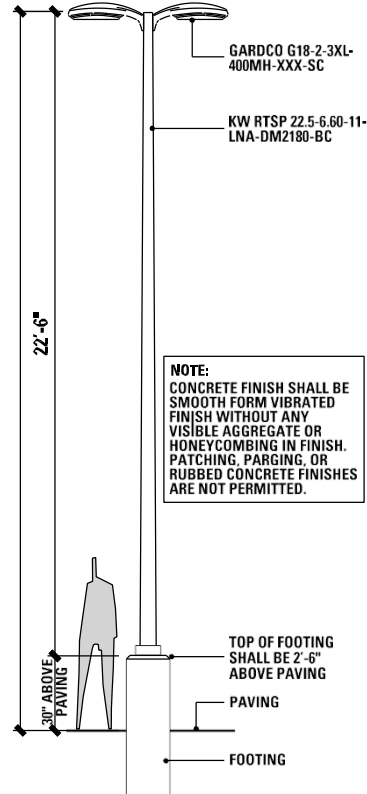
Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.



PARKING LOT LIGHT FIXTURE

Parking lot light fixtures shall be similar to the Gardco Gullwing G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.



TREE UP-LIGHT

All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a similar light fixture.



EXHIBIT 'C-4':
Streetscape Plan

STREETSCAPE ELEMENTS

LANDSCAPE

TREE LEAVE-OUTS

Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

A consistent treatment must be provided for a continuous block length.



DECORATIVE POTS

Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

Recommended decorative pots:

- ☑ Stonewear Zena series, SB 32 Finish
- ☑ Stonewear Grecian series, SB 32 Finish
- ☑ Rectangular Metal Planters



GRADING

The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

EXHIBIT 'C-5':
Master Grading Plan

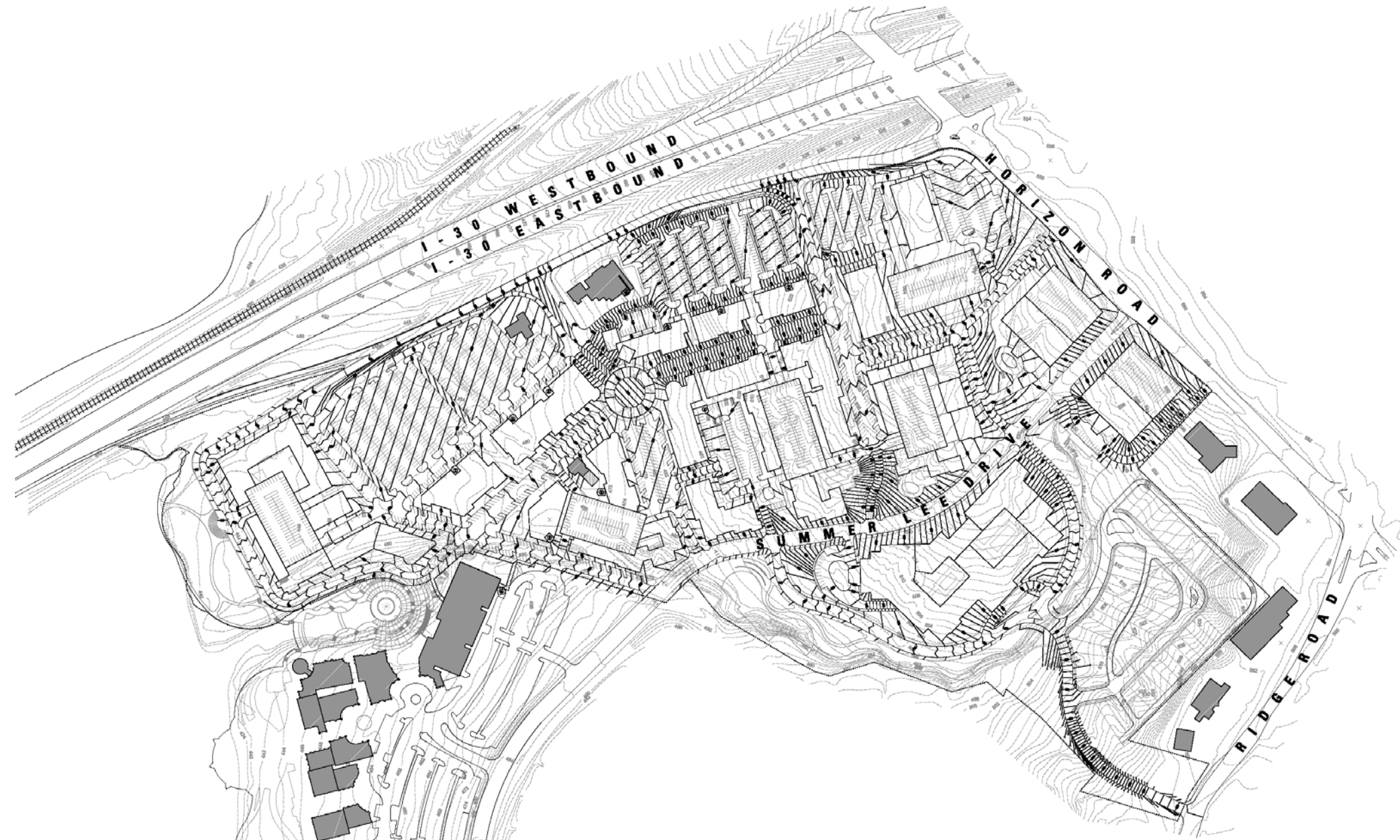


EXHIBIT 'C-6':
Master Tree Planting Plan

A Master Tree Planting plan has been established for the Harbor District to ensure unifying street tree planting within the right of way and unifying tree planting within private development parcels. The following species of trees must be planted as the dominant street or parking lot tree according to the master tree planting plan. Additional landscaping and accent trees may also be used within each *Sub-District*. All street trees in tree leave-outs or in head-in parking islands, shall have tree sub-drainage tied to the storm drain system.

Street trees within the right of way shall be the following sizes:

- (1) Street trees in tree wells at 30-foot OC shall be four (4) inch caliper, 100 gallon
- (2) Street trees in parking islands at 52-feet OC shall be eight (8) inches caliper



EXHIBIT 'D':
Sub-District Land Use Chart

Residential Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Accessory Building ¹									P	
Home Occupation ¹	P	P	P	P	P	P	P	P	P	P
Hotel	S	S	S	S	S	S	S	S	S	S
Hotel (Full Service)	S	S	S	S	S	S	S	S	S	S
Hotel (Residence)	S	S	S	S	S	S	S	S	S	S
Motel	S	S	S	S	S	S	S	S	S	S
Single-Family, Zero-Lot-Line									P	
Townhouse	P	P	P	P	P	S	S	P	S	S
Urban Residential (Condominium Units Only) ¹	P	P	P	P	P	S	S	P	S	S

Office Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Animal Clinic for Small Animals (No Outdoor Pens) ¹	S	S	S	S	S	S	S	S	S	S
Church/House of Worship ¹	P	P	P	P	P	P	P	P	S	P
Day Care (7 or More Children) ¹	P	P	P	P	P	P	P	P	S	P
Financial Institution (Without Drive-Through)	P	P	P	P	P	P	P	P	S	P
Financial Institution (With Drive-Through)										P
Government Facility	P	P	P	P	P	P	P	P	S	P
Library, Art Gallery or Museum (Public)	P	P	P	P	P	P	P	P	S	P
Office (General)	P	P	P	P	P	P	P	P	S	P
Office Building (Less Than 5,000 SF)	P	P	P	P	P	P	P	P	S	P
Office Building (More Than 5,000 SF)	P	P	P	P	P	P	P	P	S	P
Post Office (Local Service)	P	P	P	P	P	P	P	P	S	P
Research/Technology/Light Assembly	S	S	S	S	S	S	S	S	S	S
Trade School	S	S	S	S	S	S	S	S	S	S

EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Antique/Collectable Sales	P	P	P	P	P	P	P	S	S	P
Automobile Rental	S	S	S	S	S	S	S	S	S	S
Banquet Facility	P	P	P	P	P	P	P	S	S	P
Business School	P	P	P	P	P	P	P	S	S	P
Catering Service	P	P	P	P	P	P	P	S	S	P
Commercial Amusement/Recreation (Indoor) ¹	S	S	S	S	S	S	S	S	S	S
Community or Recreation Club, Public or Private (Accessory)	P	P	P	P	P	P	P	S	S	P
Copy Center	P	P	P	P	P	P	P	S	S	P
Display (Incidental) ¹	P	P	P	P	P	P	P	S	S	P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	P	P	P	P	P	P	P	S	S	P
Garden Supply/Plant Nursery	S	S	S	S	S	S	S	S	S	S
General Personal Service	P	P	P	P	P	P	P	S	S	P
Hair Salon/Manicurist	P	P	P	P	P	P	P	S	S	P
Health Club	P	P	P	P	P	P	P	S	S	P
Laundry (Drop-Off/Pickup)	P	P	P	P	P	P	P	S	S	P
Locksmith	P	P	P	P	P	P	P	S	S	P
Message Therapist	P	P	P	P	P	P	P	S	S	P
Museum or Art Gallery (Private)	P	P	P	P	P	P	P	S	S	P
Night Club, Discothèque or Dance Hall	S	S	S	S	S	S	S	S	S	S
Pet Shop	P	P	P	P	P	P	P	S	S	P
Private Club ¹	P	P	P	P	P	P	P	S	S	P
Private Club for a Lodge or Fraternal Organization	P	P	P	P	P	P	P	S	S	P
Restaurant (Less Than 2,000 SF, Without Drive-Through or Drive-In)	P	P	P	P	P	P	P	S	S	P
Restaurant (2,000 SF or More, Without Drive-Through or Drive-In)	P	P	P	P	P	P	P	S	S	P

EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/Summer Lee	Interior	Residential	Ridge Road Retail
Restaurant With Accessory Private Club or Brew Pub ¹	P	P	P	P	P	P	P	S	S	P
Retail Store With Gasoline Product Sales (Limited to Area 3 ONLY -- As Shown in Exhibit A)						P				
Shoe and Boot Repair and Sales	P	P	P	P	P	P	P	S	S	P
Studio: Art, Photography and/or Music	P	P	P	P	P	P	P	S	S	P
Tailor, Clothing or Apparel Shop	P	P	P	P	P	P	P	S	S	P
Theater	S	P	S	P	S	P	S	S	S	S
Wholesale Showroom Facility	S	S	S	S	S	S	S	S	S	S

P: Permitted By-Right; A: Accessory Use; S: Specific Use Permit (SUP); ¹: Permitted w/ Conditions (See Article IV, Permissible Uses, of the Unified Development Code, as amended, For Each Conditional Use)

Note: All listed uses above shall be further regulated and/or limited within the specific Sub-District standards contained in Ordinance No. 10-21; Exhibit 'C-2' through Exhibit 'C11', with the exception of the Other Uses category which shall be permitted by right or allowed with a Specific Use Permit (SUP) as outlined, regardless of Sub-District.

