

CITY OF ROCKWALL

ORDINANCE NO. 14-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 63 (PD-63) [ORDINANCE NO. 05-51] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY SUPERSEDING ORDINANCE NO. 05-51 FOR THE PURPOSE OF MODIFYING THE CONCEPT PLAN, OPEN SPACE PLAN AND DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY, BEING A 139.354-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 1 & 7 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for an amendment to the Planned Development District 63 (PD-63) [Ordinance No. 05-51] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of amending the Planned Development Concept Plan, Open Space Plan and Development Standards previously approved on October 3, 2005, for a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 63 [Ordinance No. 05-51] 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.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 05-51*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 10

(SF-10) District as specified in Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

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

**SECTION 5.** That development of open space on the *Subject Property* shall generally be in accordance with the *Open Space Plan*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which along with the recommendations of the *Parks Board* are deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*.

**SECTION 6.** That development of roadways on the *Subject Property* shall generally be in accordance with the *Roadway Diagram*, described in *Exhibit 'D'*, and the *Street Cross Sections*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibits 'D' & 'E'*, which are deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 7.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Lot Type Plan*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 8.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 9.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (1) *Open Space Plan*. The City Council shall act on the *Parks Board's* recommendation concerning the *Open Space Plan* in accordance with the time-period specified in Section 212.009 of the *Texas Local Government Code*.
- (2) *Master Plat*. A *Master Plat Application* covering all of the *Subject Property* shall be submitted and shall identify each phase of the development. The *Master Plat Application* shall not be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the *City* concurrently with the *Master Plat Application*.
- (3) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application, including a site plan application for improvements for parkland and/or trails, may be processed by the *City* concurrently with a *Preliminary Plat Application* for the development.
- (4) *Preliminary Plat(s)*. A *Preliminary Plat Application* covering all of the *Subject Property* or for each phase (conforming to the approved *Master Plat*) shall be submitted for approval. A *Preliminary Plat* application, including a site plan application for improvements for parkland and/or trails, may be processed by the

City concurrently with a PD Site Plan application for all of the *Subject Property* or for any phase of the development.

- (5) *Final Plat(s)*. Prior to the issuance of any building permits, a *Final Plat* for all of the *Subject Property* or for each phase (conforming to the approved *Preliminary Plat*) shall be submitted for approval.

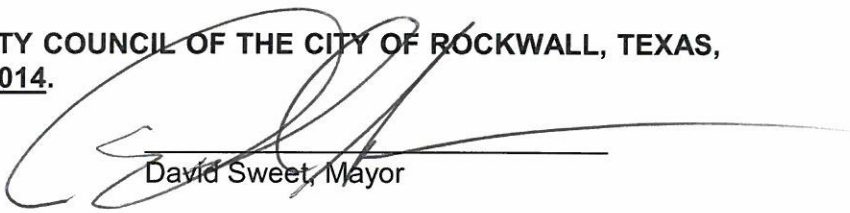
**SECTION 10.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 11.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

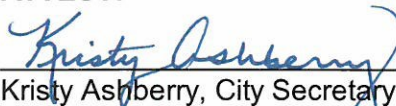
**SECTION 12.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 13.** 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 17<sup>TH</sup> DAY OF NOVEMBER, 2014.**

  
David Sweet, Mayor

**ATTEST:**

  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 11/03/2014

2<sup>nd</sup> Reading: 11/17/2014



**Exhibit 'A':**  
*Legal Description*

Situated in the County of Rockwall, State of Texas, being a part of the Abner Johnson Survey, Abstract No. 123 and being that tract of land conveyed to EN MARK PARENT CORPORATION and recorded in Volume 1430, Page 139, Deed Records, Rockwall County, Texas and being described by metes and bounds as follow:

Beginning at a ½" steel rod found at the northwest corner of Lot 7, Lofland Lakes Estates an addition to the County of Rockwall as recorded in Cabinet C, Page 231, Plat Record, Rockwall County, Texas;

Thence South 01°05'27" East with the west line of said Lofland Estates, a distance of 1084.84 feet to a found ½" steel rod at the southwest corner of Lot 4 of said addition;

Thence North 85°04'19" East with the south line of said Lot 4, a distance of 218.65 feet to a set ½" steel rod at the northwest corner of Lot 3 of said addition;

