

**ORDINANCE NO. 99-21**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM GENERAL RETAIL TO A GENERAL RETAIL PLANNED DEVELOPMENT AND A CONCEPT PLAN FOR PD- 48 ATTACHING THE CONCEPT PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request for the change in zoning from General Retail to a General Retail Planned Development and the creation of PD - 48, as described in Exhibit "A" has been submitted by K.P.A. Consulting; and

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the zoning for PD 48 for those areas identified in Exhibit "A".

SECTION 2. That the tracts identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning for PD - 47 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. The tract shown in Exhibit "A" shall comply with the area, use and all other requirements of the General Retail zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 4. Any development of the areas as shown in Exhibit "A" will require approval of a Concept Plan by the Planning and Zoning Commission and City Council prior to any development of the site. The following items will be considered as part of the approval of the Concept Plan at the time of development.

1. Approval of the building elevations and building layout
2. Approval of the building materials
3. Approval of a site plan and landscape plan

SECTION 5. In the event that a Gas/Convenience store is built on tract shown in Exhibit "B", the following requirements will be part of this Planned Development:

1. All exterior walls shall be 90% brick or glass.
2. All brick color and architecture elements shall be consistent throughout the entire development, including the canopy structure.
3. All roofs to be designed and constructed in residential character consisting of composition shingles.
4. Maximum building height to be one (1) story on all structures.
5. 20' maximum height for light poles including base.
6. No car wash will be allowed.
7. Trees (minimum 3" caliper) planted every 30' along S.H. 66 and North Lakeshore Dr.
8. All parking areas adjacent to S.H. 66 and N. Lakeshore will be screened with a hedge with a minimum of 5 gallon plant material.
9. Monument signage with a maximum height of 5" and maximum area of 60 square feet.
10. Architectural monument will be required on the site identifying entry into Rockwall at the time of any development of phase II. Design and location of the sign must be approved by the City Council.
11. A minimum 6' masonry wall will be constructed along the existing day care site along the common property line.
12. A minimum 8' masonry wall will be constructed along North Shore Estates as shown on the concept plan.
13. A maximum number of 6 pump islands will be allowed for the proposed convenience store.
14. That the Concept Plan shown as Exhibit "B" are attached hereto and made apart hereof for all purposes.

SECTION 6. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances,

as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 7. Any person, firm or corporation violating any of the provisions of this ordinance 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 8. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 10. 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 case provides.

DULY PASSED AND APPROVED this 6th day of July, 1999

ATTEST:

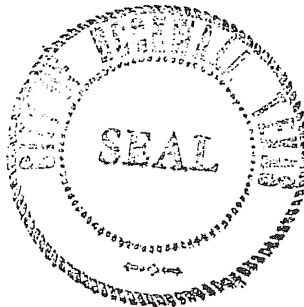
APPROVED:

BY Cindy Kindred  
Cindy Kindred,  
City Secretary

Scott L. Self  
Mayor, Scott Self

1st reading 6/21/99

2nd reading 7/6/99



THE PINNACLE  
PHASE II  
#4684

NORTHSHORES  
PH I  
4560

HIGHLAND HILLS  
3890

BARKER ADDN  
LOTS 12A &  
1.018 AC  
#307C

HIGHWOOD SUBD.  
3950

B.F. BOYDS

Northshore PH. A  
4581

THE LIGHT-  
HOUSE  
2.2138 AC  
#4313

Northshore Plaza  
#4586

NORTHSHORE  
PLAZA PH. 3  
#4588

NORTH-  
SHORE  
PLAZA  
PH. 2

#5035  
244.83

S. SPARKS ADDN.

87A  
9.2277 Acs

890.22

#4587

87B  
192.42

83

85

LOWE AND  
ALLEN

SUBD.  
4180

CITY OF DALLAS

Stonebridge  
CTR. PH. I  
3119

5120  
STONE  
BRIDGE  
CTR.  
PH. II

86B

393.34

86C  
0.347 AC.