Other Uses

The following Uses Shall be Permitted By-Right in all Sub-Districts:

Antenna (Accessory)
Antenna (Amateur Radio)
Antenna (Dish)
Asphalt or Concrete Batch Plant (Temporary)
Fund Raising Event by Non-Profit (Indoor/Outdoor -- Temporary)
Garage (Accessory Use)
Municipally Owned and/or Controlled Facilities (Utilities and Uses)
Parking (Commercial)
Parking Lot (Non-Commercial)
Public Park or Playground
Radio Broadcasting
Real Estate Sales Office (On-Site -- Temporary)
Recording Studio
Satellite Dish
Swimming Pool (Private -- Accessory Use)
Temporary On-Site Construction Office

The Following Uses Shall be Permitted By SUP in all Sub-Districts:

Antenna (Commercial)
Antenna (Commercial -- Free-Standing)
Antenna (Commercial -- Mounted)
Helipad
Private Streets
Tennis Courts (Not Accessory to a Public or Private Club)
Transit Passenger Facility
TV Broadcasting & Other Communication Service
Utilities Holding a Franchise Agreement from the City of Rockwall
Utility Installation (Other Than Listed)
Utility/Transmission Lines
Wireless Communication Tower

EXHIBIT 'E-1':
Harbor Residential Sub-District

HARBOR RESIDENTIAL SUB-DISTRICT

The primary intent of the *Harbor Residential Sub-District* is to provide a counter part to the existing Harbor development which will create a vibrant atmosphere surrounding the existing central fountain feature. Ground floor retail spaces are intended to link the Harbor District with the existing Harbor development. The addition of residential units will capitalize on the views and adjacencies to Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the three (3) percent to eight (8) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type I	10'
Street Type E	7'
Street Type J	5'
Street Type H	0'

BUILDING FORM

Each block face must have a minimum of 80% of its length defined by a building façade.

Street Type I Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type J Min. Façade Built to BTL	45%
Street Type H Min. Façade Built to BTL	45%
<i>Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.</i>	
Maximum Lot Coverage	80%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	2	45'
Maximum Building Height (Adjacent to Existing Cinemark Theater)	2	35'
Minimum 1 st Floor Commercial Height (with Other Uses Above)		15'

ENCROACHMENTS

Street Type I	5'
Street Type E	5'
Street Type J	5'
Street Type H	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Street Type I	10'
Street Type E	10'
Street Type J	10'
Street Type H	10'

SURFACE PARKING LOTS

A maximum of 10% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type I	1
Street Type E, H	2
Street Type J	2

PEDESTRIAN WAYS/MEWS (MIN. NUM. PER BLOCK FACE)

Street Type I	1
Street Type E, H	1
Street Type J	0

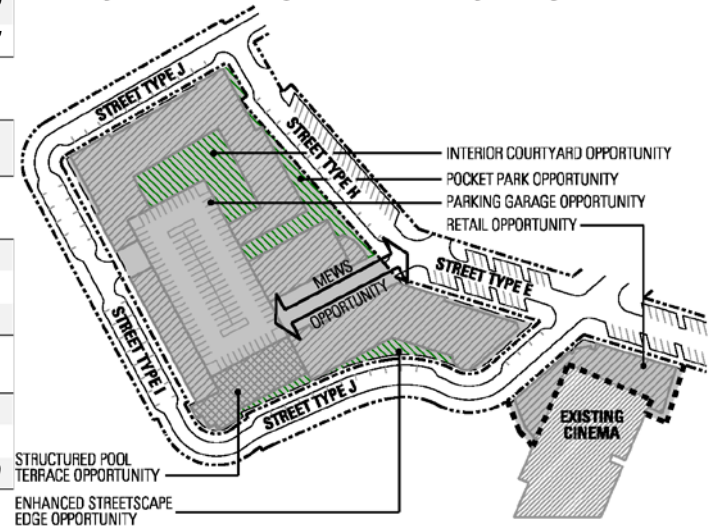
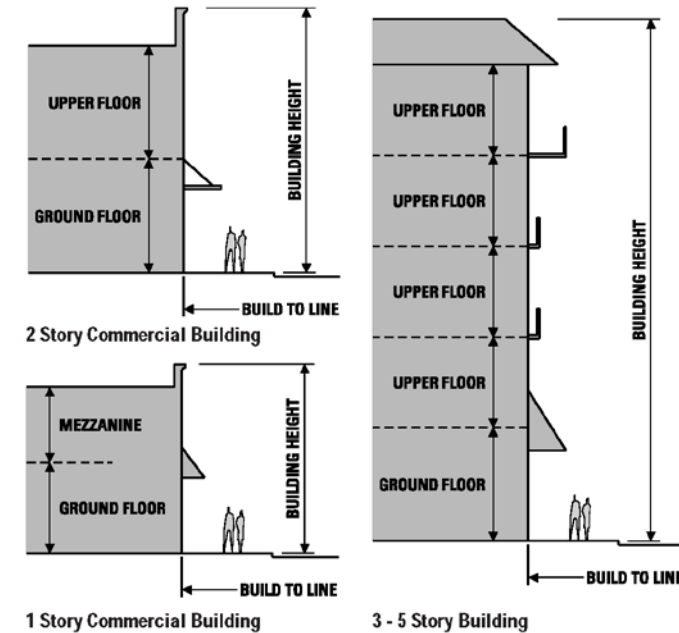


EXHIBIT 'E-1':

Harbor Residential Sub-District

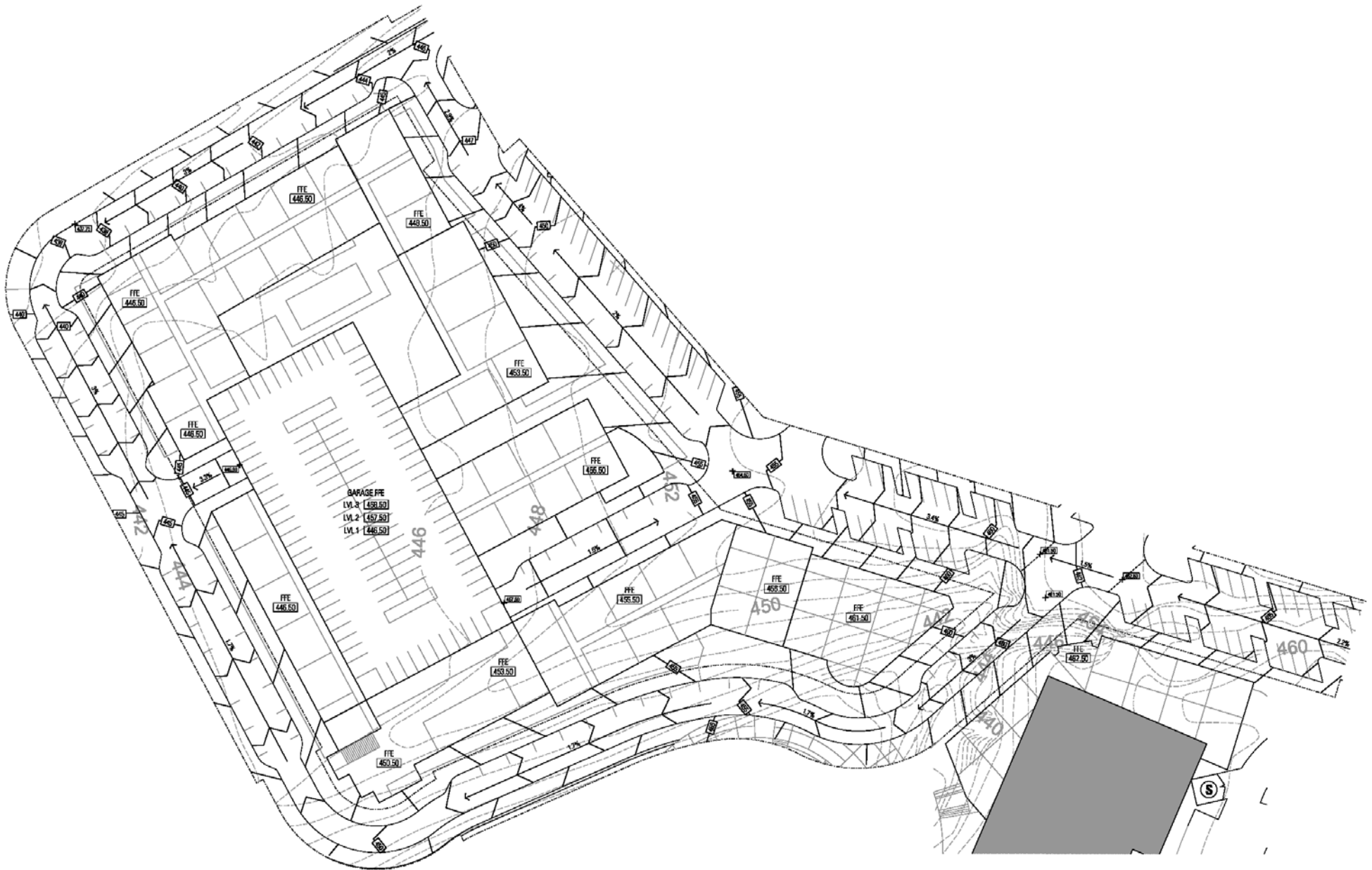


EXHIBIT 'E-2':
Freeway Frontage Sub-District

FREEWAY FRONTAGE SUB-DISTRICT

The intent of the *Freeway Frontage Sub-District* is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from IH-30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this *Sub-District* an ideal location for retail anchors. Existing slopes within this *Sub-District* are in the three (3) to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type C	3'
Street Type E	7'

SETBACK (DISTANCE FROM ROW LINE)

IH-30 Frontage Road	250'
Street Type A	5'
Street Type H	10'

BUILDING FORM

Street Type C block face must have a minimum of 90% of its length defined by a building façade.	
Street Type E block face must have a minimum of 80% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	30%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail & Restaurant
Upper Floors	Retail, Restaurant & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height (See Note)	2	45'
Min. 1 st Floor Commercial Height (w/ Uses Above)		15'
Minimum 1 st Floor Commercial Height		25'

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS

IH-30 Frontage Road	5'
Street Type C	5'
Street Type E	5'
Street Type A	5'
Street Type H	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

IH-30 Frontage Road	20'
Street Type C	10'
Street Type E	10'
Street Type A	10'
Street Type H	10'