Thence South 00°39'24" East with the west line of said Lot 3, a distance of 199.86 feet to a found ½" steel rod at the southwest corner of said Lot 3, said rod also being in the north line of Lot 2 of said addition;

Thence South 84°51'15" West with the north line of said lot 2, a distance of 125.70 feet to a found ½" steel rod at the northwest corner of said Lot 2;

Thence South 00°52'08" East with the west line of said addition, a distance of 649.96 feet to a found ½" steel rod at the southwest corner of said addition;

Thence North 84°29'59" East with the south line of said addition, a distance of 93.68 feet to a point in a pond, said point also being the northwest corner of Lot 1, Lofland Lakes Estates No. 2, an addition to the County of Rockwall as recorded in Cabinet C, Page 251, Plat Record, Rockwall County, Texas;

Thence with the westerly line of said addition the following calls and distances:  
South 00°53'53" East, a distance of 330.45 feet to a point,  
North 85°06'54" East, a distance of 100.25 feet to a point,  
South 00°41'12" West, a distance of 537.41 feet to a point, the southwest corner of said addition, said point also being the most northerly corner of Lot 1, Block A, Edwards Acres Subdivision, an addition to the City of Rockwall as recorded in Cabinet F, Page 86, Plat Record, Rockwall County, Texas;

Thence South 27°41'50" West with the westerly line of said Lot 1, a distance of 259.68 feet to found ½" steel rod;

Thence South 68°34'07" West with said westerly line, a distance of 467.37 to a found ½" steel rod;

Thence South 01°37'49" East with said westerly line, a distance of 265.80 feet to a set ½" steel rod in the north line of F. M. Road 549, a 80 foot right-of-way;

Thence South 88°45'27" West with said north line, a distance of 1321.87 feet to a ½" steel rod set in the east line of State Highway No. 205, a 100 foot right-of-way;

Thence with said east line and a curve to the right having a radius of 5005.59 feet (chord bears



**Exhibit 'A':**  
*Legal Description*

North 44°05'07" West, 122.20 feet) and arc length of 122.20 feet to a set ½" steel rod;

Thence North 00°50'31" West with the east line of that tract of land conveyed to N. L. Lofland and Annie Lofland and recorded in Volume 28, Page 487, Deed Records, Rockwall County, Texas, a distance of 1062.55 feet to a found ½" steel rod;

Thence North 00°46'55" West, a distance of 872.23 to a fence corner at the northeast corner of said Lofland Tract;

Thence North 85°28'38" West, a distance of 10.57 to a found ½" steel rod;

Thence North 00°08'29" East with the west line of said EN MARK PARENT CORPORATION tract, a distance of 1402.01 feet to a ½" steel rod set at the base of fence post;

Thence North 88°23'25" East with the north line of said EN MARK PARENT CORPORATION tract, a distance of 1672.69 feet to the Point-of-Beginning and Containing 139.308 acres of land.

