PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # Z2022-038 P&Z DATE August 9, 2022 CC DATE August 15, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE N/A HPAB DATE N/A PARK BOARD DATE N/A

Zoning Application
- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☒ PD Development Plan

Site Plan Application
- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application
- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application
- ☐ Exhibit

Miscellaneous Application
- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD#_____)
- ☐ Applications
- ☐ Receipt
- ☒ Location Map
- ☒ HOA Map
- ☒ PON Map
- ☐ FLU Map
- ☒ Newspaper Public Notice
- ☒ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date_____
  - ☐ Cabinet #_____
  - ☐ Slide #_____

Notes:_____
_____
_____
_____
_____
_____
_____

Zoning Map Updated_____

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

S [illegible] ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
LOTS [PROPOSED]			

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25

JOHNSON VOLK CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

Transmittal **Date: 7/15/22**

Re: Terraces Zoning Johnson Volk Project No. 2215

To: Ryan Miller AICP
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Copies to:

Items Enclosed: [ ] Originals [ ] Specifications [ ] Samples
[X] Prints [ ] Reproductions [ ] Other (see notes below)

Sent Via: [ ] Printer [ ] Fax [X] Courier
[ ] USPS [ ] FedEx [ ] UPS

No. of Items	Description
1	Zoning Application & Application Fee
1	Letter of Explanation
2	Concept Plan
1	Digital files of application and concept plan

Notes:

Action: [ ] For City Signature [ ] As Requested
[ ] For your approval [x] For your review/comment

Sent By: Tom Dayton, PE
Johnson Volk Consulting, Inc.
Office: 972-201-3100

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

MONUMENT SIGNAGE

6' HIKE & BIKE TRAIL (TYP)

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

AVIGATION EASEMENT (RPZ)

R.O.W DEDICATION & NTMWD ESMT

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65'
Δ=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°35'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

S1°35'19"E 1090.27'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S18°41'E 334.84'

N1°22'52"W 1699.38'

N37°48'37"W 70.00'

S88°32'20"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S89°38'42"W 241.04'

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

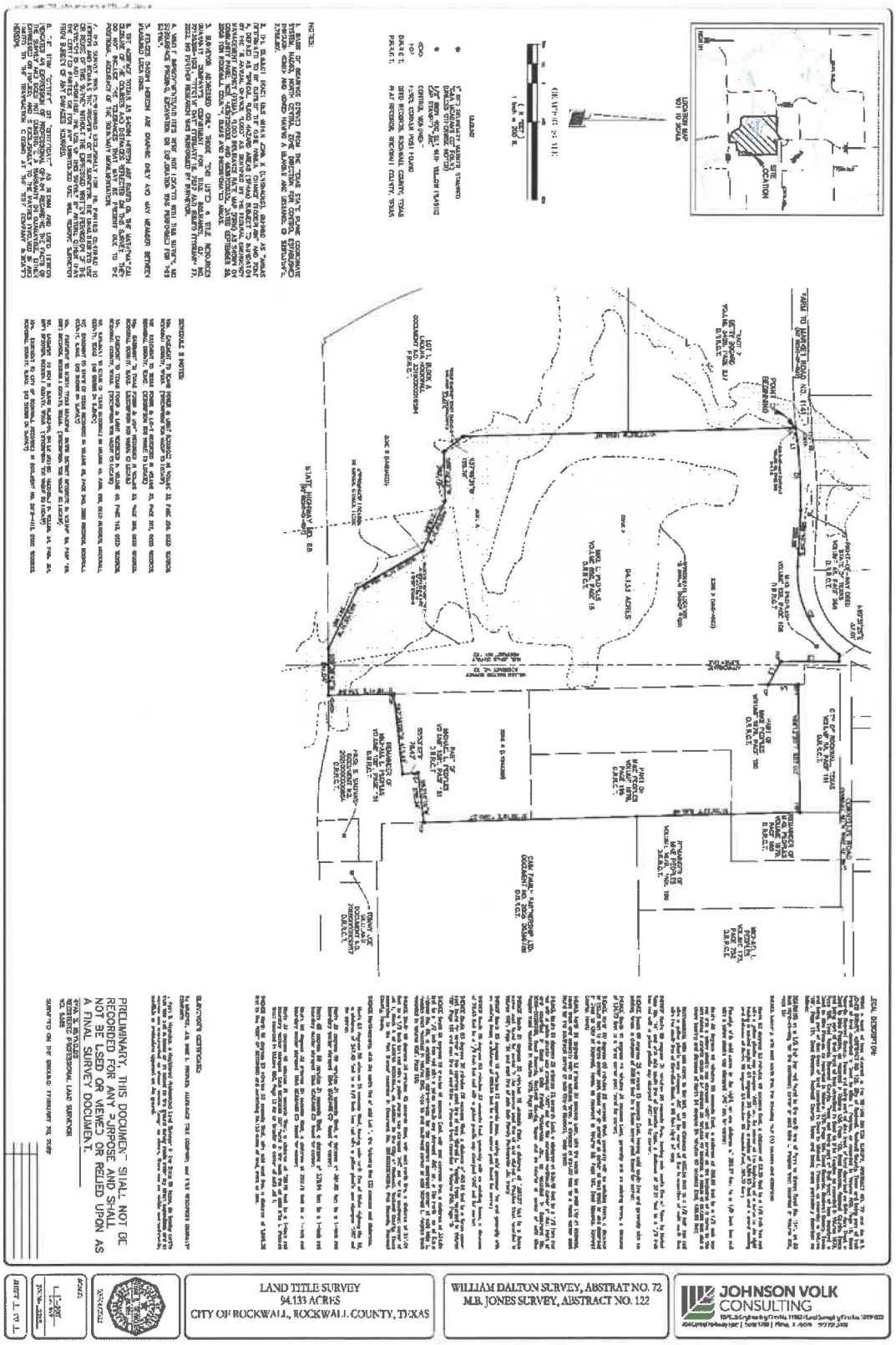


Exhibit 'C':
Concept Plan

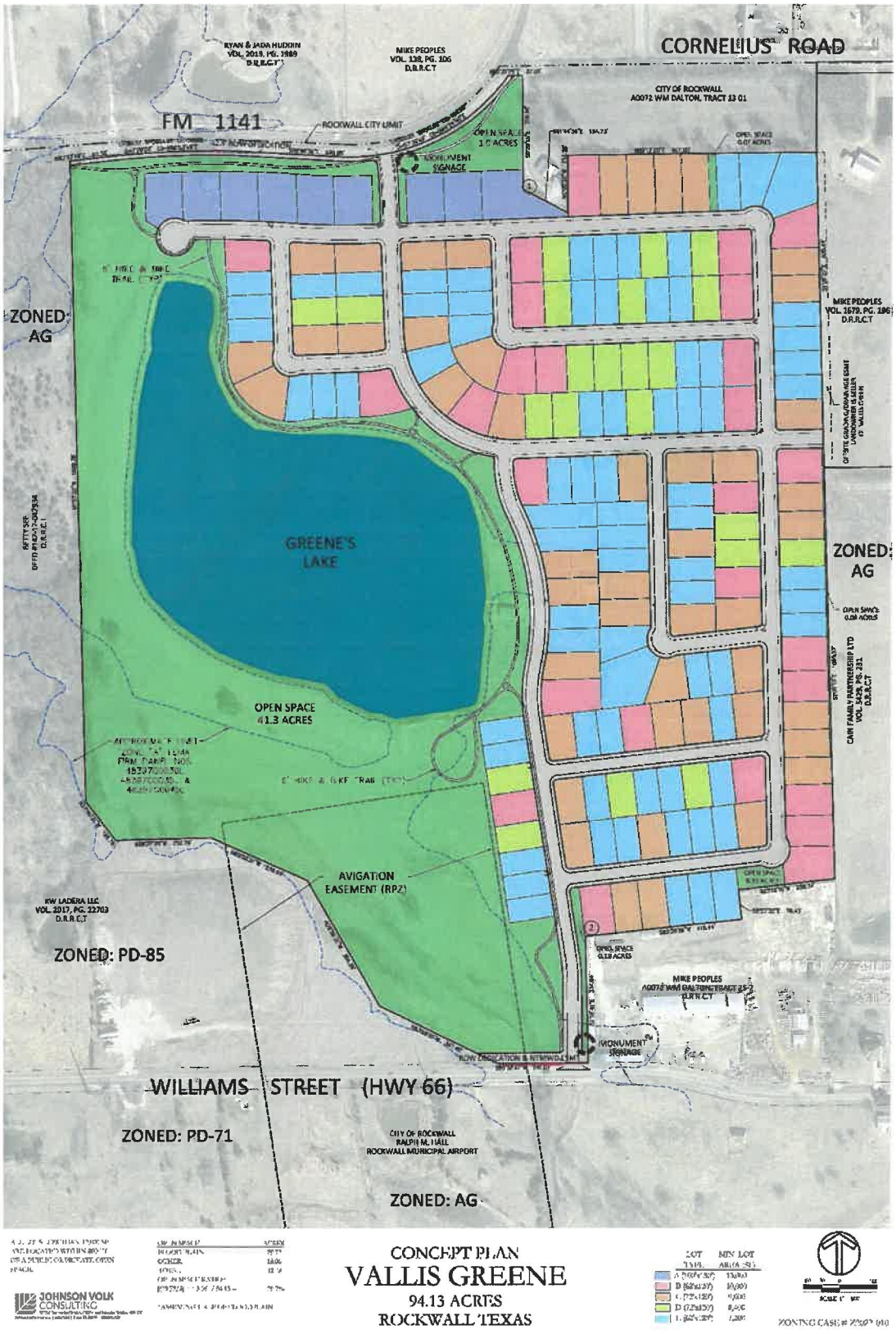


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

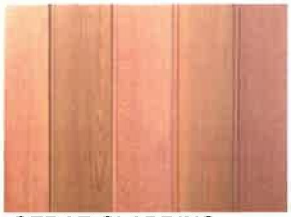
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