SURFACE PARKING LOTS

A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

IH-30 Frontage Road	0
Street Type C	0
Street Type E, H	2
Street Type A	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type C	1
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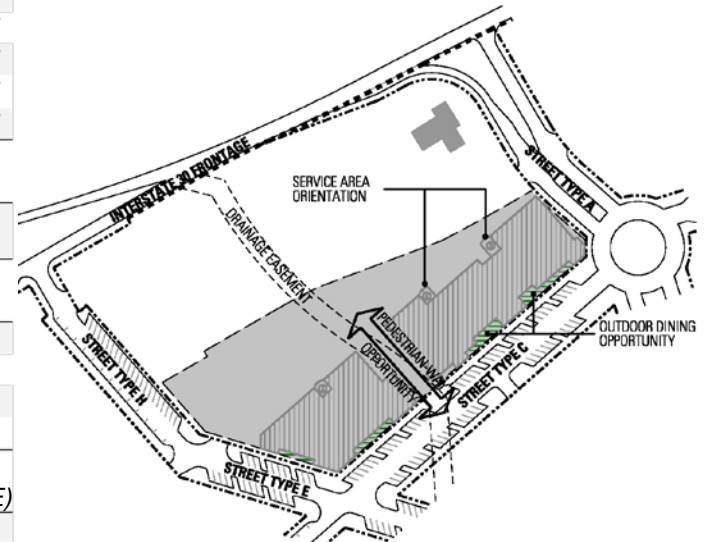
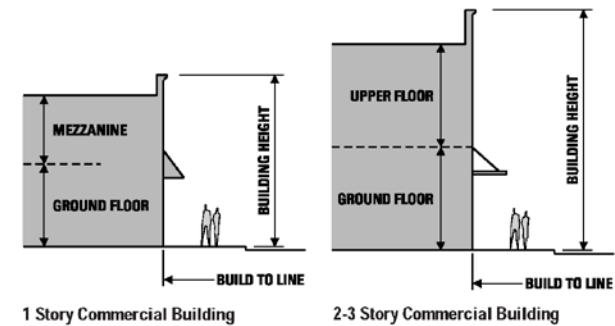


EXHIBIT 'E-2':
Freeway Frontage Sub-District

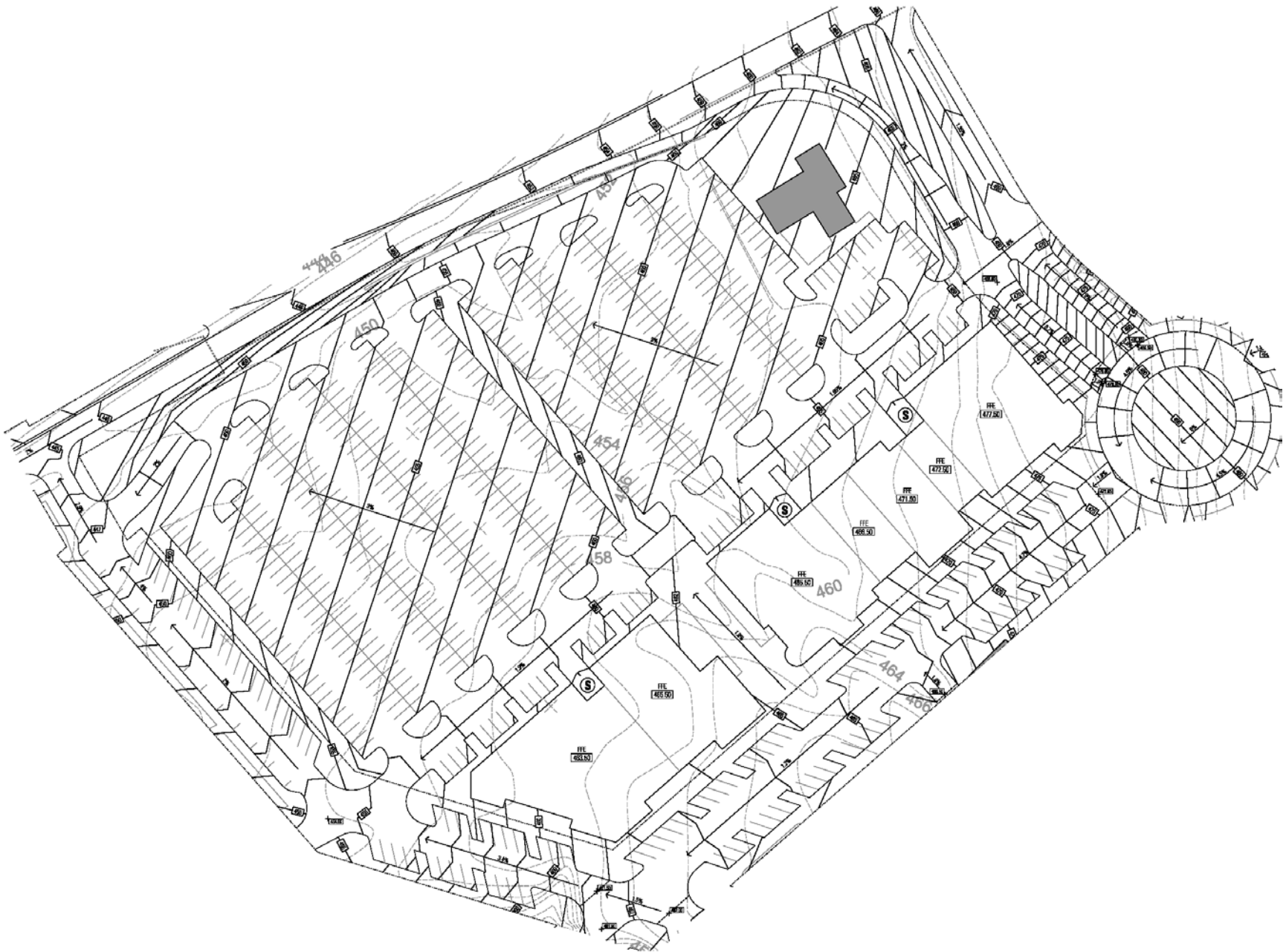


EXHIBIT 'E-3':
Harbor Link Mixed-Use Sub-District

HARBOR LINK MIXED-USE SUB-DISTRICT

The primary intent of the *Harbor Link Mixed-Use Sub-District* is to provide a mix of retail and residential uses in close proximity to the existing Harbor development that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Existing slopes within this *Sub-District* are in the 3½% to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type C	10'
Street Type K	7½'
Street Type E	0'
Street Type F	0'

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	5'
Street Type B	3'

BUILDING FORM

Each block face must have a minimum of 75% of its length defined by a building façade.

Street Type C Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%

Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.

Maximum Lot Coverage	80%
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NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Min. 1 st Floor Commercial Height (w/ Uses Above)		15'
Minimum 1 st Floor Commercial Height		25'

ENCROACHMENTS

Summer Lee Drive	5'
Street Type C	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	15'
Street Type C	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS

A maximum of 5% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type C	1
Street Type K, B	1
Street Type E, F	1
Summer Lee Drive	0

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type C	1
Street Type K, B	1
Street Type E, F	1

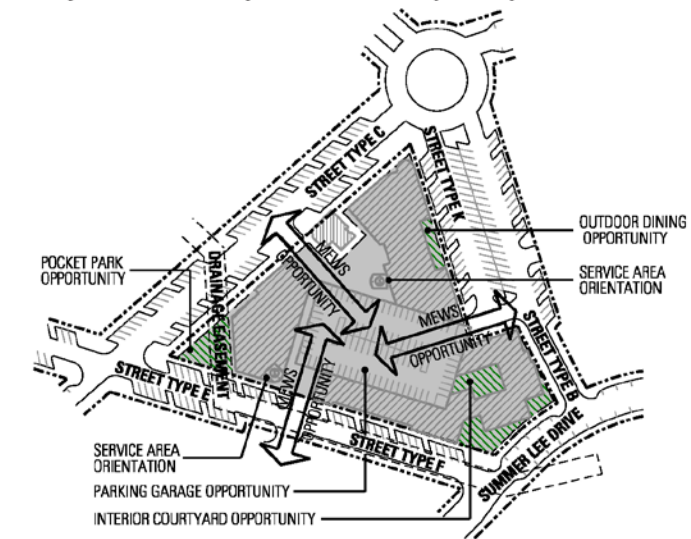
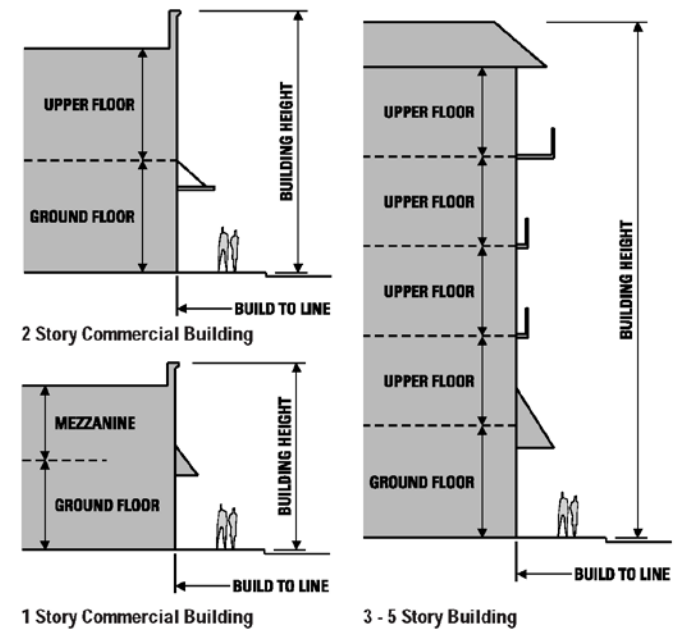