**Exhibit 'B':**  
*Concept Plan*



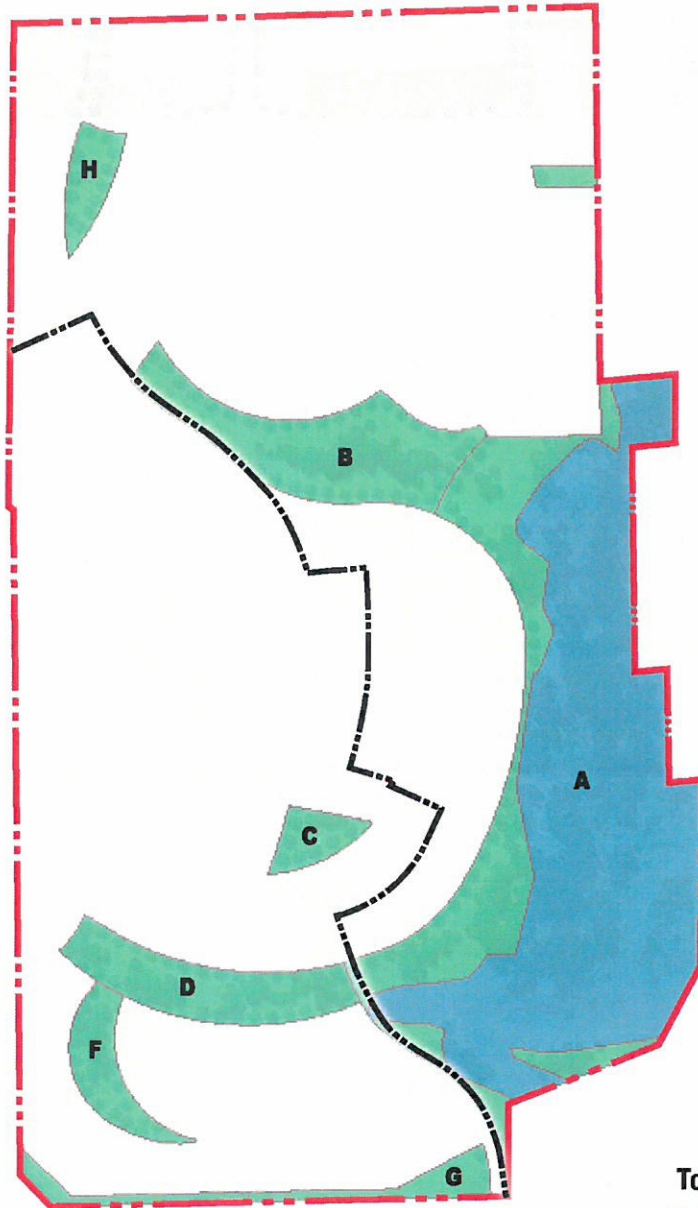
TBG  
October 16, 2014  
Scale 1"=100'  
0' 100' 200'

**Somerset Park**  
Conceptual Master Plan

ARCADIA

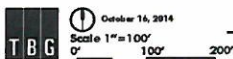


**Exhibit 'C':**  
*Open Space Plan*



**Total Open Space: 37.7 ac**

Open Space Requirement		
Required Open Space (20% of 138.6 ac)		<b>27.9 ac</b>
Open Space	18.8 ac	
Floodplain (10% of 138.6 ac)	9.5 ac	<b>28.3 ac</b>
<b>TOTAL</b>		<b>28%</b>

