

## CITY OF ROCKWALL

### ORDINANCE NO. 05-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT TO (PD-61) PLANNED DEVELOPMENT DISTRICT NO. 61 FOR A 2.63-ACRE TRACT OF LAND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETOFORE AND MADE A PART HEREOF; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a zoning change from (SF-10) Single Family Residential district to (PD-61) Planned Development district No. 61 has been request by LT/Ventures, for a 2.63-acre tract of land located south of Highwood Addition and at the termination of Valley Drive, and more specifically described in Exhibit "A" attached hereto and made a part hereof; 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 Unified Development Code of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of a zoning change from (SF-10) Single Family Residential district to (PD-61) Planned Development district No. 61 has been request by LT/Ventures, for a 2.63-acre tract of land located south of Highwood Addition and at the termination of Valley Drive, and more specifically described in Exhibit "A" attached hereto and made a part hereof.

1. **Section 2.** That development as indicated **on Exhibit "B"**, attached hereto, shall be subject to the permitted uses and area requirements of **Article V, Section 3.7 (ZL-5) Zero Lot Line Residential District**, of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, with the following additional conditions and restrictions:
2. Minimum lot size – 5,000 square feet
3. Minimum average lot size – 8,300 square feet

4. Maximum number of residential lots– 10
5. Minimum lot frontage on a public street – 38 feet
6. Minimum front yard setback – 20 feet
7. Minimum rear yard setback – 10 feet
8. Minimum side yard setback –
  - a. 0 feet for an internal lot, and for any lot abutting an open space or HOA common area
  - b. 10 feet for any lot abutting a street
9. Minimum maintenance easement –
  - a. 5 feet, on the non-zero lot line side, when adjacent to another lot in the same zoning district
  - b. 5 feet along the north property line for lots 7 and 2 (As indicated on the approved concept Plan)
10. Minimum dwelling unit size- 2,000 square feet
11. Exterior walls for all buildings 100-sf or more shall be constructed of at least 80% standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard or breezeway, in which event, the wall may be of non-masonry construction.
12. All common areas and dedicated landscape easements and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City of Rockwall Subdivision Ordinance and filed prior to approval of the final plat(s).
13. All garages shall be setback a minimum 10 feet from the residence front façade.

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

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

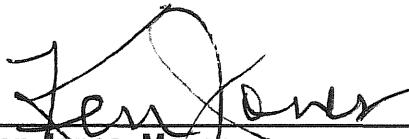
**Section 5.** If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

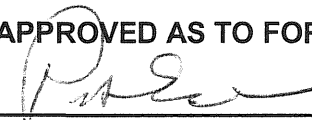
**Section 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18<sup>th</sup> day of April, 2005.**

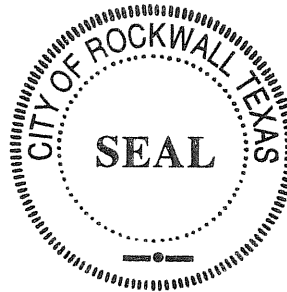
  
\_\_\_\_\_  
Ken Jones, Mayor

ATTEST:  
  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Pete Eckert, City Attorney

1<sup>st</sup> Reading: April 4, 2005

2<sup>nd</sup> Reading: April 18, 2005



## **Exhibit "A"**

### **Legal Description**

Being a 2.6309 acres of land in the B. F. BOYDSTUN SURVEY, ABSTRACT No. 14, in the City of Rockwall, Rockwall County, Texas, sold 2.6309 acres being a portion of that certain tract of land described in deed to 9.2277 Acre Limited Partnership, a Texas Limited Partnership as recorded in Volume 431, Page 107, Deed Records, Rockwall County, Texas, said 2.6309 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the East line of Lot 1B Block A of S. Sparks Addition an addition to the City of Rockwall as recorded in Cabinet B, Slide 393, Plat Records, Rockwall County, Texas, and the Southwest corner of Highwood Addition, 1<sup>st</sup> Section an addition to the City of Rockwall as recorded in Volume 50, Page 618, sold Deed Records, and being S 00°50'11" E, 5.51 feet from a ½ inch iron rod found at the Northeast corner of said S. Sparks Addition:

THENCE, S 89°48'08" E, 352.25 feet with the south line of said Highwood Addition to a ½ inch iron rod set:

THENCE, S 00°33'16" E, (the bearing base for this survey), 301.12 feet to a ½ inch iron rod set:

THENCE, N 71°11'38" W, 173.82 feet to a ½ inch iron rod found at the beginning of a non-tangent curve to the right having a radius of 175.00 feet and whose longchord bears S 24°41'34" W, 35.89 feet:

THENCE, continue along said curve in a southwesterly direction through a central angle of 11°46'22", an arc length of 35.96 feet to a ½ inch iron rod found, the end of said curve:

THENCE, S 30°34'45" W, 92.81 feet to a ½ inch iron rod set at the beginning of a non-tangent curve to the right having a radius of 50.00 feet and whose longchord bears S 80°07'43" W, 76.10 feet:

THENCE, continue along said curve in a westerly direction through a central angle of 99°06'18", an arc length of 86.49 feet to a ½ inch iron rod set, the end of said curve:

THENCE, N 86°35'36" W, 76.60 feet to a point in a sanitary sewer manhole and being in the east line of WAL-MART Addition an addition to the City of Rockwall as recorded in Cabinet E, Slide 167, said Plat Records:

THENCE, N 04°53'45" E, 244.90 feet with the East line of said WAL-MART Addition to a ½ inch iron rod found, being the Southeast corner of the aforesaid S. Sparks Addition:

THENCE, N 00°11'00" E, 124.04 feet along the east line of said S. Sparks Addition to the POINT OF BEGINNING and containing 2.6309 acres of land, more or less.