EXHIBIT 'E-3':
Harbor Link Mixed-Use Sub-District

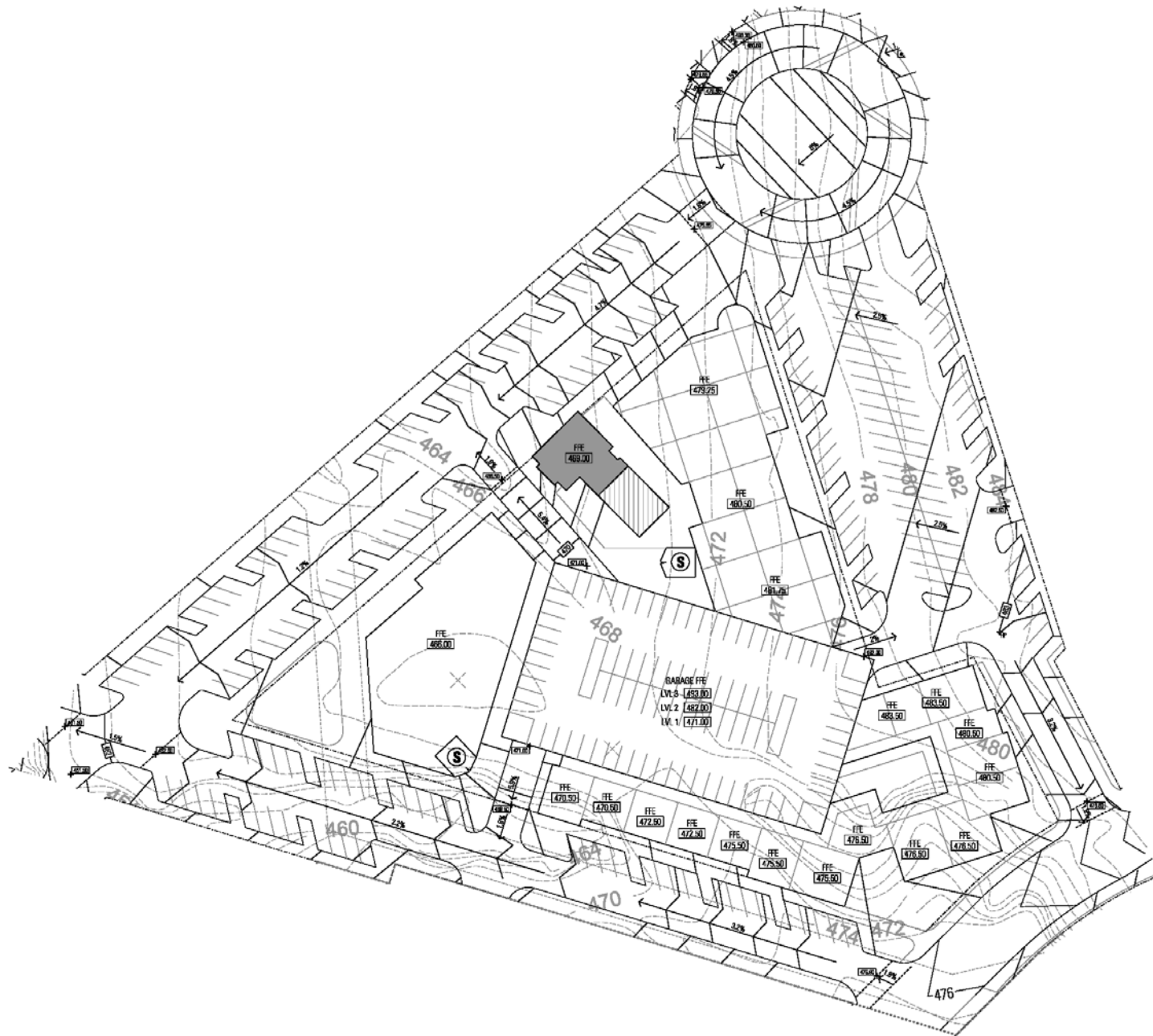


EXHIBIT 'E-4':
Hillside Sub-District

HILLSIDE SUB-DISTRICT

The intent of the *Hillside Sub-District* is to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type D	8'
Street Type E	4'

SETBACK (DISTANCE FROM ROW LINE)

IH-30 Frontage Road	250'
Street Type A	5'
Street Type B	5'

BUILDING FORM

Street Type D block face must have a minimum of 85% of its length defined by a building façade.
 Street Type E block face must have a minimum of 100% of its length defined by a building façade.
 Street Type D Min. Façade Built to BTL 45%
 Street Type E Min. Façade Built to BTL 45%
 Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.

Maximum Lot Coverage 30%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail & Restaurant
Upper Floors	Retail, Restaurant & Office

HEIGHT STORIES HEIGHT

Maximum Building Height (See Note)	2	35'
Min. 1 st Floor Commercial Height (w/ Uses Above)	20'	
Minimum 1 st Floor Commercial Height	15'	

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS

IH-30 Frontage Road	5'
Street Type D	5'
Street Type E	5'
Street Type A	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

IH-30 Frontage Road	20'
Street Type D	10'
Street Type E	10'
Street Type A	10'
Street Type B	10'

SURFACE PARKING LOTS

A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

IH-30 Frontage Road	0
Street Type D	0
Street Type E, B	1
Street Type A	1

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type D	2
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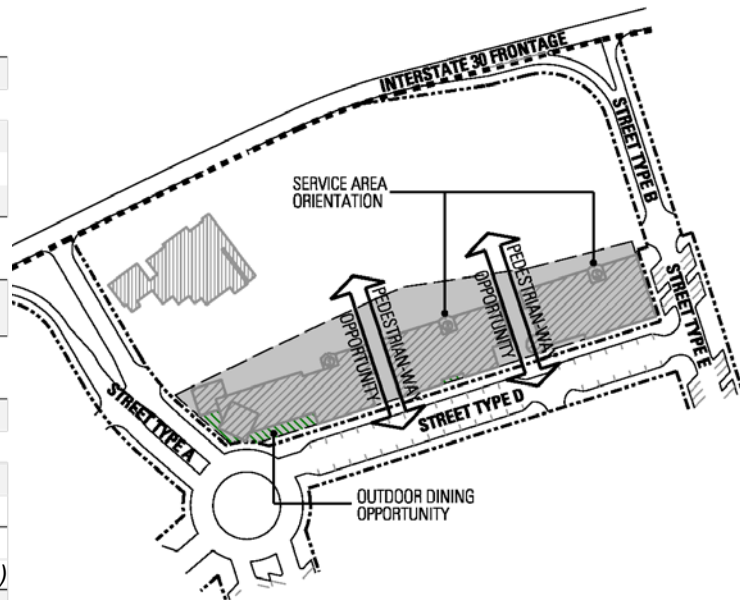
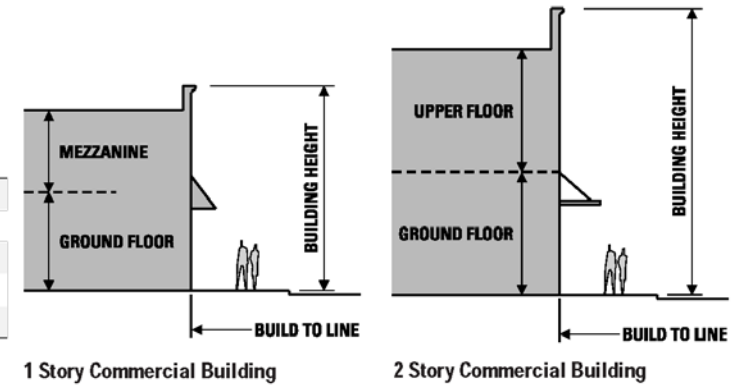


EXHIBIT 'E-4':
Hillside Sub-District

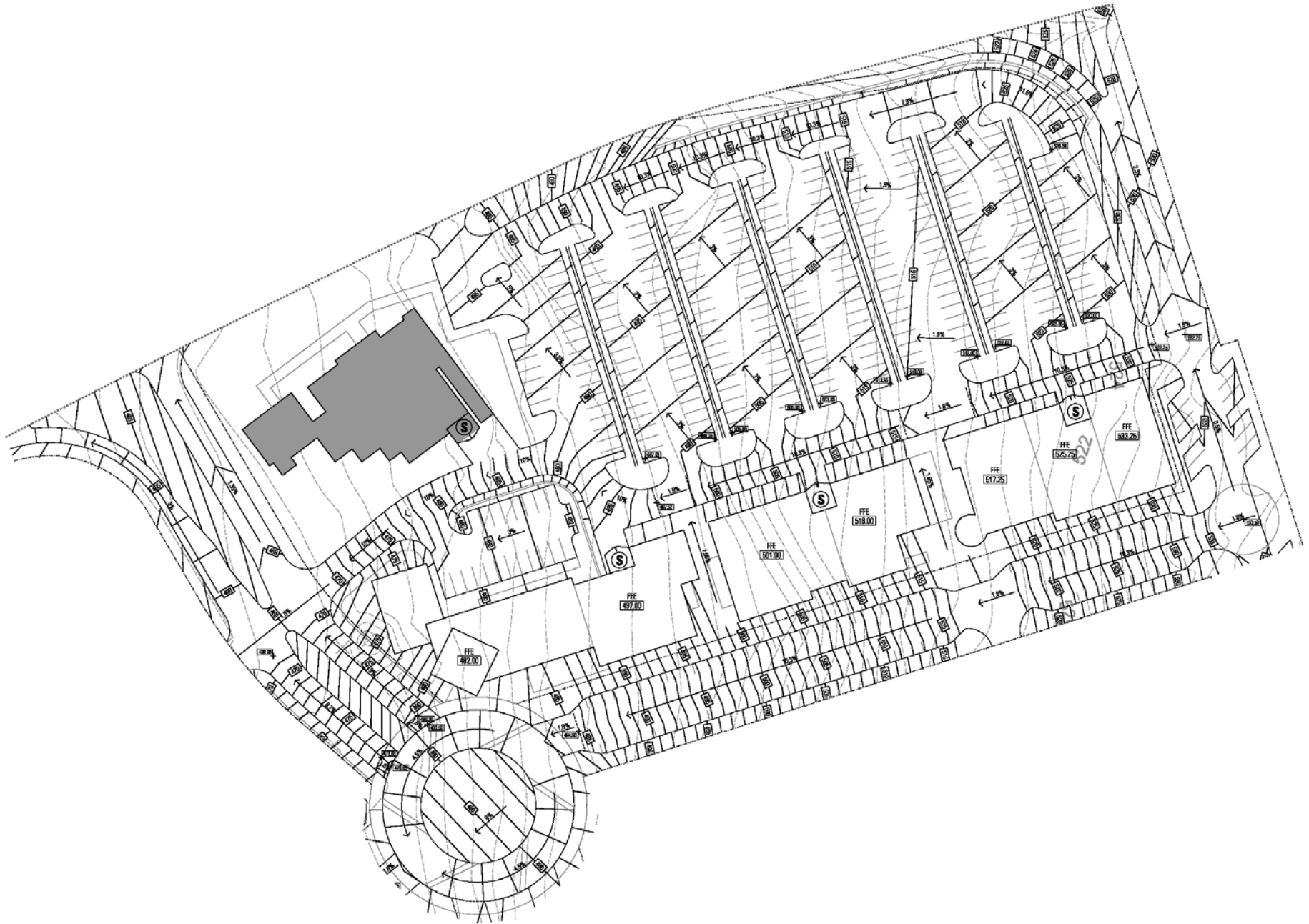


EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type D	3'
Street Type K	7½'
Street Type E	4'
Street Type F	7'

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	5'
Street Type B	5'

BUILDING FORM

Each block face must have a minimum of 85% of its length defined by a building façade.

Street Type D Min. Façade Built to BTL	45%
Street Type K Min. Façade Built to BTL	45%
Street Type E Min. Façade Built to BTL	45%
Street Type F Min. Façade Built to BTL	45%

Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.