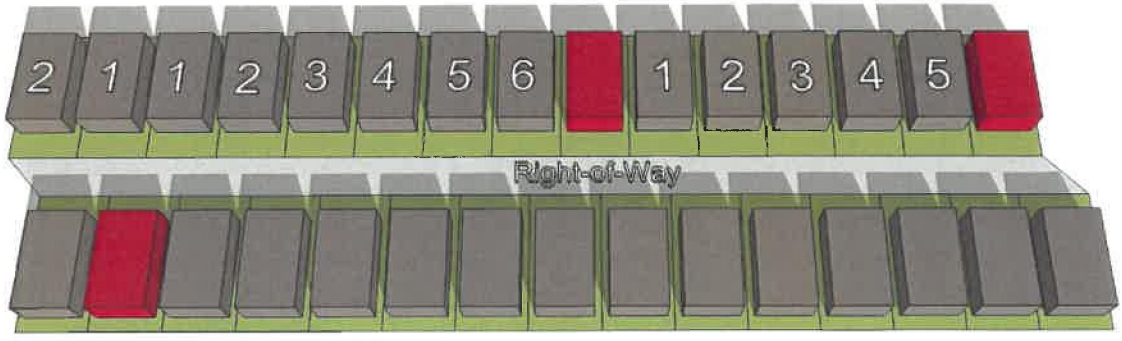
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

S [illegible] ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
LOTS [PROPOSED]			

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

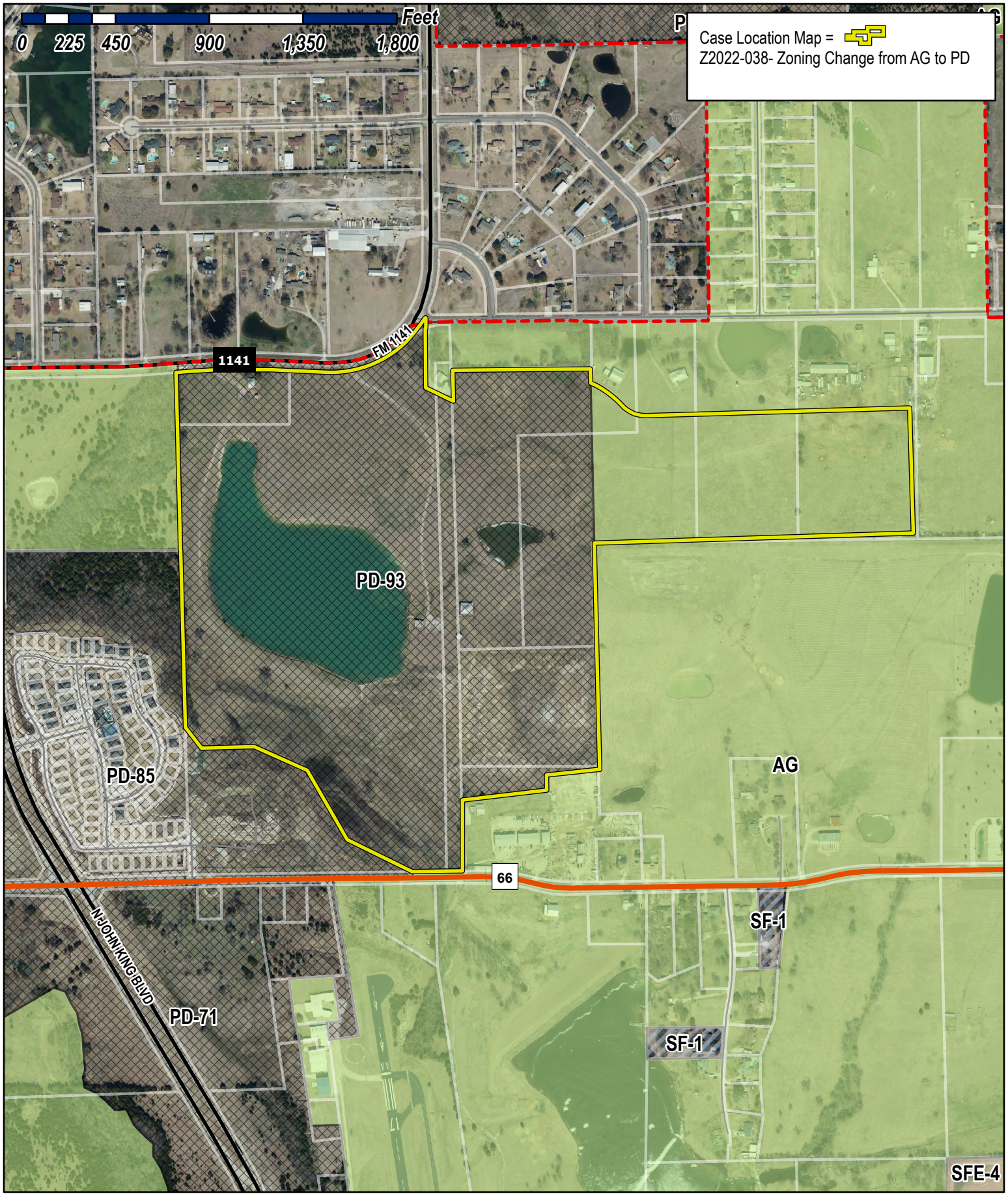
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

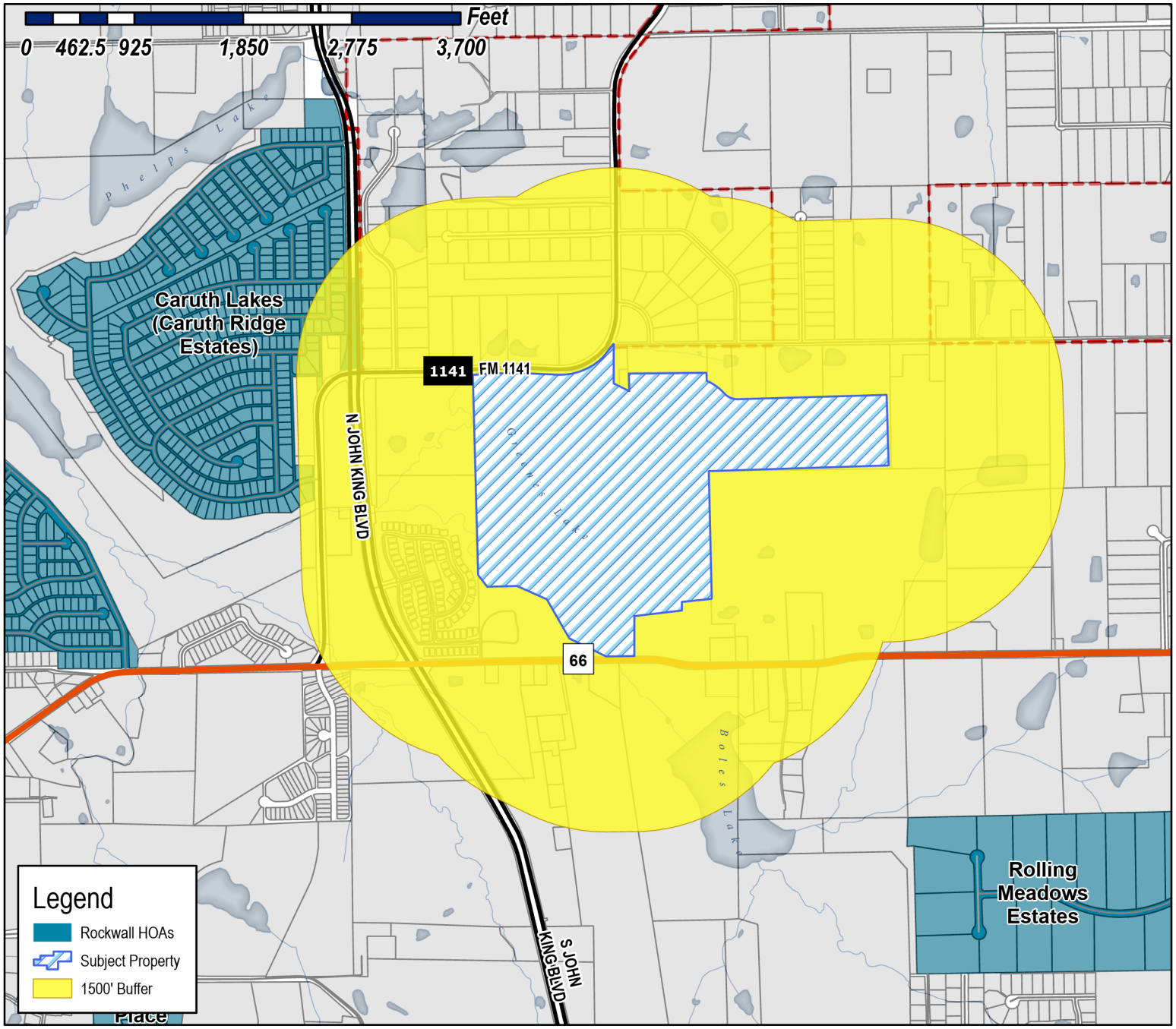
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

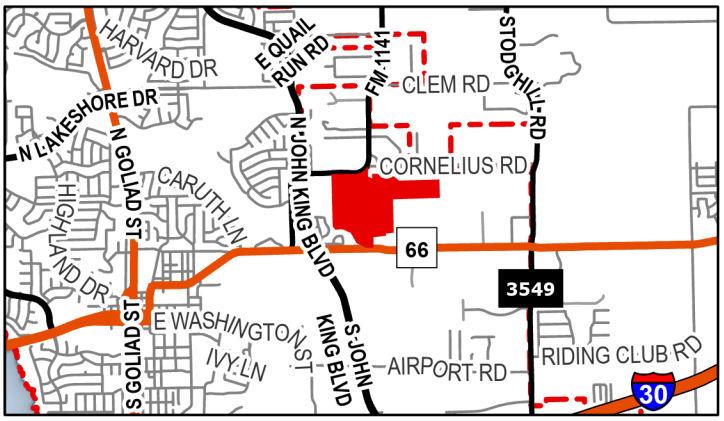
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Case Number: Z2022-0038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