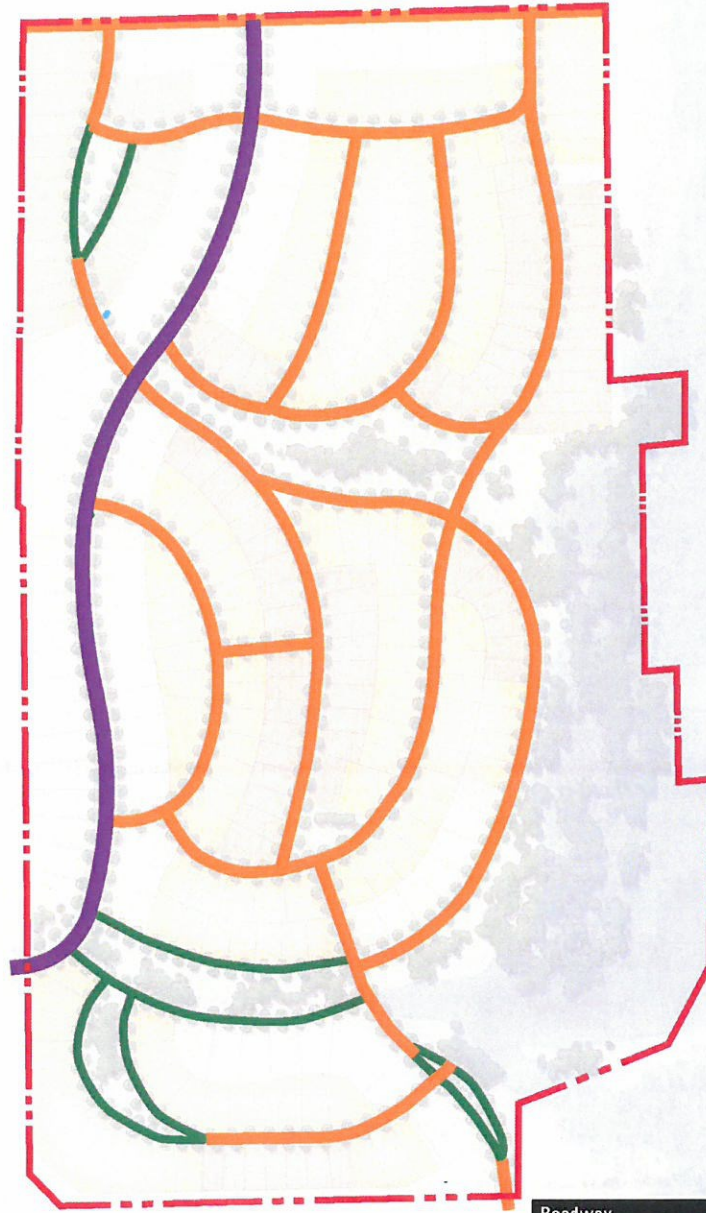


**Somerset Park**  
Open Space Plan

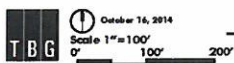




**Exhibit 'D':  
Roadway Diagram**



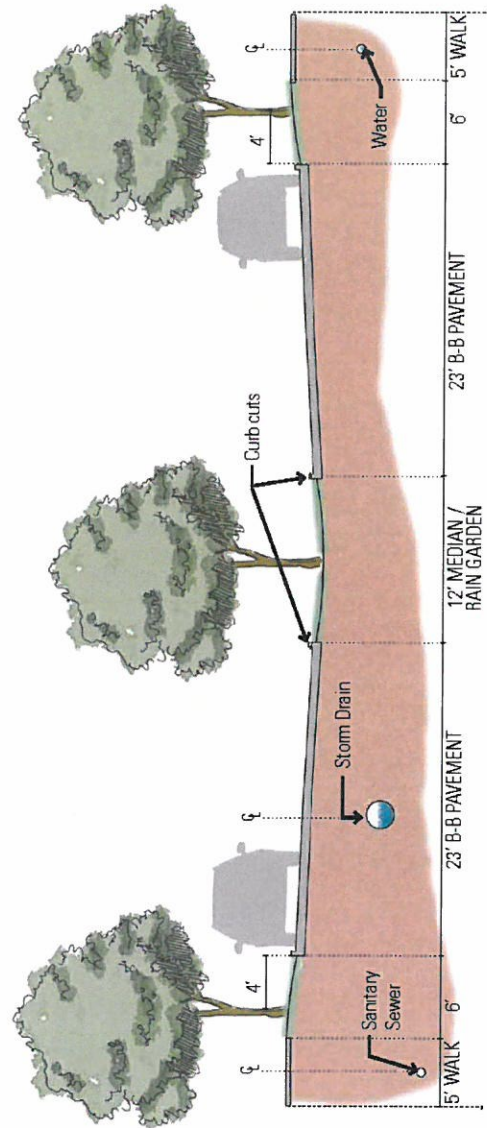