Maximum Lot Coverage	80%
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NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Retail, Restaurant & Residential
Upper Floors	Residential & Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	5	75'
Min. 1 st Floor Commercial Height (w/ Uses Above)		15'
Minimum 1 st Floor Commercial Height		25'

ENCROACHMENTS

Summer Lee Drive	5'
Street Type D	5'
Street Type K	5'
Street Type E	5'
Street Type F	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	15'
Street Type D	10'
Street Type K	10'
Street Type E	10'
Street Type F	10'
Street Type B	10'

SURFACE PARKING LOTS

A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type D	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2
Street Type F, B	1
Summer Lee Drive	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Street Type C	1
Street Type K, B	1
Street Type E	1
Street Type E, B	2

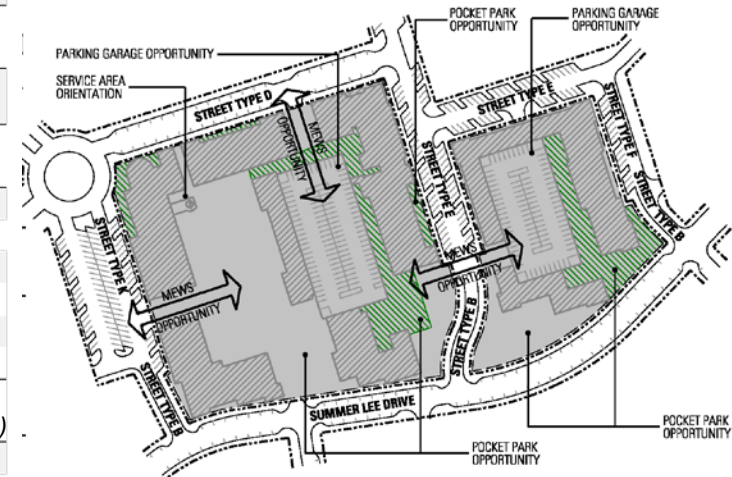
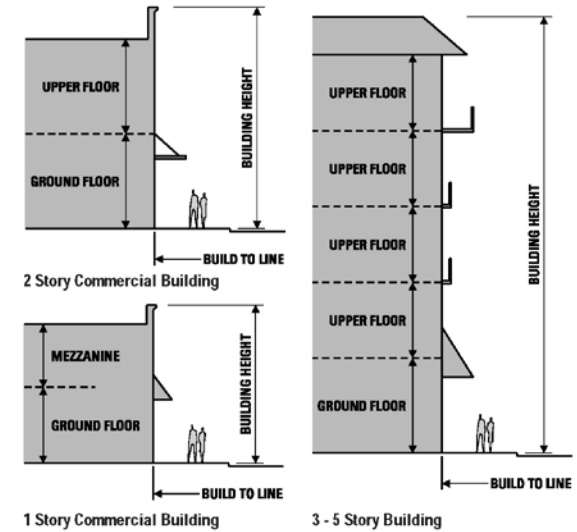


EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

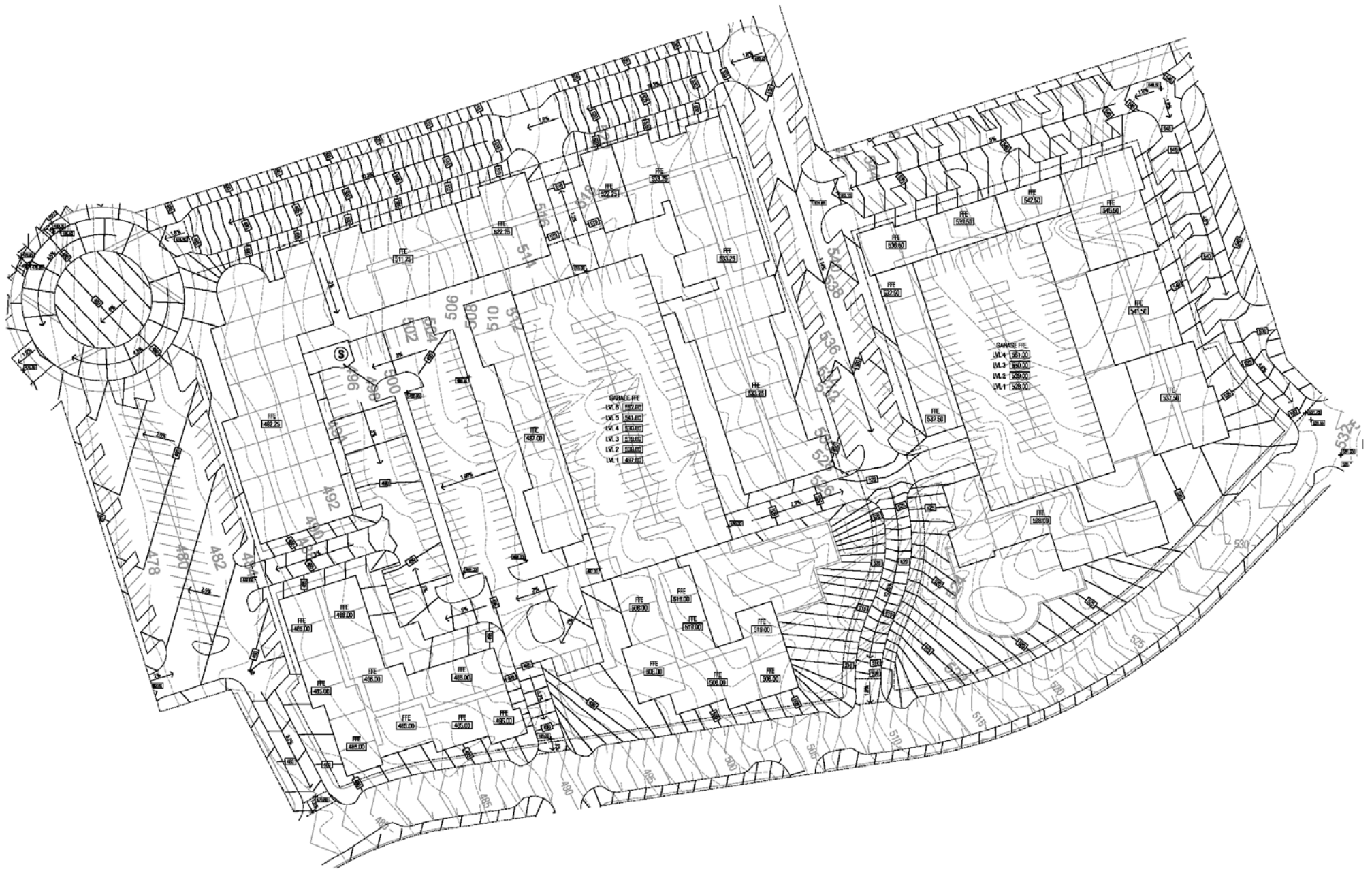


EXHIBIT 'E-6':
Summit Office Sub-District

SUMMIT OFFICE SUB-DISTRICT

The primary intent of the *Summit Office Sub-District* is to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics of this *Sub-District* include good visibility and ease of access from Interstate 30 and Horizon Road. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Street Type E	25'
Street Type B	10'

SETBACK (DISTANCE FROM ROW LINE)

IH-30 Frontage Road	50'
Horizon Road	150'
Street Type B	5'

BUILDING FORM

Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade.

Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined by a building façade.

Street Type E (IH-30) Façade Built to BTL 45%

Street Type E (IH-30) Façade Built to BTL 45%

Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.

Maximum Lot Coverage 60%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Office, Retail & Restaurant
Upper Floors	Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		20'

ENCROACHMENTS

IH-30 Frontage Road	5'
Horizon Road	5'
Street Type E	5'
Street Type B	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

IH-30 Frontage Road	20'
Horizon Road	30'
Street Type E	10'
Street Type B	10'

SURFACE PARKING LOTS

A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

IH-30 Frontage Road	0
Horizon Road	0
Street Type E, B (Horizon Road)	2
Street Type E, B (IH-30)	2

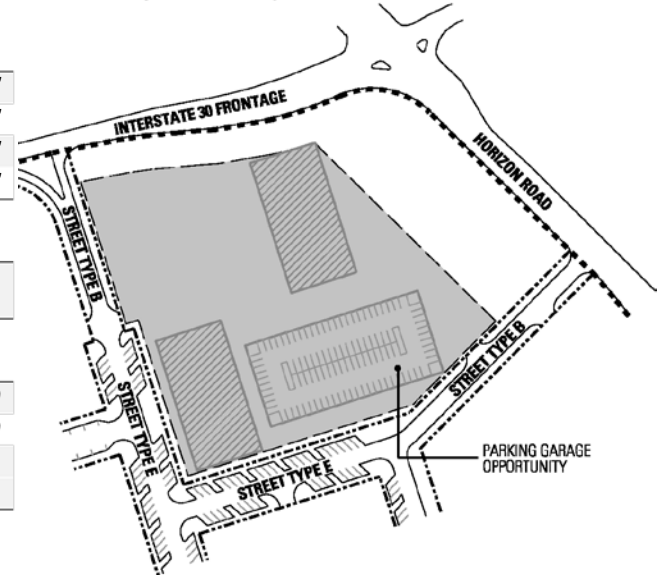
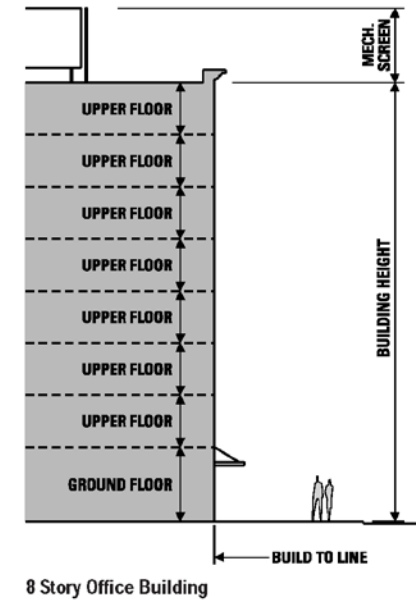


EXHIBIT 'E-7':
Horizon/Summer Lee Sub-District

HORIZON SUMMER LEE SUB-DISTRICT

The primary intent of the *Horizon / Summer Lee Sub-District* is to provide development that will serve as a gateway into the Harbor District. Mid-rise office buildings will capitalize on superior views of Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the six (6) percent to 15% range. Significant massing of existing trees within a natural drainage corridor are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

Summer Lee Drive	30'
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SETBACK (DISTANCE FROM ROW LINE)

Horizon Road	40'
Street Type F	50'
Street Type B	30'
Street Type G	50'

BUILDING FORM

Summer Lee Drive block must have a minimum of 50% of its length defined by building facade	
Summer Lee Drive Min. Façade Built to BTL	45%
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	60%

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE

Ground Floor	Office, Retail & Restaurant
Upper Floors	Office

HEIGHT	STORIES	HEIGHT
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		20'