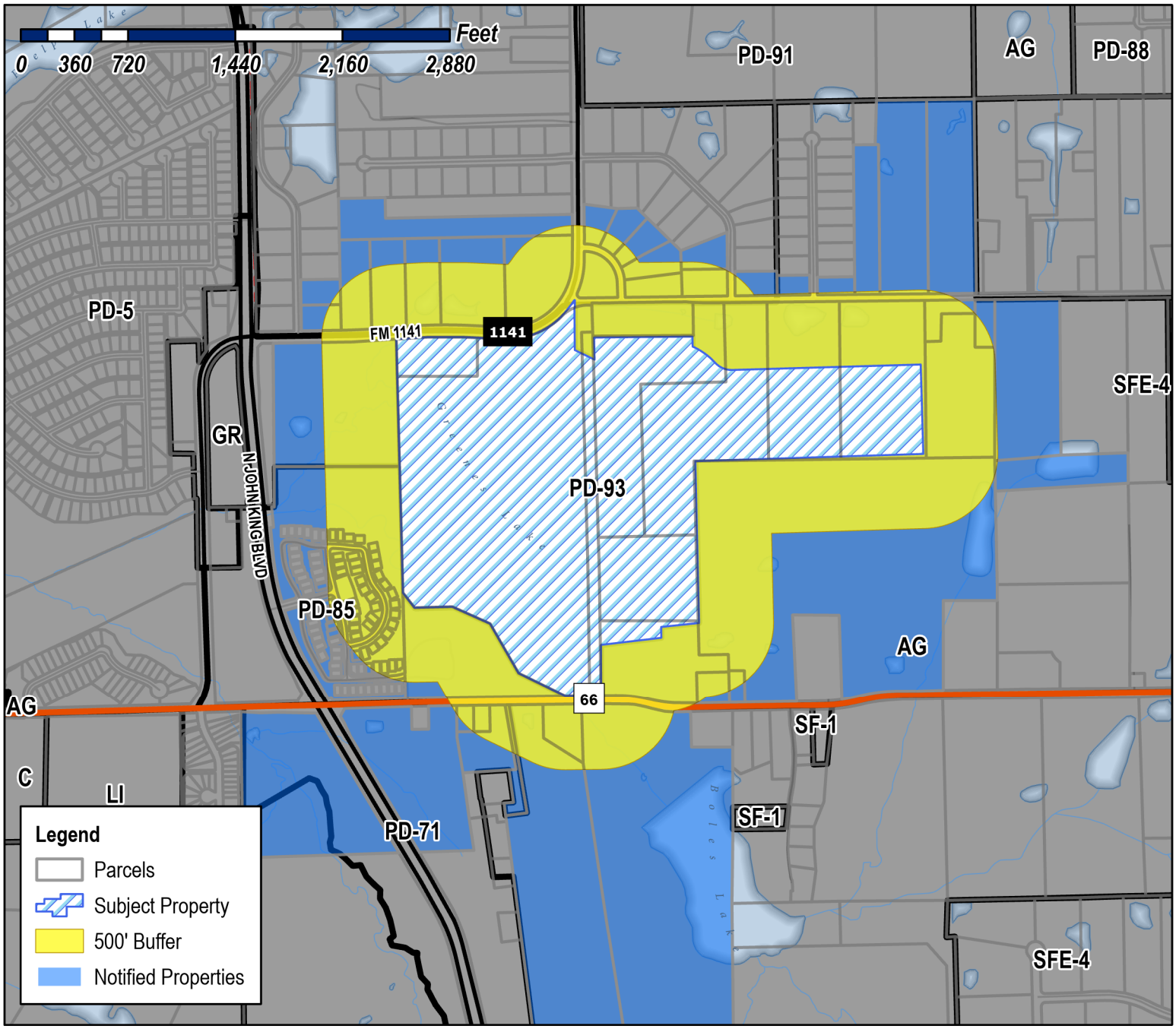
Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

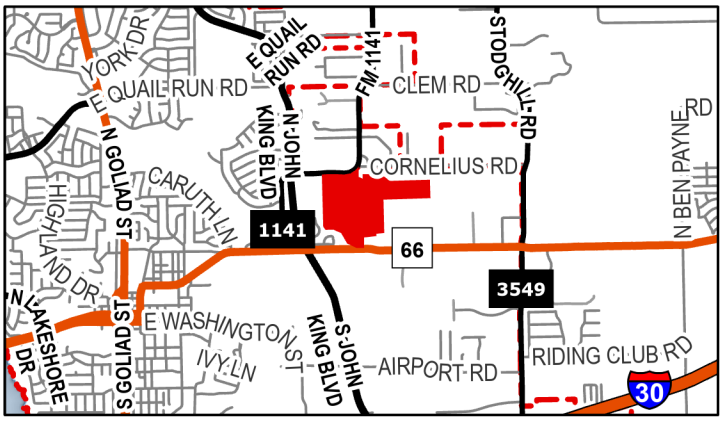
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2022-038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

JOHN AND LYNNE MCMAHAN REVOCABLE TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
ROCKWALL, TX 75087

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

MONUMENT SIGNAGE

6' HIKE & BIKE TRAIL (TYP)

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

AVIGATION EASEMENT (RPZ)

R.O.W DEDICATION & NTMWD ESMT

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65'
Δ=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°35'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

S1°35'19"E 1090.27'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S18°41'E 334.84'

N1°22'52"W 1699.38'

N37°48'37"W 70.00'

S88°32'20"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S89°38'42"W 241.04'