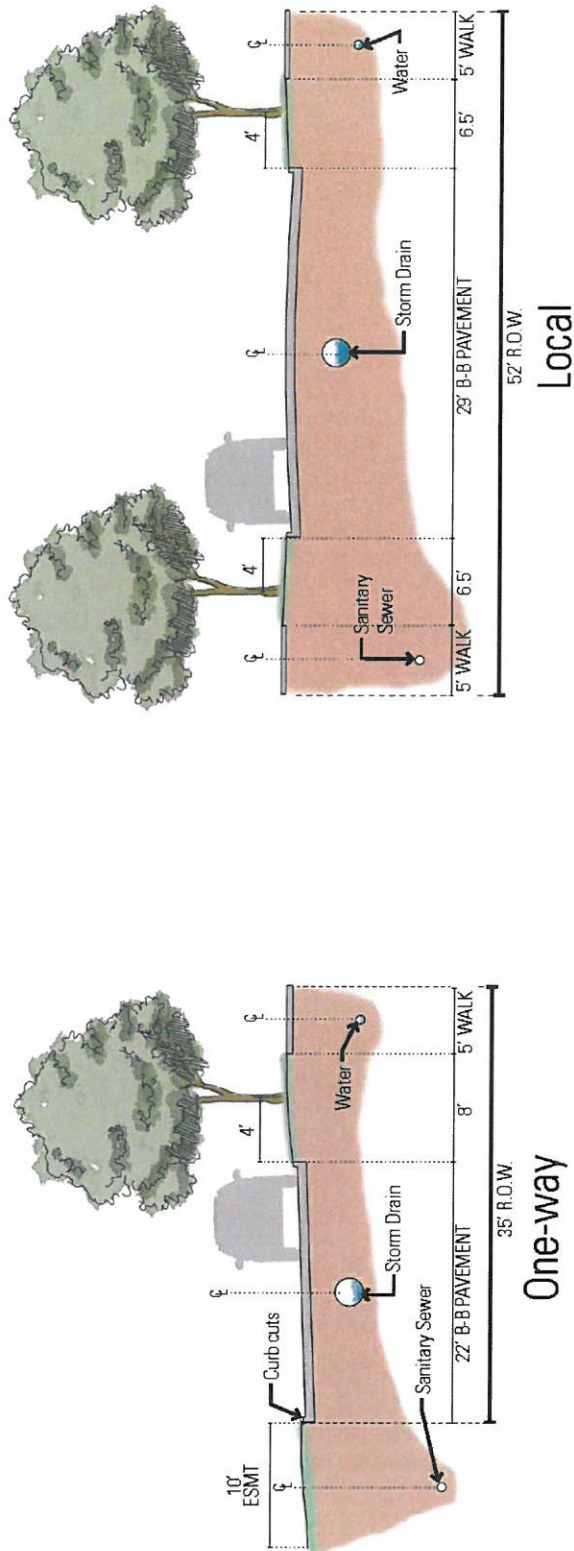
Roadway				
Symbol	Type	R.O.W.	Pavement Width	Traffic
	Collector/Blvd	80'	46' B-B	two-way
	Local	52'	28' B-B	two-way
	One-way	35'	22' B-B	one-way