ENCROACHMENTS

Summer Lee	5'
Horizon Road	5'
Street Type F	5'
Street Type B	5'
Street Type G	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

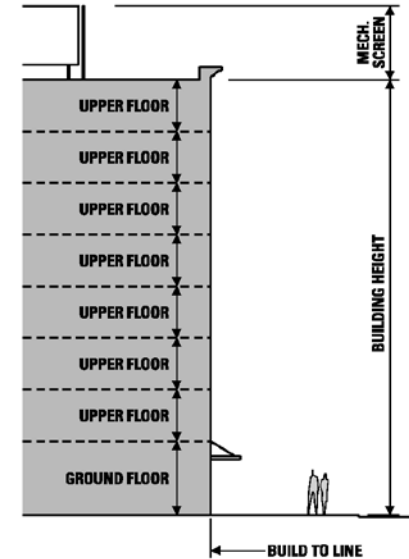
Summer Lee	30'
Horizon Road	30'
Street Type F	10'
Street Type B	10'
Street Type G	10'

SURFACE PARKING LOTS

A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Summer Lee	2
Horizon Road	0
Street Type F, B	1
Street Type B	1
Street Type G	0



8 Story Office Building

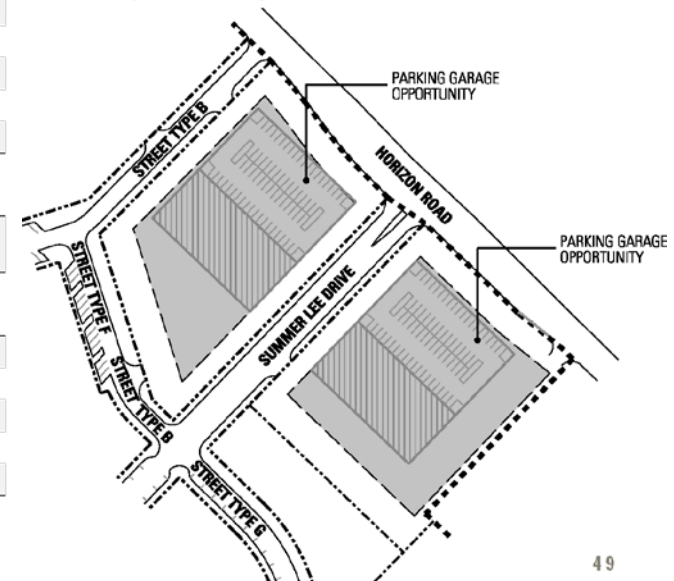


EXHIBIT 'E-7':
Horizon/Summer Lee Sub-District



EXHIBIT 'E-8':
Interior Sub-District

INTERIOR SUB-DISTRICT

The primary intent of the *Interior Sub-district* is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this *Sub-district* include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this *Sub-district* are in the six (6) to ten (10) percent range. Significant massing of existing trees are also present within this *Sub-district* which should be preserved where possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)

Summer Lee Drive	10'
Street Type G	Minimum: 5' Minimum Average: 20'

BUILDING FORM

Each building must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20' setback line.

Maximum Lot Coverage	60%
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NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE

Ground Floor	Office, Senior Living and/or Residential
Upper Floors	Office, Senior Living and/or Residential

HEIGHT

	STORIES	HEIGHT
Maximum Building Height	5	75'
Minimum One (1) Story Commercial Height		15'

ENCROACHMENTS

Summer Lee Drive	5'
Street Type G	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

Summer Lee Drive	10'
Street Type G	10'

SURFACE PARKING LOTS

A maximum of ten (10) percent of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Summer Lee Drive	3
Street Type G	2

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)

Summer Lee Drive	1
Street Type G	1

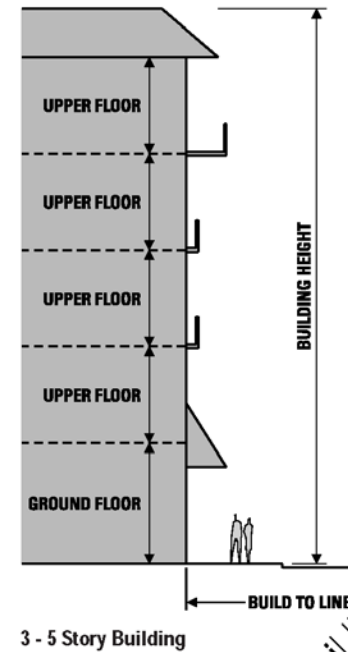


EXHIBIT 'E-8':
Interior Sub-District

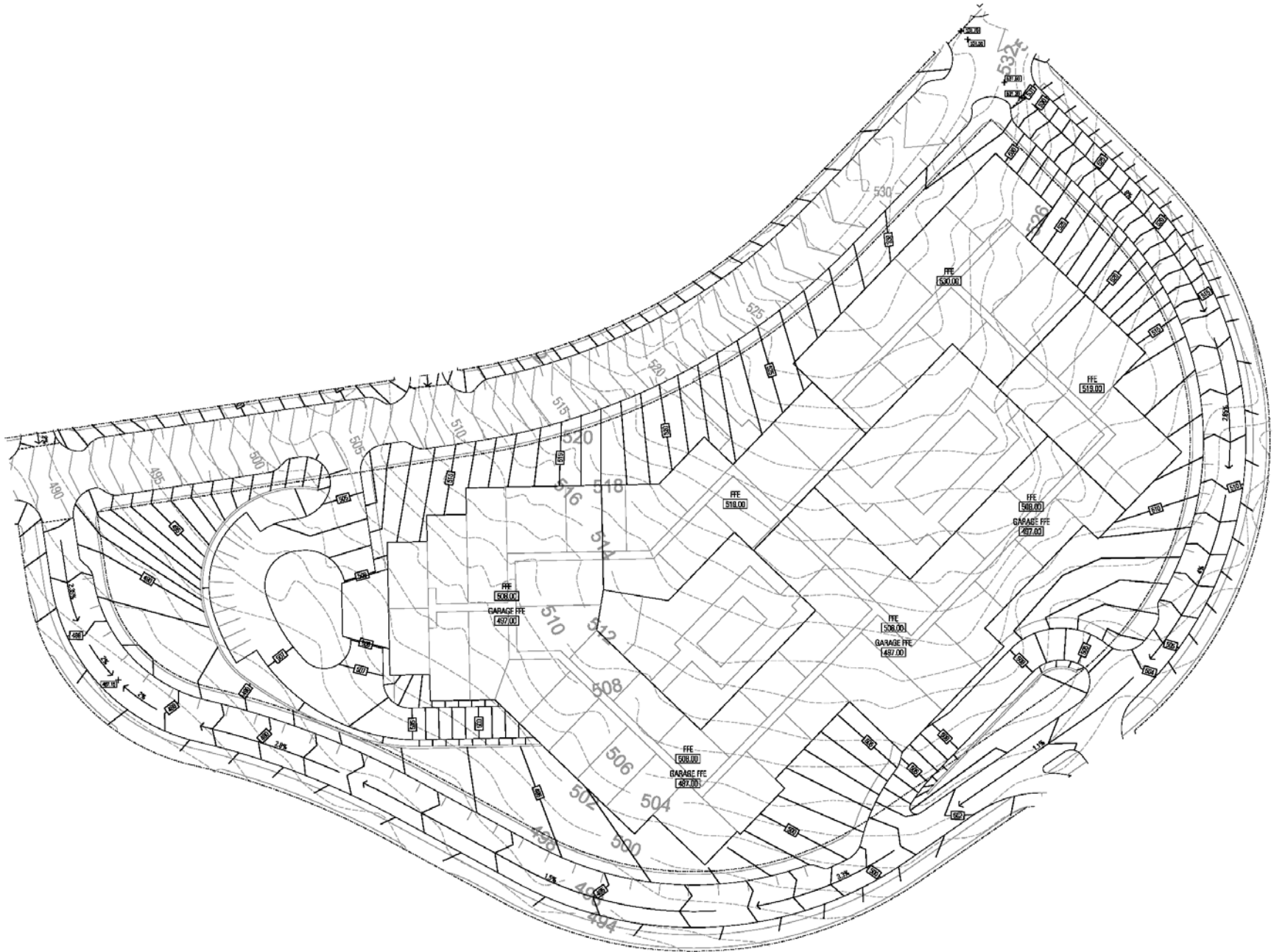


EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)

<i>Street Type M</i>	10'
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BUILDING FORM

<i>Street Type N</i>	5'
<i>Side</i>	8'
<i>Zero Lot Line</i>	0'

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (i.e. *Street Type M*).

BUILDING FORM

<i>Street Type M Min. Façade Built to BTL</i>	65%
<i>Maximum Lot Coverage</i>	61%
<i>Minimum Lot Size</i>	30' x 90'

USE

Ground Floor	Residential
Upper Floors	Residential

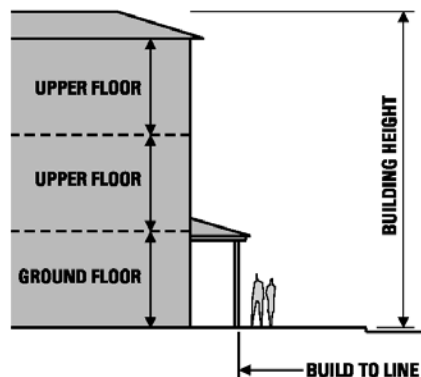
HEIGHT

	STORIES	HEIGHT
<i>Maximum Building Height</i>	3	36'

ENCROACHMENTS

<i>Front</i>	5'
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NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential

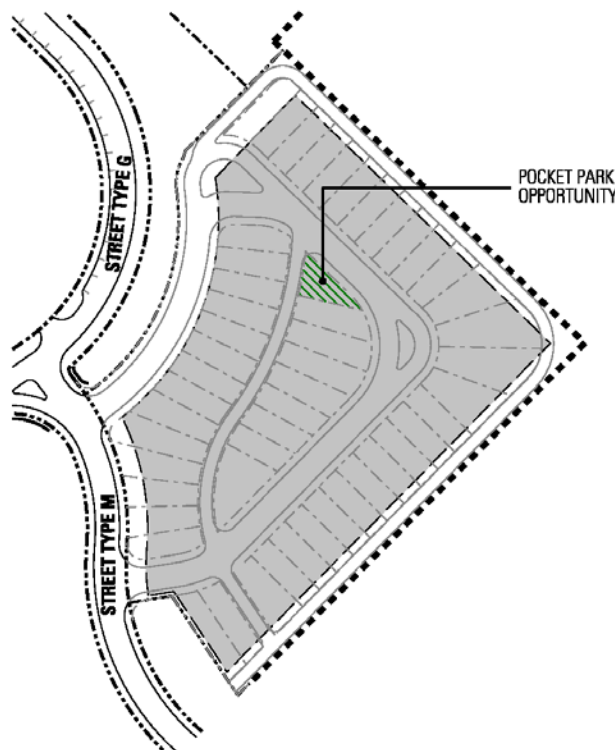


EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

CASE 1

When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. See Figure A.