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

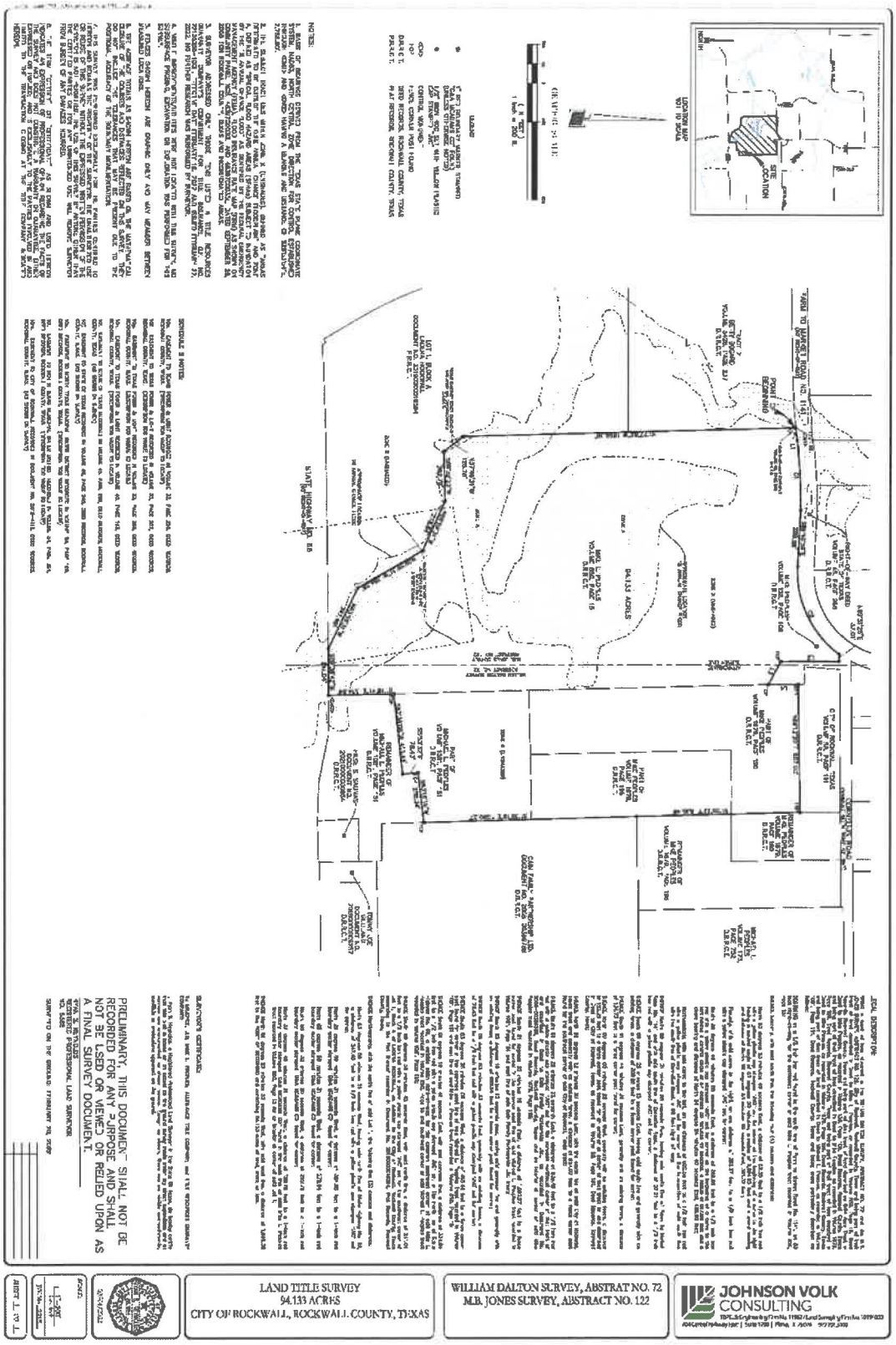


Exhibit 'C':
Concept Plan

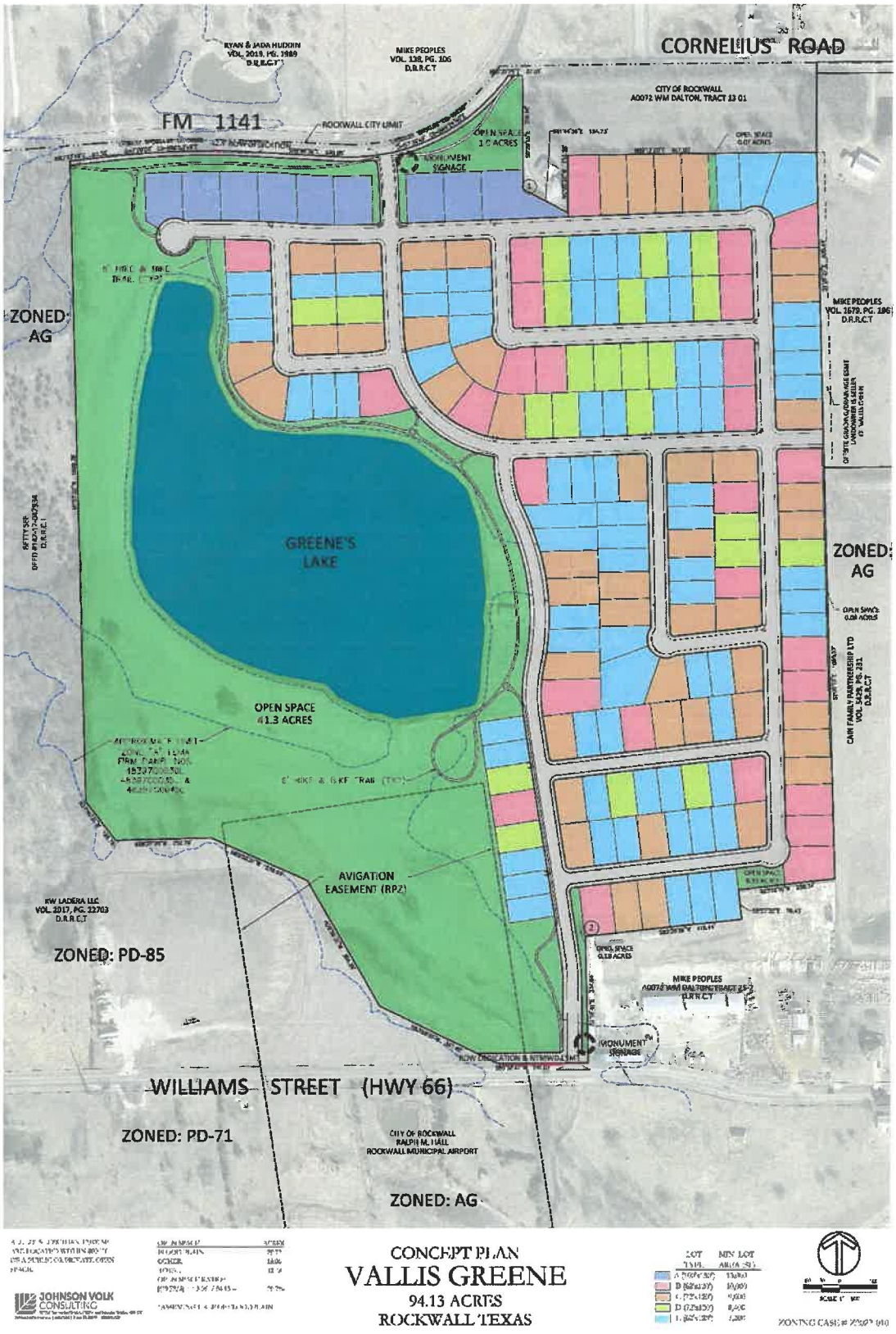


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

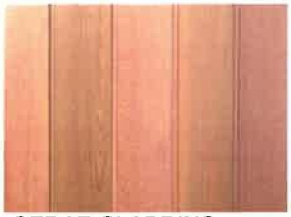
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

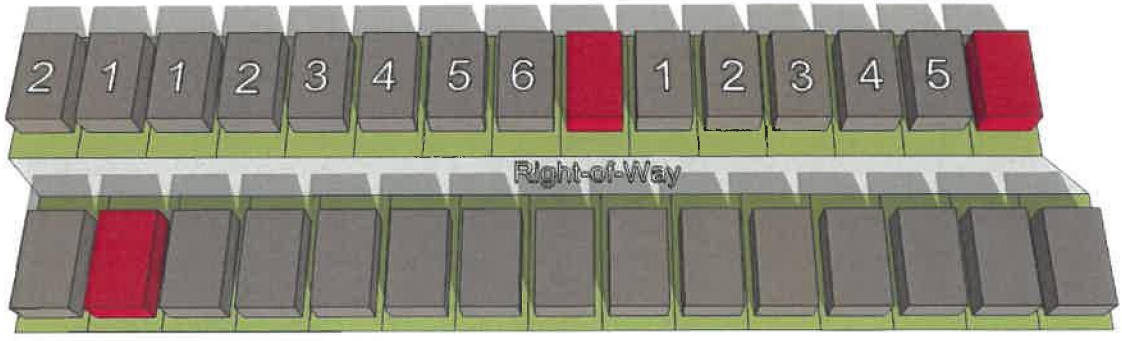
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