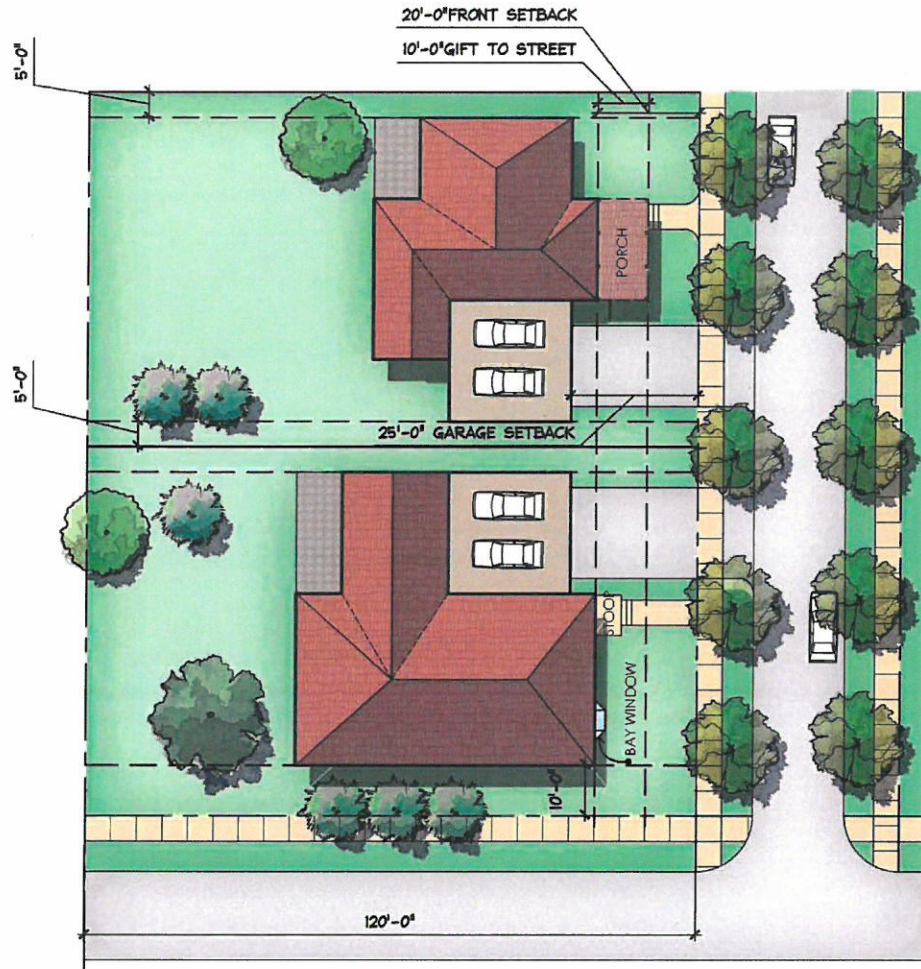
**Somerset Park  
Roadway Diagram**



**Exhibit 'E':**  
*Street Cross Sections*



**Exhibit 'F':**  
*Conceptual Lot Type Plan*



**SOMERSET PARK / CONCEPTUAL LOT TYPE PLAN**



Rockwall, TX    Arcadia Realty    03 October 2014

The information shown is based on the best information available and is subject to change without notice.



**Exhibit 'G':**  
*Development Standards*

**Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 309 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	60' x 120'	7,200 SF	93	30.10%
B	70' x 120'	8,400 SF	135	43.70%
C	80' x 130'	10,400 SF	81	26.20%
<i>Maximum Permitted Units:</i>			309	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 309 units; and,
  - (2) The average lot size for the development is not less than 8,400 SF; and,
  - (3) Lot type 'C' shall not decrease below 18.80% or 75 lots.
3. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 2.22 dwelling units per gross acre of land; however, in no case should the proposed development exceed 309 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'F'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
<i>Minimum Lot Width</i> <sup>(1)</sup>	60'	70'	80'
<i>Minimum Lot Depth</i>	120'	120'	130'
<i>Minimum Lot Area</i>	7,200 SF	8,400 SF	10,400 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> <sup>(3)</sup>	30'	30'	30'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,200 SF	2,700 SF	3,200 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> <sup>(5)</sup>	Allowed	Allowed	Allowed

General Notes:

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any



**Exhibit 'G':**  
**Development Standards**

property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces] (see *Exhibit 'F'*).

4. **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) or a decorative pattern (see *examples below*). Stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.

Examples of Cementaceous Fiberboard



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

5. **Anti-Monotony Restrictions.** The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	60' x 120'	(1), (2), (3), (4)
B	70' x 120'	(1), (2), (3), (4)
C	80' x 130'	(1), (2), (3), (4)

- (1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6)