Cemetery

HOLLEY  
ADDITION  
#4001

STONEBRIDGE MEADOWS  
PH. IV & V  
5100, 5110

ROCA VILLA  
4810, 4811

STONEBRIDGE MEADOWS  
PH I, II, & III  
5080, 5090

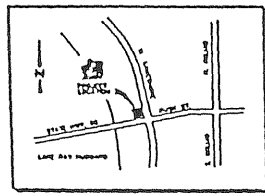
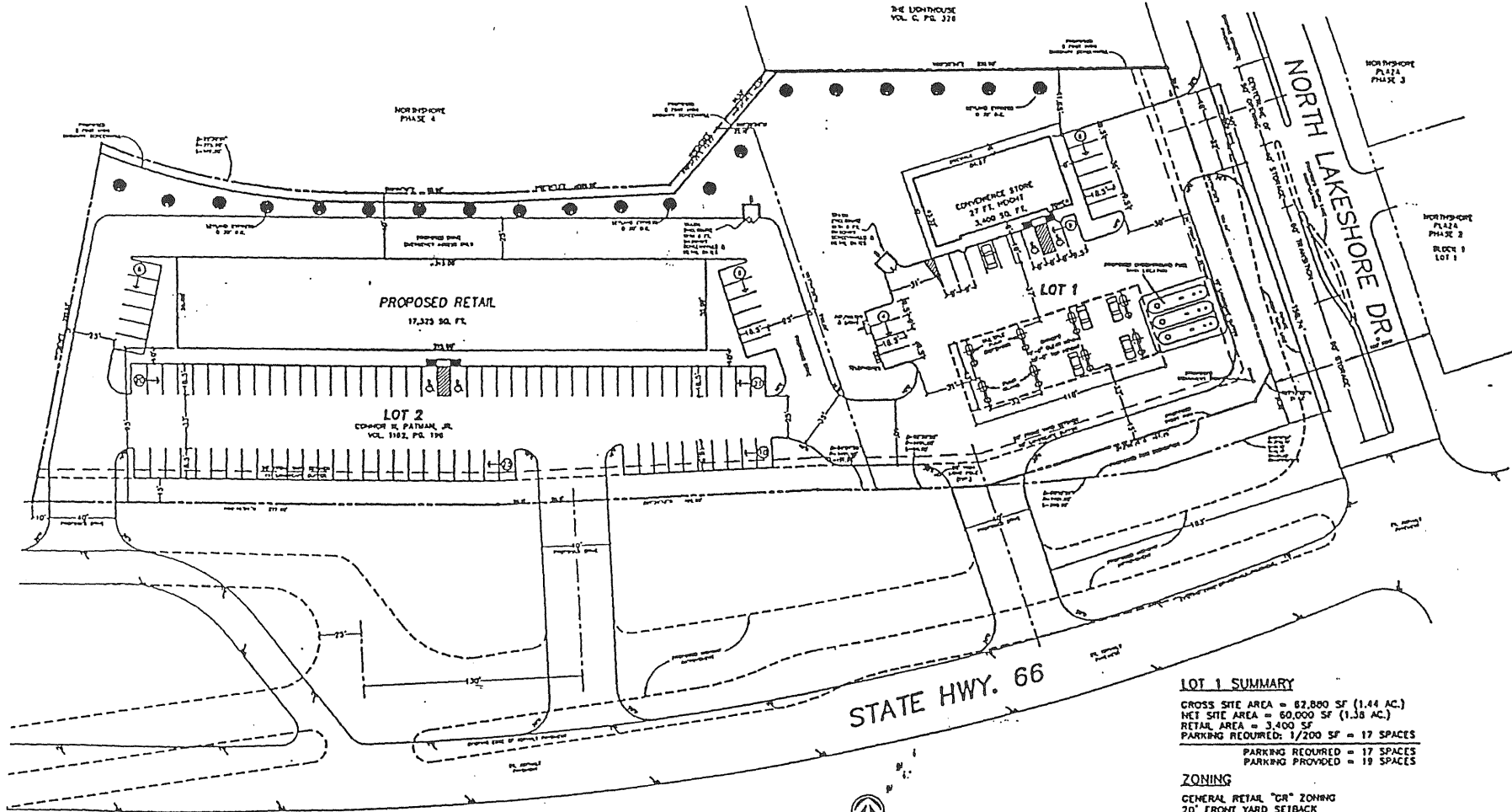
EXHIBIT "A"

SHOREVIEW ESTS  
4940

RIDGEVIEW 1 & 2 ADDN  
4800

FIRST BAPT.  
ADDITION  
0.1815 AC  
#81K C

EXHIBIT  
"B"



VICINITY MAP  
NO SCALE

**LOT 2 SUMMARY**

GROSS SITE AREA = 89,268 SF (2.04 AC.)  
NET SITE AREA = 89,268 SF (2.04 AC.)  
RETAIL AREA = 17,325 SF  
PARKING REQUIRED: 1/200 SF = 87 SPACES  
PARKING REQUIRED = 87 SPACES  
PARKING PROVIDED = 88 SPACES

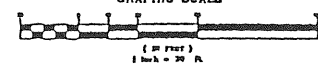
**ZONING**

GENERAL RETAIL "GR" ZONING  
20' FRONT YARD SETBACK  
NO SIDE OR REAR SETBACK  
15' LANDSCAPE BUFFER

STATE HWY. 66



GRAPHIC SCALE



**LOT 1 SUMMARY**

GROSS SITE AREA = 87,880 SF (1.44 AC.)  
NET SITE AREA = 80,000 SF (1.38 AC.)  
RETAIL AREA = 3,400 SF  
PARKING REQUIRED: 1/200 SF = 17 SPACES  
PARKING REQUIRED = 17 SPACES  
PARKING PROVIDED = 19 SPACES

**ZONING**

GENERAL RETAIL "GR" ZONING  
20' FRONT YARD SETBACK  
NO SIDE OR REAR SETBACK  
15' LANDSCAPE BUFFER

**GENERAL NOTES**

1. ALL BUILDINGS TO BE CONSTRUCTED WITH 90% BRICK EXTERIOR WALLS.
2. ALL BUILDINGS TO HAVE SLOPED ROOFS WITH COMPOSITION MATERIALS.

REVISED 5/8/99  
REVISED 4/22/99

USA PROFESSIONAL SERVICES GROUP, INC.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS  
8708 STEPHENS FRY, SUITE 400 DALLAS, TEXAS 75247  
(214) 342-1000 FAX (214) 342-1001

DATE: 4/9/99	CONCEPT SITE P1	PROJECT NO. 981
DRAWN BY: LAG	NORTH LAKESHORE DR	