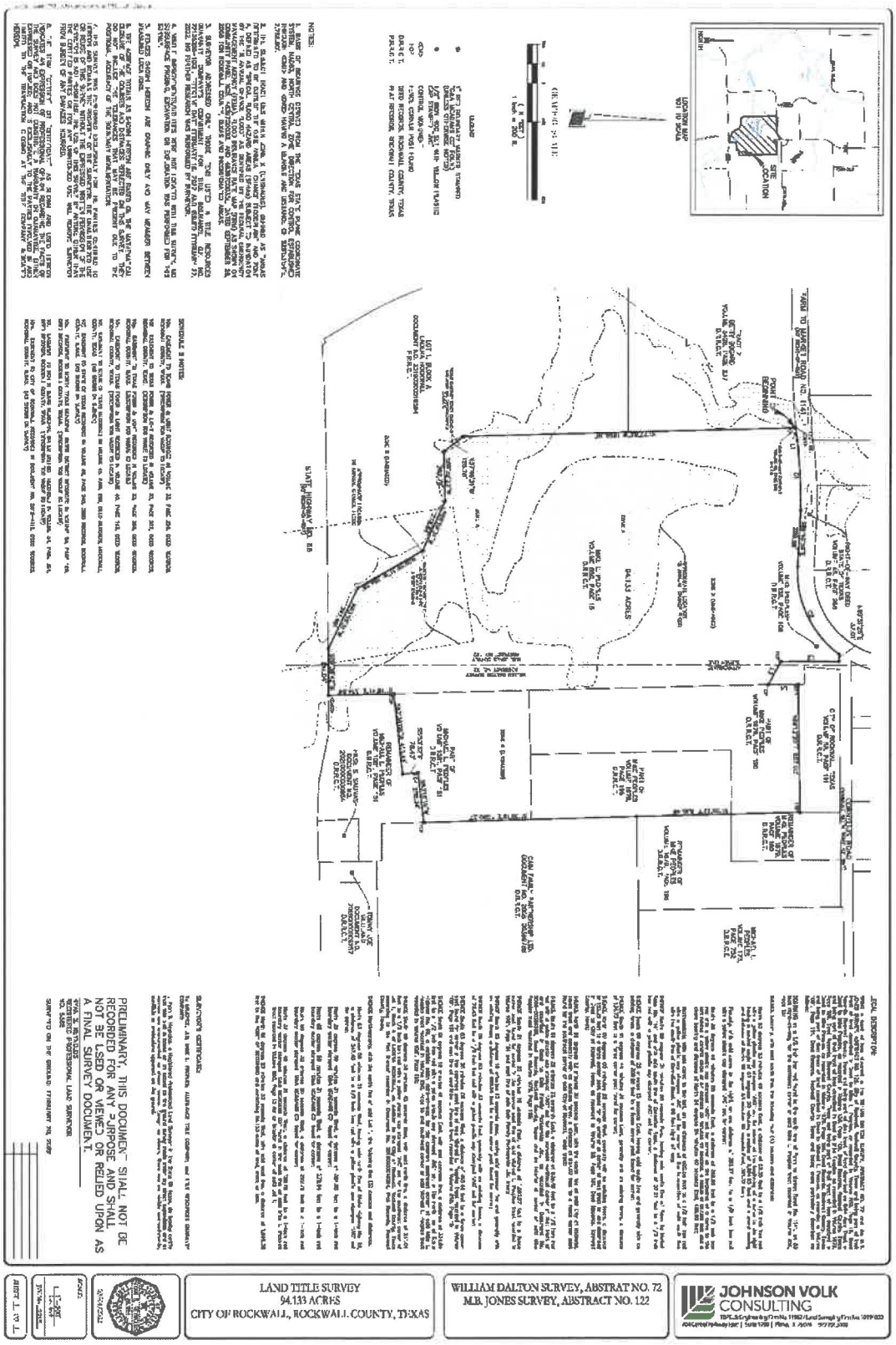


Exhibit 'C':
Concept Plan

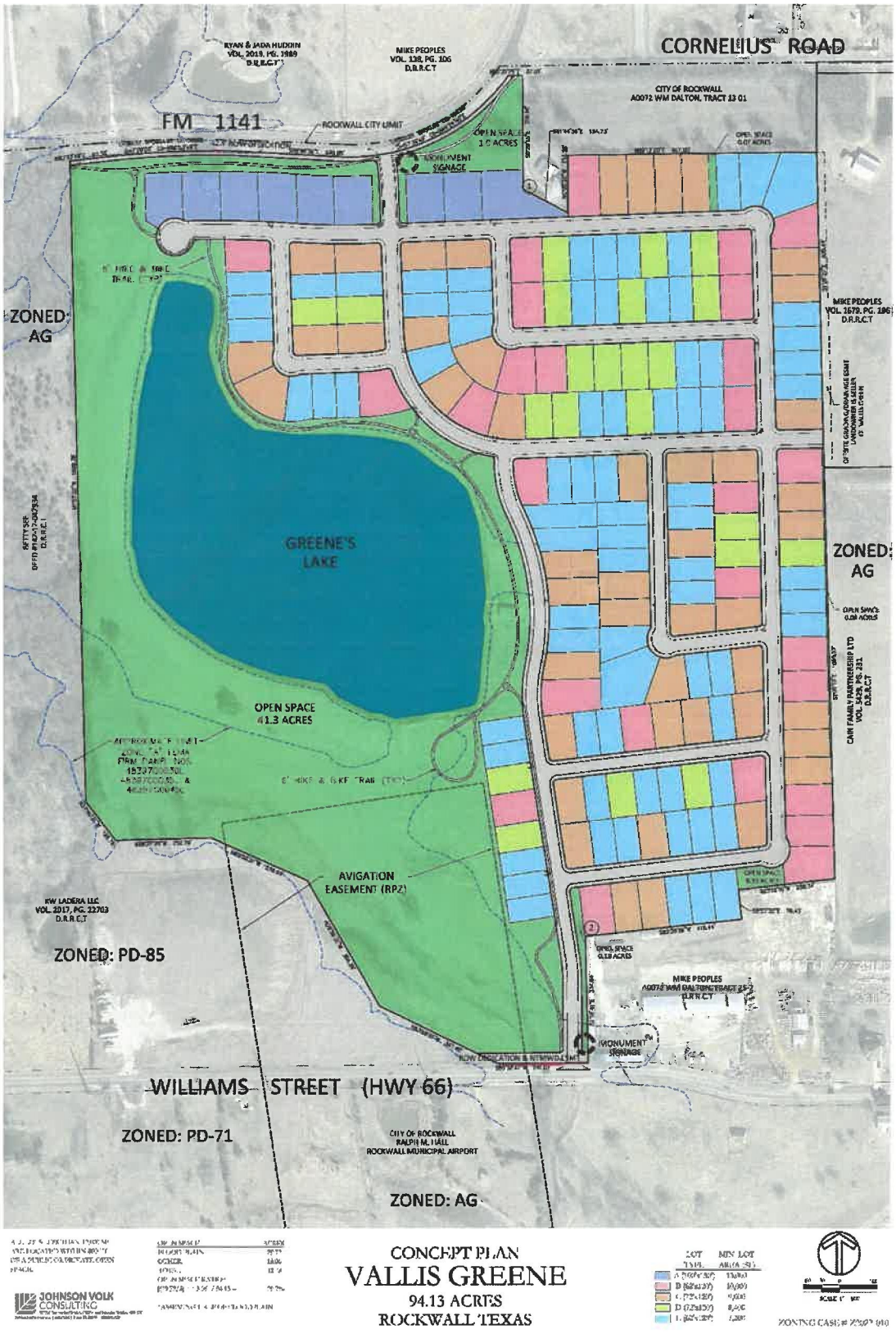


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

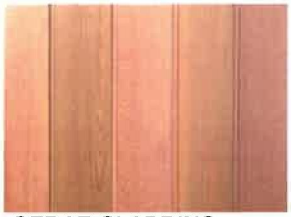
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

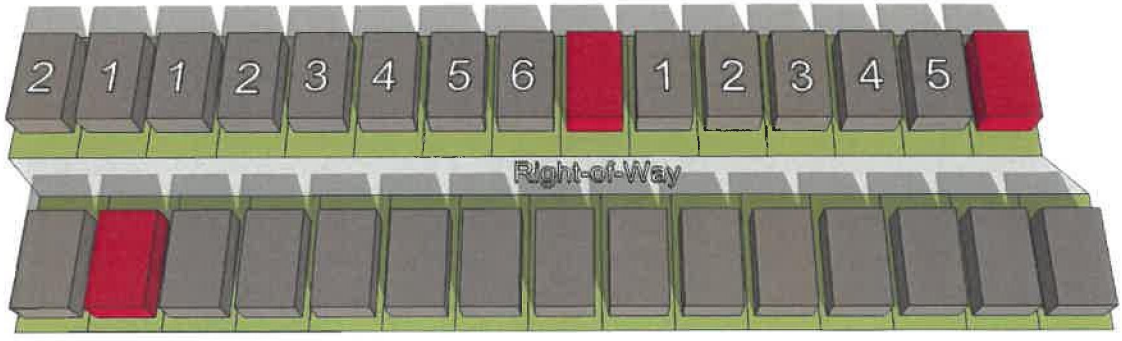
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/22/2022

PROJECT NUMBER:	Z2022-038	CASE MANAGER:	Henry Lee
PROJECT NAME:	Zoning Change from AG to PD	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	07/22/2022	Approved w/ Comments

07/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 93 (PD-93) [Ordinance No. 22-22] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2022-038) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a survey for the Draft Ordinance.

M.5 Please provide representative signage per item 15 within Exhibit D of the Draft Ordinance.

M.6 Please review the attached draft ordinance prior to the July 26, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by August 2, 2022.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 2, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 26, 2022.

I.8 The projected City Council meeting dates for this case will be August 15, 2022 (1st Reading) and September 6, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2022	Approved w/ Comments

07/22/2022: Informational Comments:
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- See comments on P2022-015 Preliminary Plat
- No work in NTMWD easement without approval

Drainage Items:
- Detention is required.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Need to show erosion hazard setback. See engineering design standards. Erosion hazard setback will not be in a residential lot.
- Need separate HOA Lot/Drainage Easement on east side of subdivision to collect off-site drainage and collect in ditch/channel/storm system. No Lot to lot drainage allowed.
- Need written permission to build in and around NRCS easement for Greene Lake as well as using it as a detention above the normal water surface. Will need to show NRCS easement on plans and plat. Or written confirmation from NRCS that this isn't one of their lakes.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- 12" water line to be install along SH 66 and north to tie into the existing 12" water in FM 1141(not the 8" as shown on proposed water plan)
- Sewer must extend to eastern property line along SH 66

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be standard curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- TIA will be required for SH 66 and FM 1141 with associated review fees.
- Must meet TxDOT Driveway spacing along SH 66 and FM 1141.
- Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing.
- Dedicate ROW for SH66. 110' ROW for an P6D four lane divided roadway. Must dedicate 55' from the centerline if not existing.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/22/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/18/2022	Approved

No Comments

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

S [illegible] ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
LOTS [PROPOSED]			

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

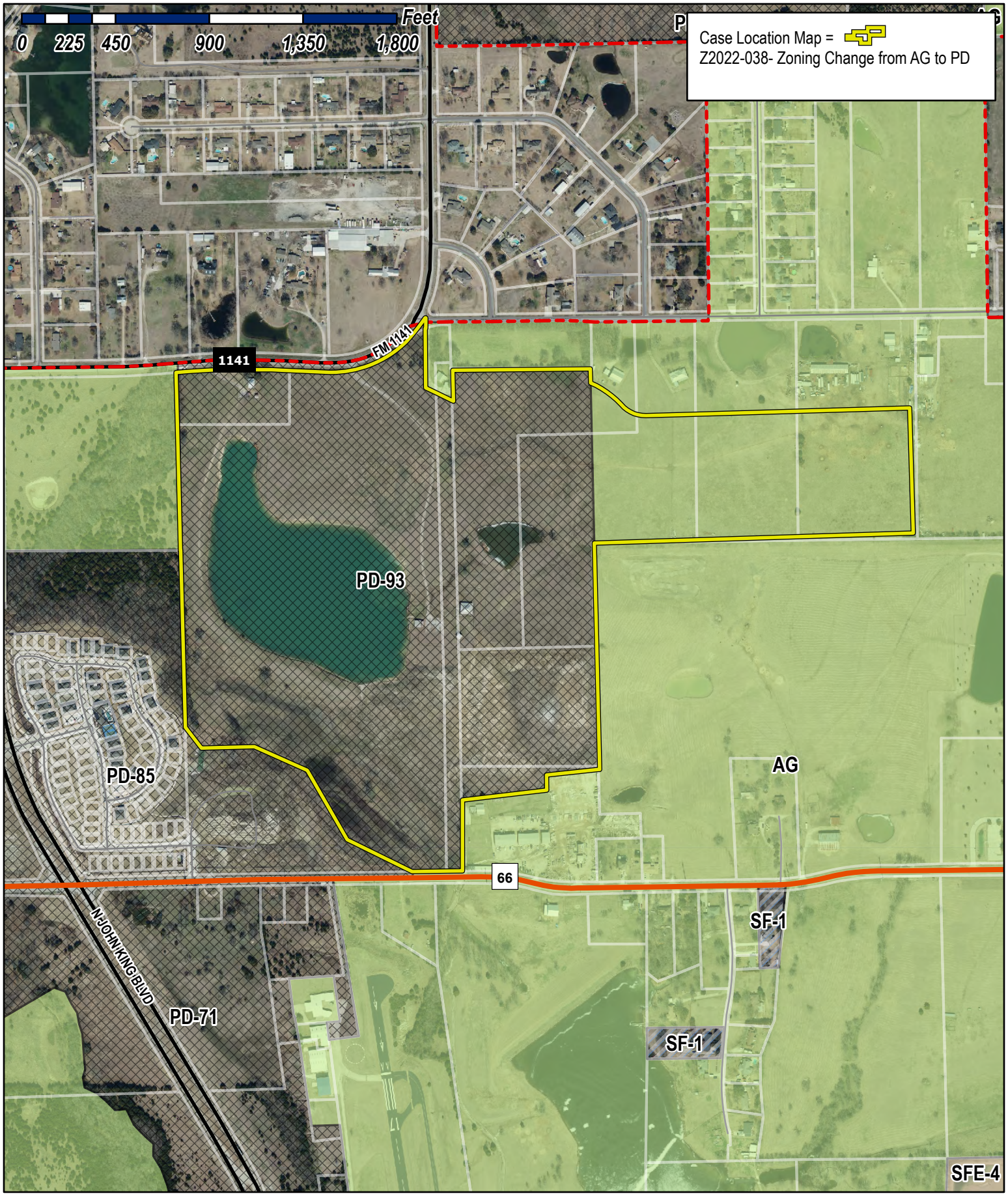
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