CASE 2

When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. See Figure B.

CASE 3

When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. See Figure B.

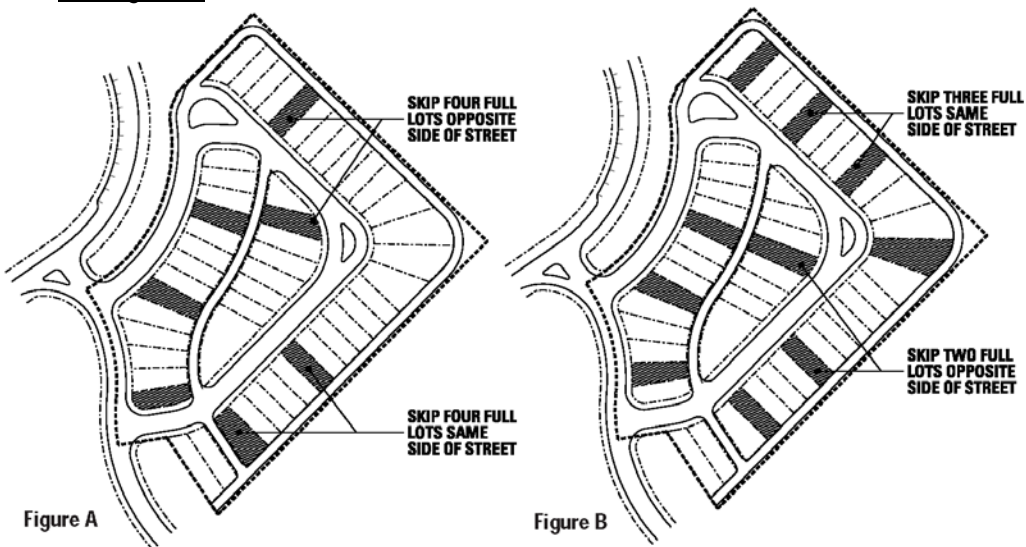


Figure A

Figure B

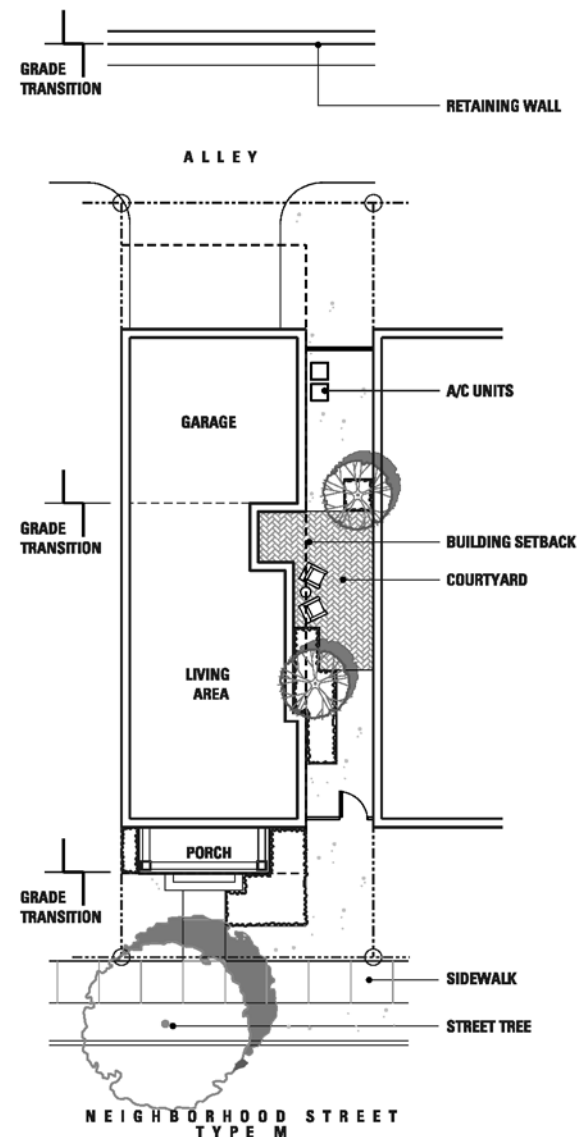
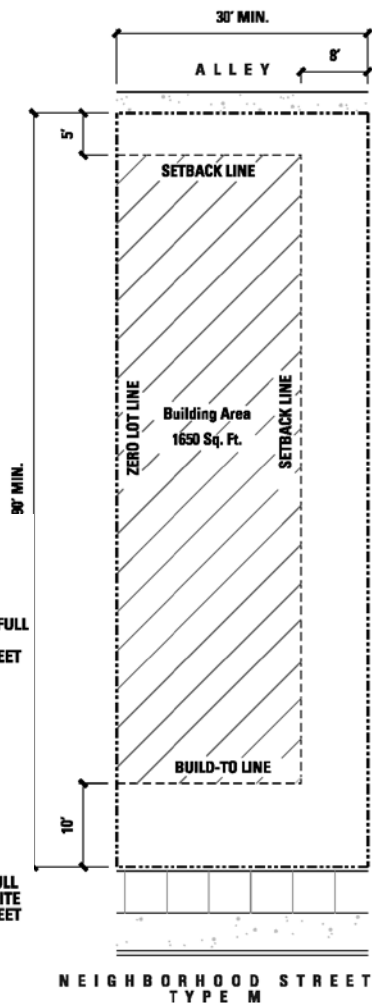


EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

- (1) Runoff onto adjacent properties is prohibited.
- (2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
- (3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
- (4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

- (1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
- (2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
- (3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

- (1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
- (2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
- (3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

- (1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
- (2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.

- (3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
- (4) Exposed exterior floodlights or wall packs are not permitted.
- (5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

- (1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
- (2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
- (3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

- (1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

- (1) Garages must be rear loaded from an alley.
- (2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

- (1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
- (2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
- (3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

- (1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
- (2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

- (1) Exterior wall materials shall be any of the following:
 - A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
 - B. Portland cement stucco with integral color
 - C. Brick masonry
 - D. Stone masonry
 - E. Cast stone masonry
 - F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
 - G. Aluminum, masonite, and vinyl siding are not permitted.
- (2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

- (1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

- (1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

- (1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.
- (2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

- (1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.
- (2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

- (1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.
- (2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

- (1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

- (1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.
- (2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.
- (3) All operable windows shall be equipped with insect screens.
- (4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

- (1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

- (1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

- (1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

- (1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.
- (2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.
- (3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.
- (4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.
- (5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.
- (6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.
- (7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

- (8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.
- (9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

- (1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.
- (2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney.
- (3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

RAIN GUTTERS

- (1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.
- (2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.
- (3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

- (1) All exterior finish coat paint shall be acrylic latex or latex enamel.

EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

PORCH CONSTRUCTION

- (1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
- (2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
- (3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
- (4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION



RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

EXHIBIT 'E-9':
Residential Sub-District

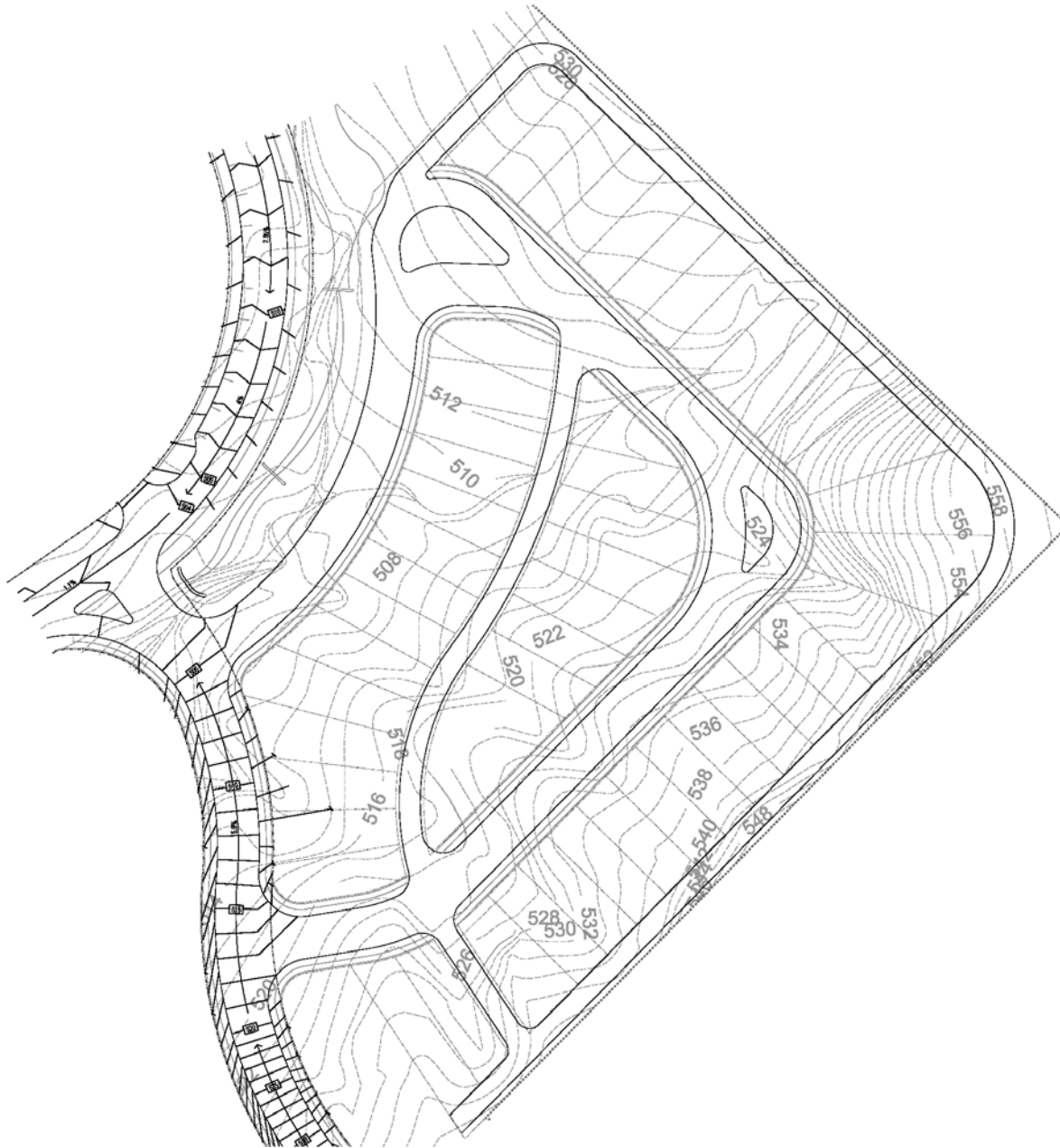


EXHIBIT 'E-10':
Ridge Road Retail Sub-District

RIDGE ROAD RETAIL SUB-DISTRICT

The intent of the *Ridge Road Retail Sub-district* is to provide retail or restaurant use with Ridge Rd frontage. Key characteristics of this *Sub-district* include high visibility and frontage on Ridge Road. Existing slopes within this *Sub-district* are in the three (3) percent to 16% range. This *Sub-district* contains massing of existing trees which should be preserved when possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)