Bearings Based on Volume 431, Page 107, Deed Records, Rockwall County, Texas.

HIGHWOOD HILLS ADDITION  
CAR. A, SLIDE 11

HIGHWOOD ADDITION  
1ST SECTION  
VOL. 50, PG. 618

NOTE:  
SIDEWALK WAIVED ALONG EAST SIDE  
OF STREET BY EXTENDING SIDEWALK  
ALONG WEST SIDE OF STREET TO  
THE WESTWAY INTERSECTION IN THE  
ADJACENT SUBDIVISION.

CAP END OF 48" RCP  
FOR FUTURE EXT. BY CITY

CONNECT TO EXIST.  
WATER LINE @ PROPERTY

PROPOSED SANITARY  
SEWER MANHOLE

LOT 18, BLOCK A  
S. SPARKS ADDITION  
CAR. B, SLIDE 103

PROPOSED 4" SANITARY SEWER  
LATERALS TO  
EACH HOUSE (TYP)

PROPOSED 15.0' SANITARY SEWER  
EASEMENT

PROPOSED 6" SANITARY SEWER

WAL-MART  
CAR. E, SLIDE 167

OPEN SPACE DEDICATED  
TO THE CITY OF ROCKWALL  
(MAINTAINED BY H.O.A.)

NOTE:  
SIDEWALK TO BE CONNECTED  
TO WALMART PARKING LOT.

EXIST. 10.0' SANITARY SEWER  
EASEMENT

CITY OF ROCKWALL  
VOL. 254, PG. 745

WADE & VIRGINIA CANYON  
VOL. 37, PG. 313

VALLEY DRIVE  
50' R.O.W.

NEW 6.0' SIDEWALK  
585'48"06" E 302.25

31'18"

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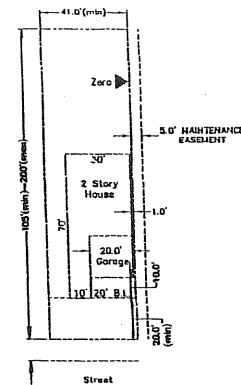
31'18"

31'18"

31'18"

31'18"

NOTE:  
1. 4" (minimum) copper trees to be added adjacent to the street in front of residences.  
2. Trees to conform to City approved tree list.  
3. Trees spaced at 25 ft. on center (minimum one per lot) for lots 1-10; lots 11 & 12 to have trees spaced at 25 ft. on center.



TYPICAL LOT  
TITS

LOT AVERAGE TOTALS

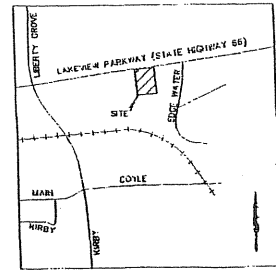
LOT	SF	ACRES
1	5,139	0.118
2	6,480	0.149
3	5,612	0.129
4	6,280	0.144
5	6,577	0.151
6	6,879	0.153
7	18,319	0.421
8	8,244	0.189
9	7,901	0.181
10	12,681	0.291
11	2,852	0.065

TOTAL SF: 86,564

AVERAGE LOT SIZE: 7,870

MINIMUM RESIDENCE SIZE: 2,000 SQ.FT.

▼ = ZERO LOT LINE



VICINITY MAP

NOT TO SCALE

LEGEND

- — — — — PROPERTY LINE
- ⊕ — — — — — EXISTING SS MANHOLE
- EL. 55 — — — — — EXISTING SANITARY SEWER LINE
- EX. 15' — — — — — EXISTING WATER LINE
- — — — — PROPOSED FIRE HYDRANT
- — — — — EXISTING
- LS — — — — — LANDSCAPE
- RCP — — — — — REINFORCED CONCRETE PIPE
- MDS — — — — — MEDIUM
- MAX — — — — — MAXIMUM

FILE COPY

22005-008  
RECEIVED  
MAR 02 2005  
By \_\_\_\_\_

CONCEPTUAL SITE PLAN  
LONG/TEEL ADDITION  
12 LOTS, Zoned Residential  
2.6309 Acres allotted in the  
B.F. Boydland Survey, Abundant Hg. 14  
City of Rockwall, Rockwall County, Texas  
www.rockwalltx.com  
BIG SKY CONSTRUCTION CO.  
2801 N. State St., Ste. 103,  
Coppell, Texas 75012  
972 228-0704 Fax 972 228-8133  
Contact: Bob Long  
submitted by  
MCKIN CONSULTING ENGINEERS  
1200 W. State Street, Carrollton, Texas 75006  
972 278-1783 Fax 972 272-8781  
PROJECT NO.: 2004-02  
Date: 3/1/05 Scale: 1" = 30'

22005-008 Tranquility - PD  
C101