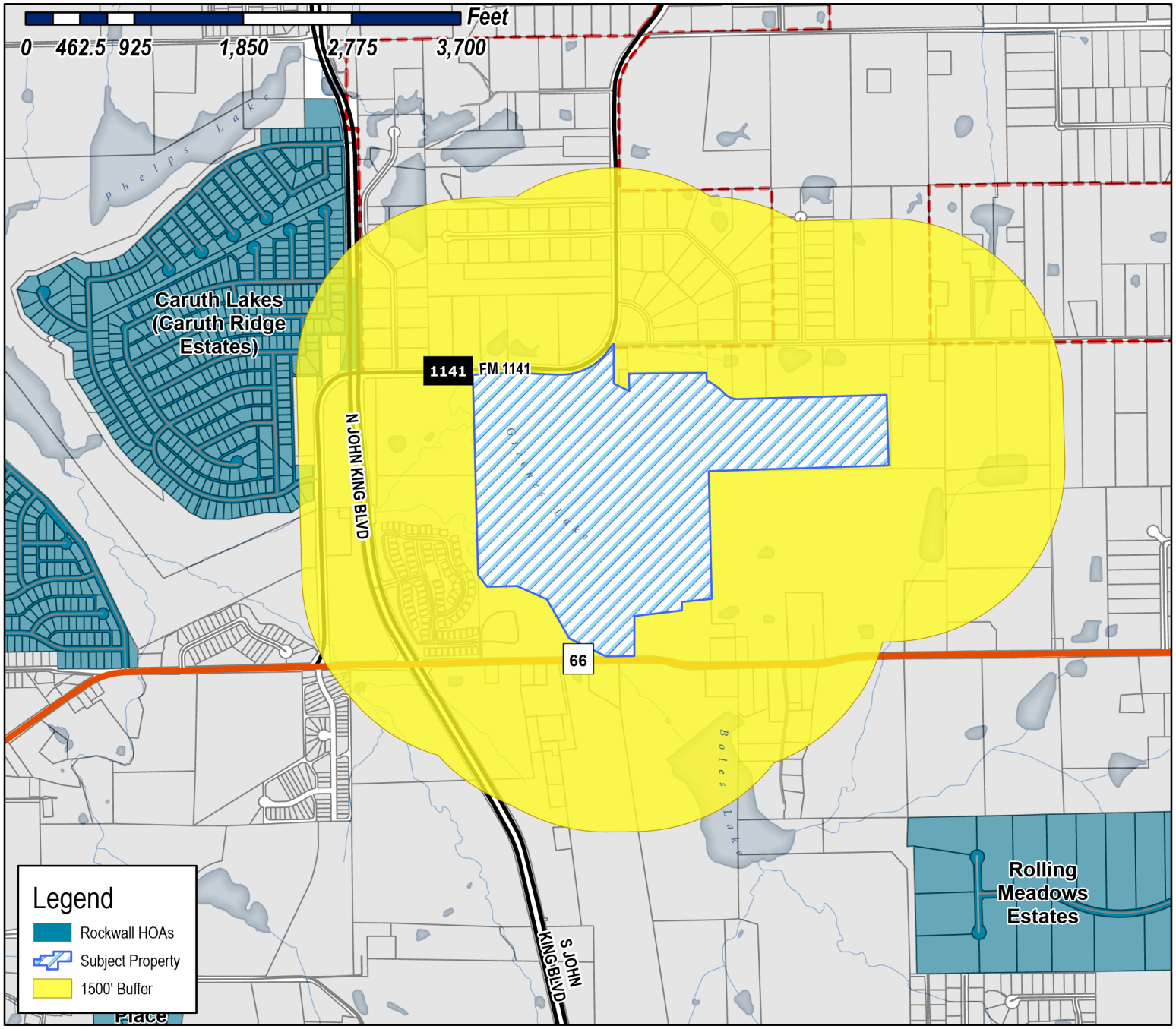
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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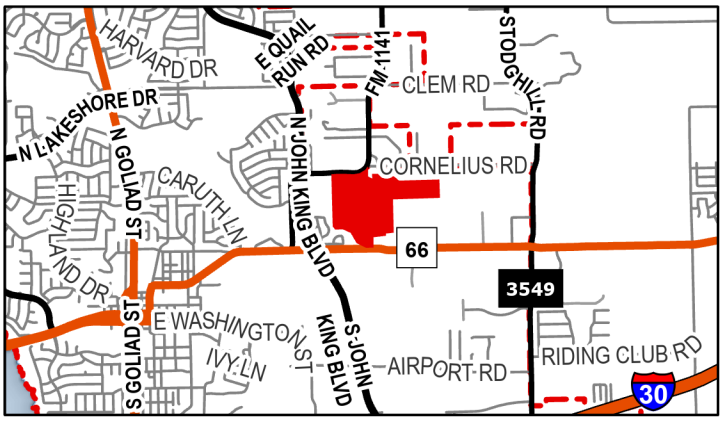
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Case Number: Z2022-0038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

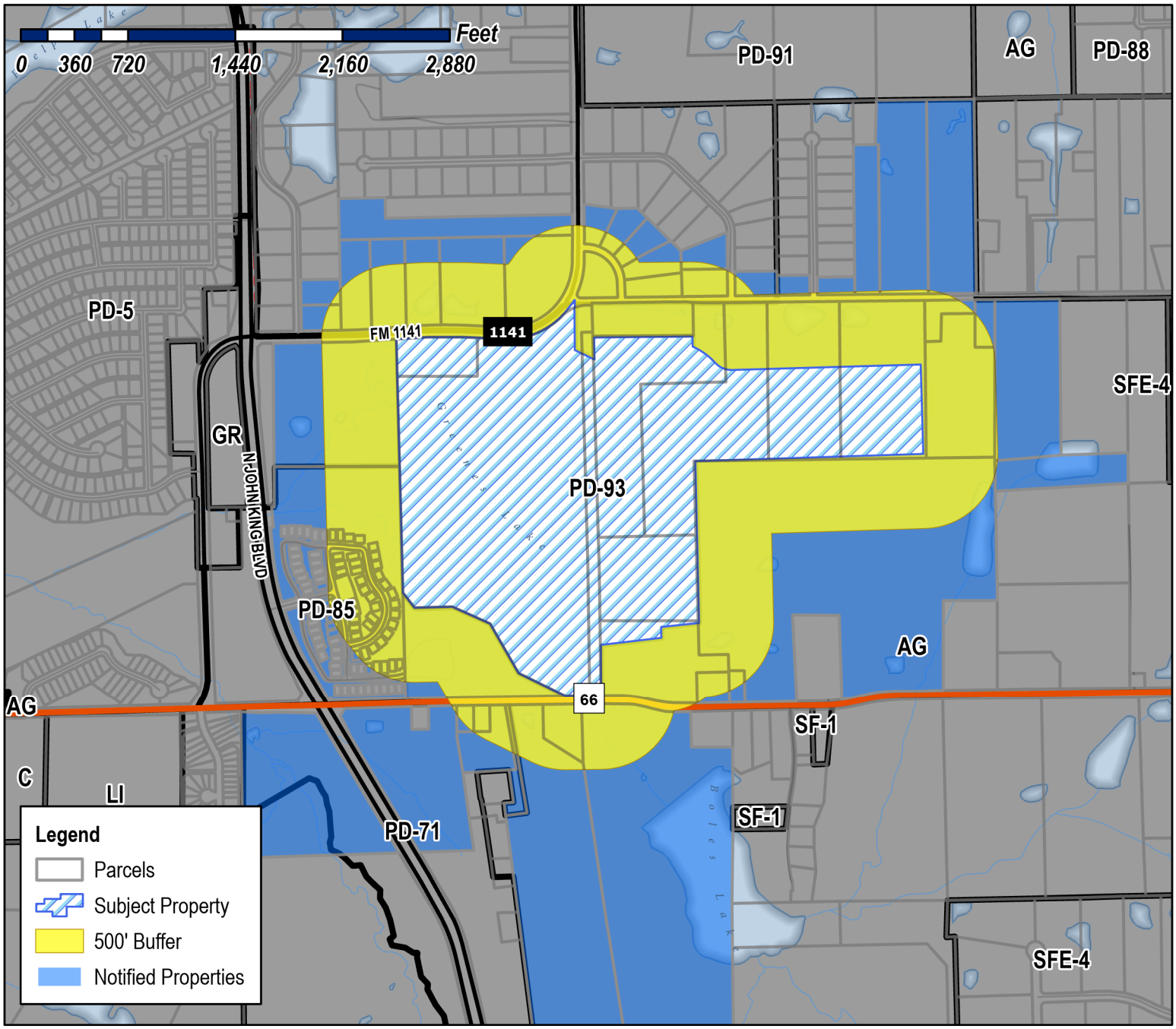
Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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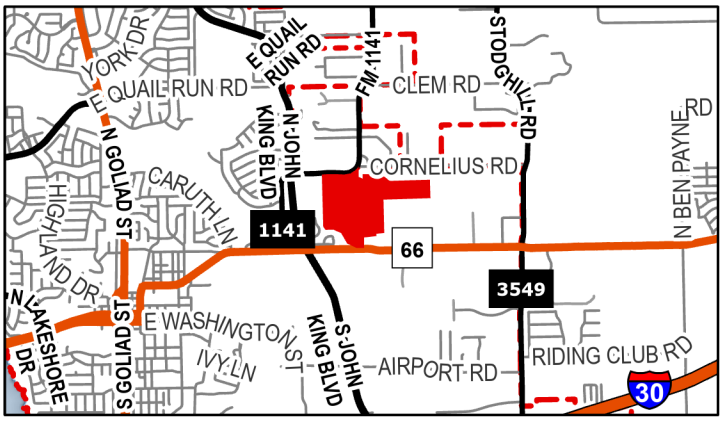
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Case Number: Z2022-038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