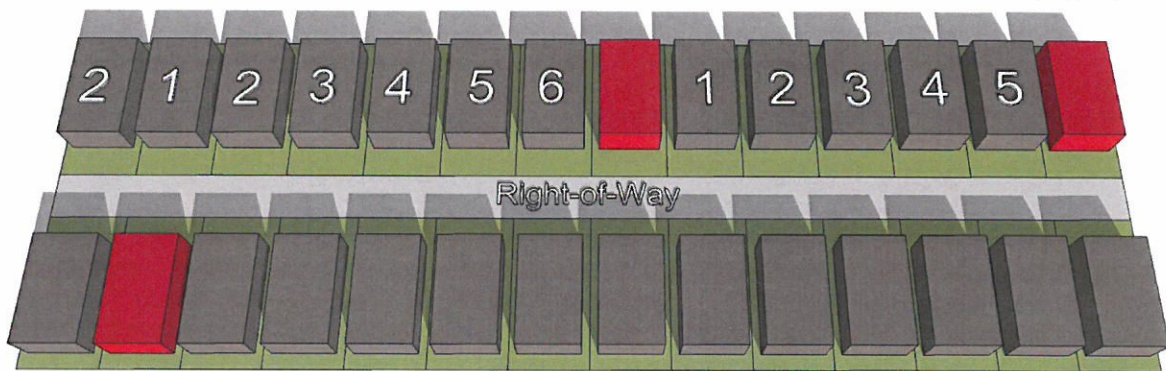


**Exhibit 'G':**  
*Development Standards*

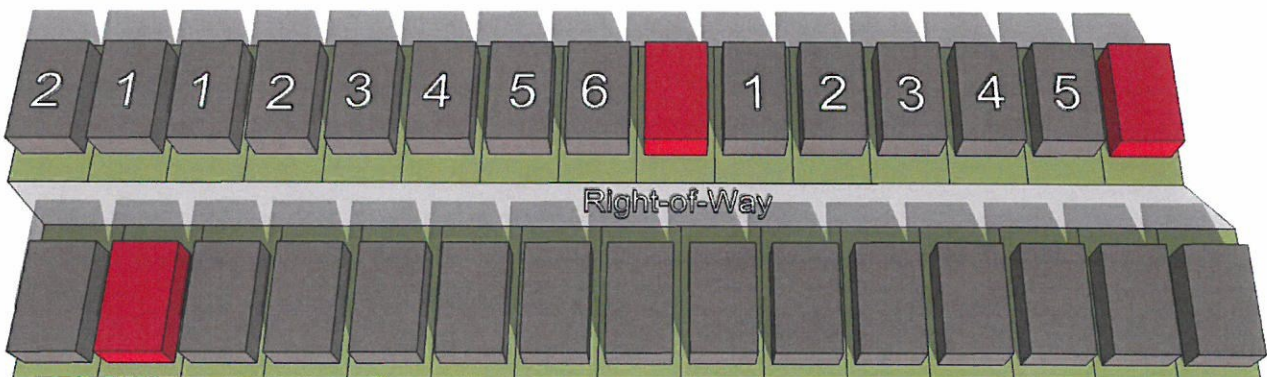
intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

*Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.*



*Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.*





**Exhibit 'G':**  
*Development Standards*

6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) *Front Yard.* Front yards may utilize a non-opaque fence, provided the fence is 40-inches in height and located a minimum of 1½-feet (18-inches) behind the sidewalk. Fence posts and gateways may have a maximum height of 44 inches. The area between the fence and sidewalk and the 1½-foot area behind the fence shall be landscaped. The property owner shall be responsible for maintaining the portion of the property situated between the fence and the sidewalk.
  - (b) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further forward than the back (rear) corner of the house. The fence shall be a maximum of six (6) feet tall with the top two (2) feet of the fence being transparent or open and the bottom four (4) feet solid. The fence shall be located a minimum of five (5) feet from the sidewalk's edge. If the fence extends toward the front of the home on a corner lot, such fencing will be non-opaque wood, 40-inches in height and wrap to the front of the lot. Such fencing shall follow all front yard fence standards. The property owner shall be responsible for maintaining the portion of the property situated between the fence and the sidewalk.
  - (c) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
  - (d) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the "public side" facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
  - (e) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
  - (f) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
7. *Landscape and Hardscape Standards.*
- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
    - (a) *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
    - (b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
  - (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

**Exhibit 'G':**  
*Development Standards*

- (a) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50-feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM-549.
- (b) *Landscape Buffer (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50-feet of linear frontage. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (4) *Street Trees*. Street trees shall generally be planted in conformance with *Exhibits 'B' & 'E'* of this ordinance. The Home Owner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14-foot vertical clearance height for all trees. All street trees shall be planted a minimum of five (5) feet from all water, sanitary sewer and storm lines.
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street*. All streets shall generally conform to the roadway diagram contained in *Exhibit 'D'* and the roadway cross sections contained within *Exhibit 'E'*. Streets bordering open space areas will be designed with curbs adjacent to residential lots and with no curbs or curb cuts adjacent to the open space areas. These streets will be designed with split gutter grades to allow drainage to sheet flow across the pavement into the open space area. The locations for these roads are identified on the *Conceptual Drainage Plan* to be provided with the PD Site Plan.
- 9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if

**Exhibit 'G':**  
*Development Standards*

located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space*. The development shall consist of a minimum of 20.00% open space (or 27.9-acres), and generally conform to the *Open Space Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
13. *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
14. *Drainage Standards*. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (approved in August 2003 and updated in October 2007). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Preliminary Plat*. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.
15. *Grading Standards*. *Lot-to-Lot* drainage shall be allowed provided drainage passes through only one (1) additional lot prior to collection in a drainage system, public right-of-way, drainage easement, or open space area. Proposed lot grading and flow patterns shall be identified on the *Conceptual Drainage Plan*, which shall be submitted with the *Preliminary Plat*.

Lots may be graded to drain from the backyard of one (1) lot through the back or side yard of an adjacent lot. The lower elevation lot shall be constructed with back and side yard swales to capture upstream lot drainage and direct drainage around the home. Fences between homes with *Lot-to-Lot* drainage shall be constructed with a maximum two (2) inches of clearance above natural ground. The Home Owners Association (HOA) shall be responsible for resolving any *Lot-to-Lot* drainage issues.
16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.