Street Type M	10'
Side	5'
Rear	25'
Ridge Road Frontage	15'

BUILDING FORM

Maximum Lot Coverage	40%
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NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE

Ground Floor	Retail and/or Restaurant
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HEIGHT	STORIES	HEIGHT
Maximum Building Height	1	35'
Minimum One (1) Story Commercial Height		20'

ENCROACHMENTS

Street Type M	5'
Side	5'
Rear	5'
Ridge Road Frontage	5'

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE

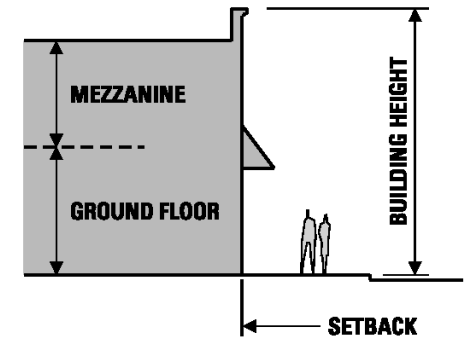
Street Type M	10'
Side	5'
Rear	10'
Ridge Road Frontage	10'

SURFACE PARKING LOTS

All parking for this Sub-District shall be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)

Street Type M	2
Side	1
Rear	0
Ridge Road Frontage	1



1 Story Commercial Building

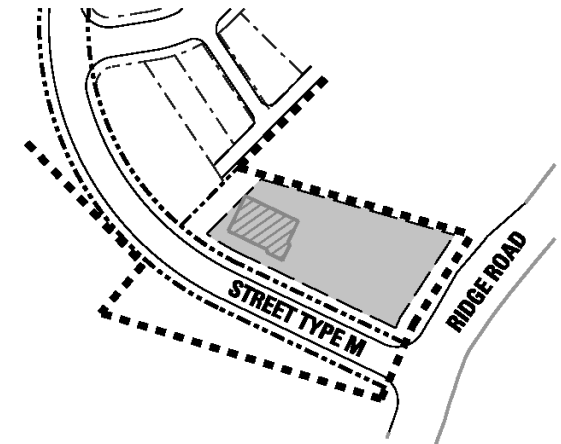


EXHIBIT 'F-1': Parking Lot Requirements

PARKING LOTS

ORIENTATION AND DESIGN OF PARKING LOTS

- (1) Parking lot location and design shall minimize conflicts between vehicular and pedestrian circulation. Drive aisles may be oriented either parallel or perpendicular to the face of building. Where drive aisles are parallel to the face of building, provide islands in the parking lots with pedestrian walks linking the parking lot to the main building entry.
- (2) To the maximum extent practicable, off-street parking spaces must be located within buildings or behind buildings so that buildings can screen parking areas from public streets.
- (3) Parking lot layout shall minimize impact to the site conditions.
- (4) Parking lot grades may not exceed three (3) percent slope. All accessible parking spaces and aisles must not exceed two (2) percent slope in any direction. Slope transition driveways linking cells of parking may have transition slopes no greater than 12%.

PARKING SPACES REQUIRED BY USE

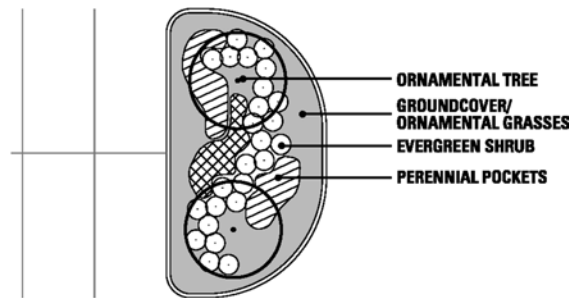
- (1) Parking spaces must be provided for each parcel according to the following table:

Land Use	Requirement
Restaurant	1/100 SF
Retail	1/250 SF
Office	1/300 SF
Medical Office	1/200 SF
Residential	1 1/2/Unit
Senior Living	1/Unit

- (2) An additional 500 parking spaces must be provided within the Harbor District to serve as overflow parking for the existing Harbor development. The additional spaces must be in excess of the parking required by this code and may be provided as surface or structured parking. Allocation of the additional 500 parking spaces must be divided between the Harbor Residential, Harbor Link Mixed-Use, and Hillside Mixed-Use Sub-Districts, with each of these Sub-Districts providing a minimum of 167 spaces towards the additional 500. Additionally, on street parking will be provided along portions of Summer Lee Drive within the Harbor District.
- (3) Joint use parking adjustments may be allowed according to Article VI, Parking and Loading, Section 3 'General Provisions', subsection 3.3, B of the City of Rockwall Unified Development Code (Zoning Ordinance).

LANDSCAPING REQUIREMENTS

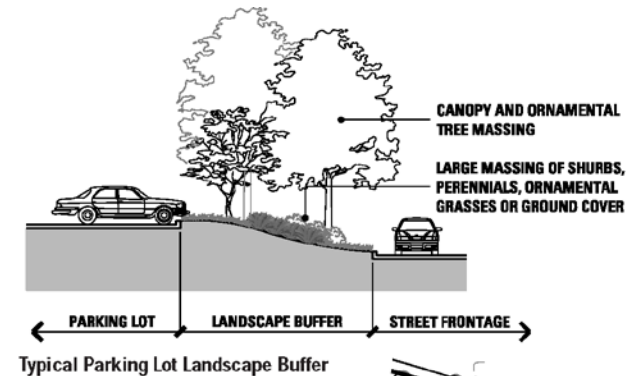
- (1) One (1), three (3) inch caliper 65 gallon canopy tree must be provided for every 8 surface parking spaces provided. Canopy trees may be provided in five (5) foot by five (5) foot diamond planters or in island planters.
- (2) Island planters provided on ends of a parking row shall consist of a mix of ornamental trees with shrub, perennial, ornamental grass, or ground cover. The plant palette shall consist of Desert Willow, Soft Leaf Yucca, Red Yucca, Autumn Sage, Texas Sage, Gulf Muhly, Lindheimer Muhly, Weeping Love Grass or similar plant material.
- (3) Parking areas adjacent to public streets shall have a landscape buffer consisting of a mix of canopy and ornamental trees and shrub, perennial, and/or ornamental grasses arranged in natural groupings.



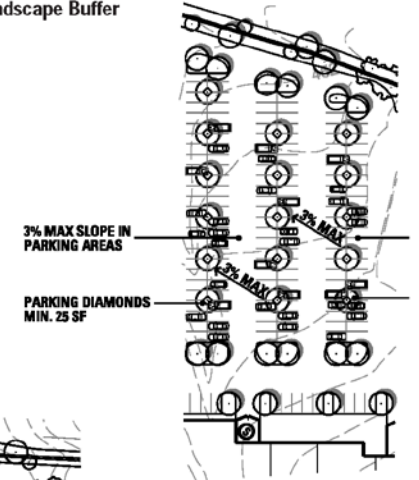
TYPICAL PARKING LOT ISLAND PLANTING PLAN



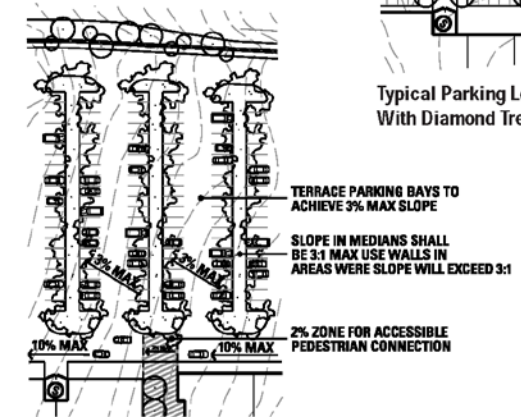
EXAMPLE OF PARKING LOT ISLAND PLANTING



Typical Parking Lot Landscape Buffer



Typical Parking Lot With Diamond Tree Planters



Typical Parking Lot On Steep Slope With Terraced Parking Bays

EXHIBIT 'F-2':
Retaining Wall Requirements

RETAINING WALLS

Retaining walls must be one of the following types: stone slab retaining wall, brick or stone veneer on concrete retaining wall, architecturally finished concrete retaining wall. Retaining walls must step with grade, the tops of retaining walls may not be sloped. Retaining wall drainage may not daylight through face of wall via weeps, tie all retaining wall sub drainage to storm drain lines.

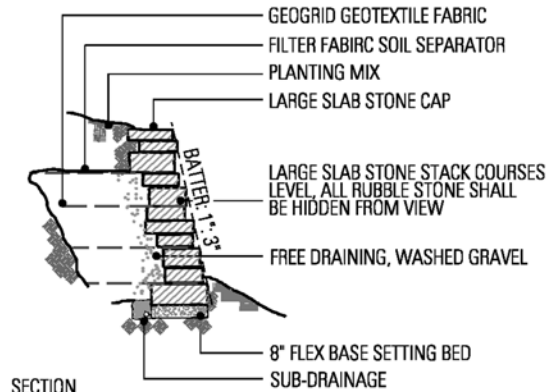
TYPE 1

STONE SLAB GRAVITY RETAINING WALL

Stone material shall be leuders limestone comprised of alternating coursing of the following:

- ☑ 8" thick x 2'-3' width x 4'-8' random lengths
- ☑ 10" -12" thick x 2'-3' width x 4'-8' random lengths

All stone material shall have a natural stone finish on exposed surfaces and edges. all stone shall be set plumb and level. staggering of each course should vary to create significant relief across the face of the wall.



SECTION

STONE SLAB RETAINING WALL DETAIL



STONE SLAB RETAINING WALL

TYPE 2

BRICK OR STONE VENEER ON CONCRETE RETAINING WALL

Brick or stone veneer must be compatible with adjacent architectural style. Use local stone materials.



BRICK VENEER RETAINING WALL



STONE VENEER RETAINING WALL

TYPE 3

ARCHITECTURALLY FINISHED CONCRETE RETAINING WALL

Concrete retaining walls shall be form finish with exposed tie-backs or board form finish. Rubbed finish concrete walls are not permitted.



FORM FINISHED CONCRETE WALL W/ EXPOSED TIE-BACK PATTERN



BOARD FORM FINISHED RETAINING WALL