JOHN AND LYNNE MCMAHAN REVOCABLE TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-038: PD Amendment to PD-93

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 15, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-038: PD Amendment to PD-93

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

MONUMENT SIGNAGE

6' HIKE & BIKE TRAIL (TYP)

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

AVIGATION EASEMENT (RPZ)

R.O.W DEDICATION & NTMWD ESMT

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65'
Δ=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°35'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

S1°35'19"E 1090.27'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S18°41'E 334.84'

N1°22'52"W 1699.38'

N37°48'37"W 70.00'

S88°32'20"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S89°38'42"W 241.04'

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

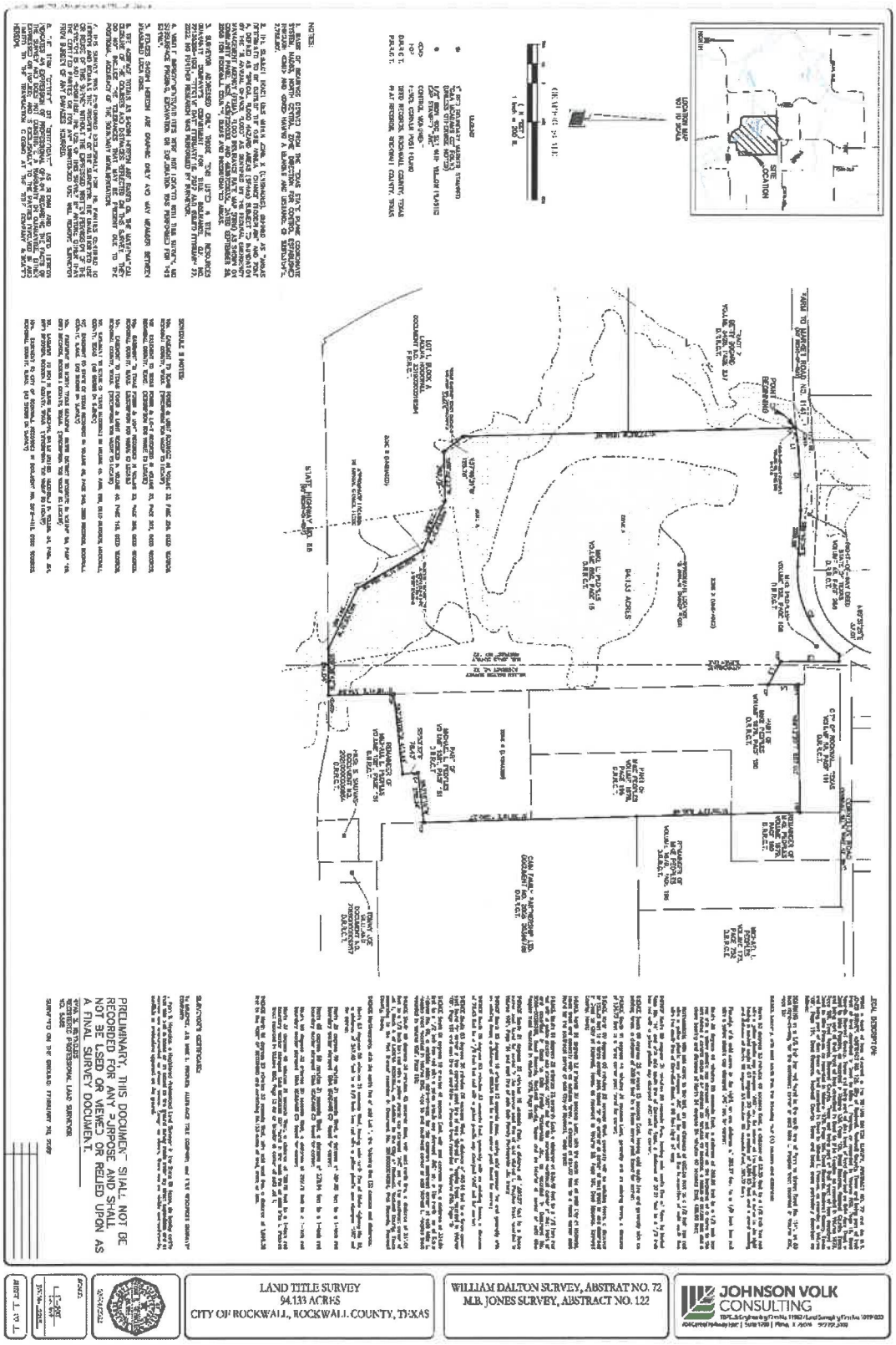


Exhibit 'C':
Concept Plan

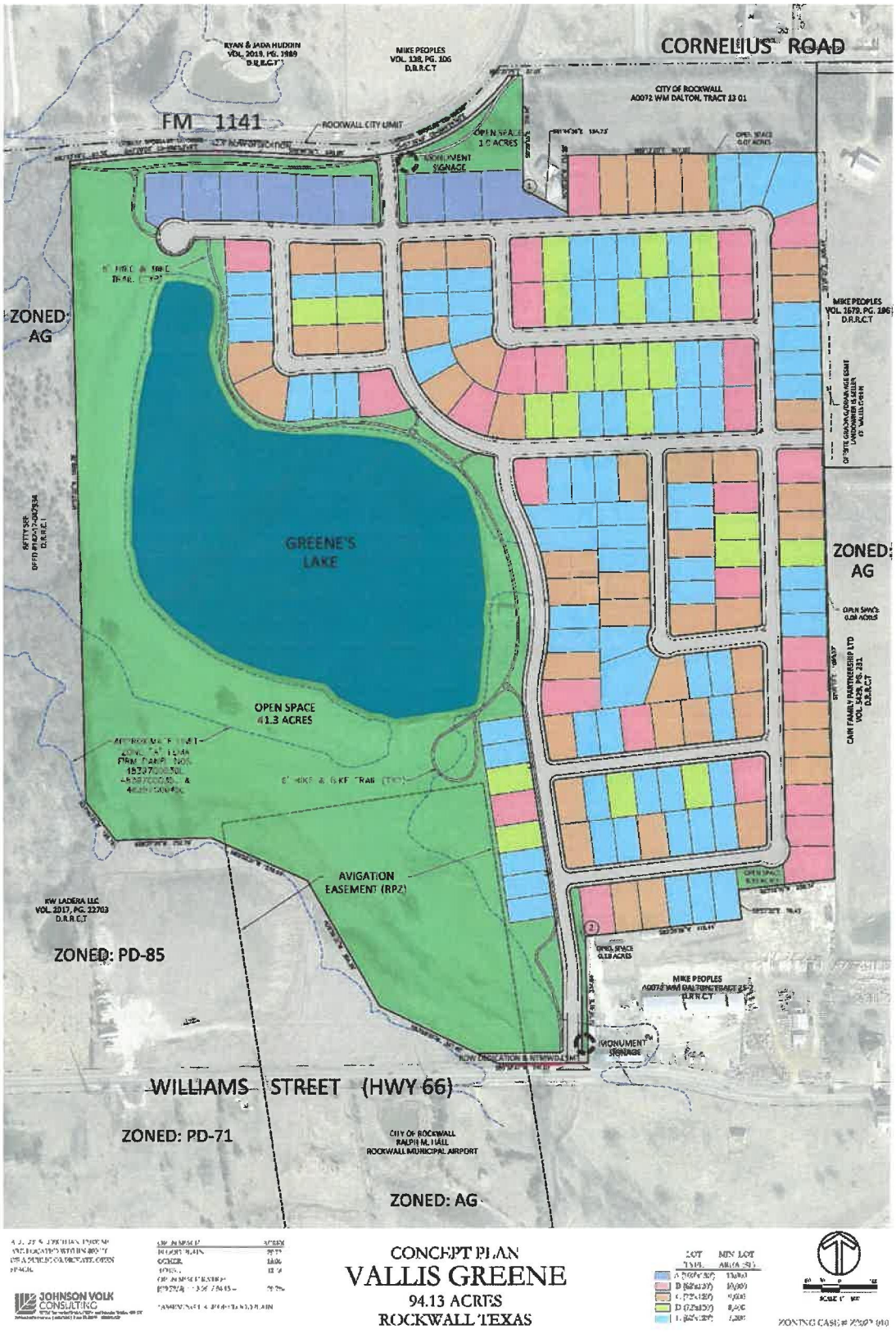


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

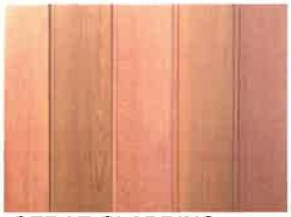
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

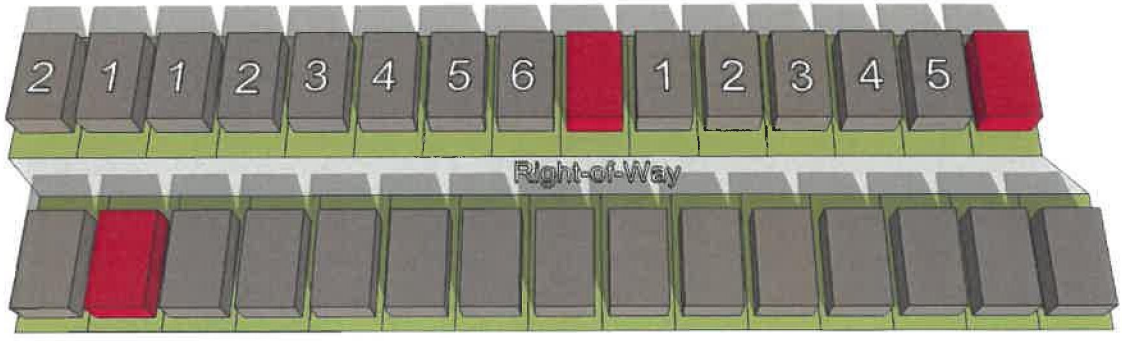
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

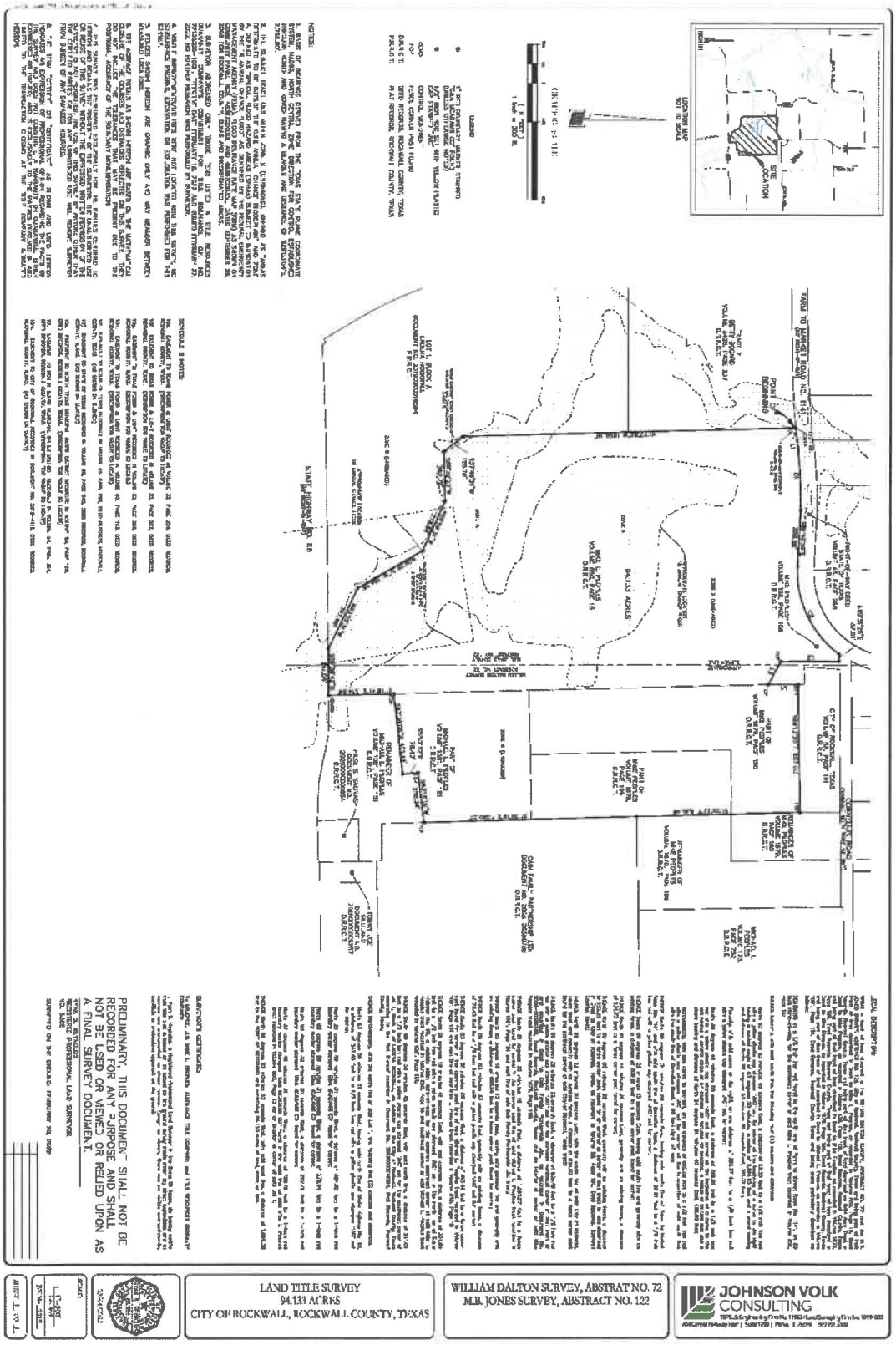


Exhibit 'C':
Concept Plan

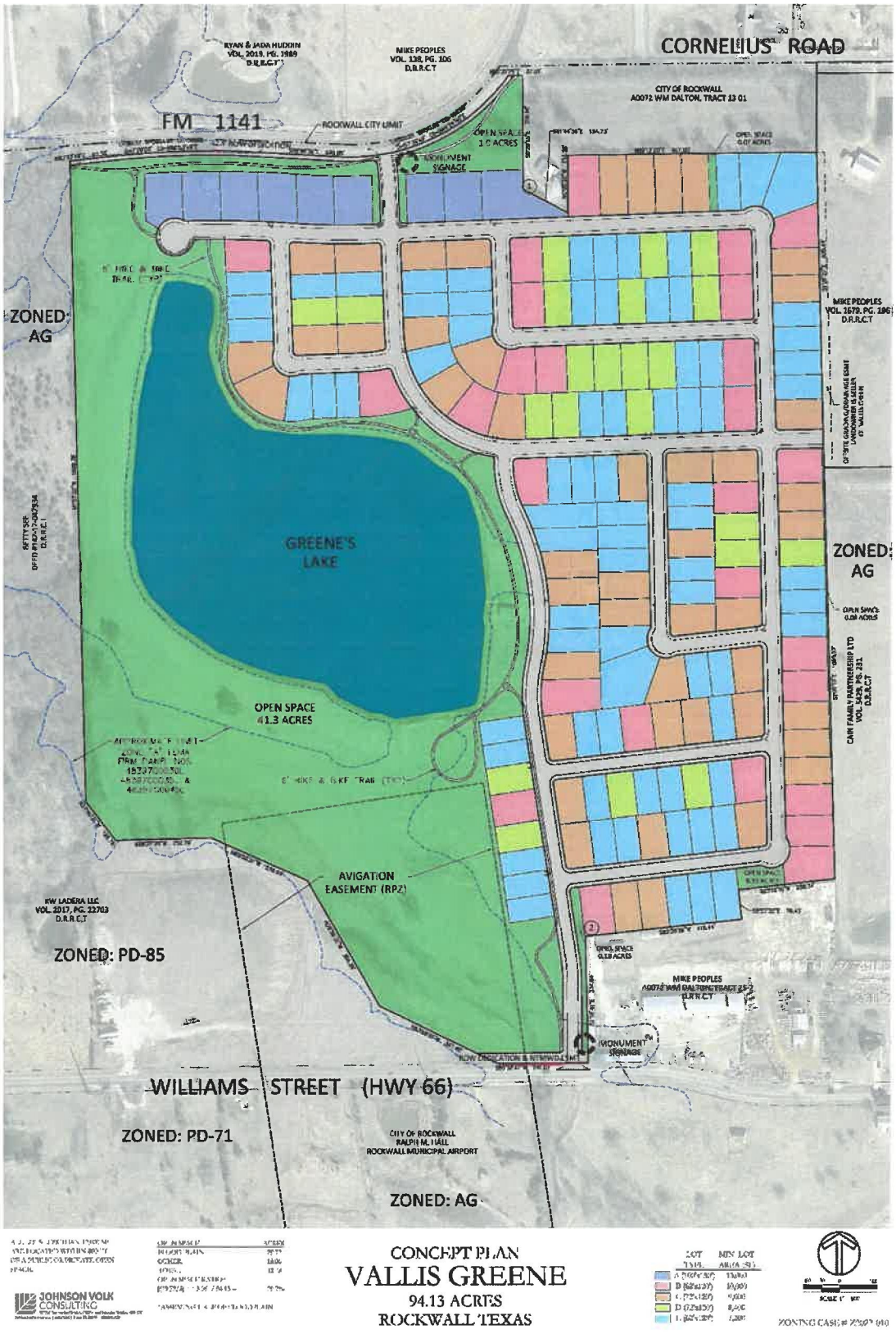


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

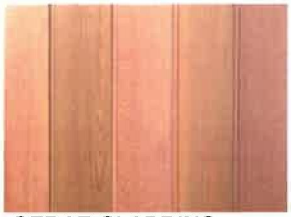
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

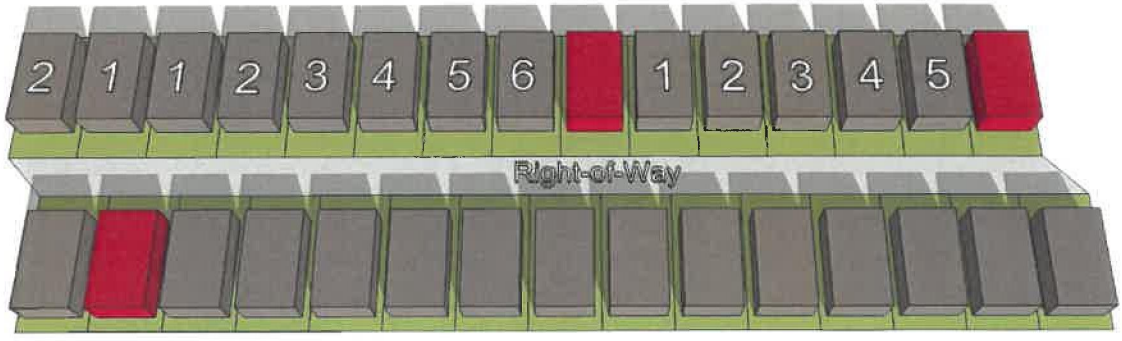
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 93 (PD-93) [*ORDINANCE NO. 22-22*], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 93 (PD-93) [*Ordinance No. 22-22*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 19-08*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 07.20.22

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

DRAFT ORDINANCE 07.26.2022

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

DRAFT ORDINANCE 07.26.2022

2nd Reading: *September 6, 2022*

DRAFT
ORDINANCE
07.26.2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

DRAFT 07.26.2022

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

DRAFT ORDINANCE 07.26.2022

Exhibit 'B':
Survey

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ORDINANCE
07.26.2022

Exhibit 'C':
Concept Plan

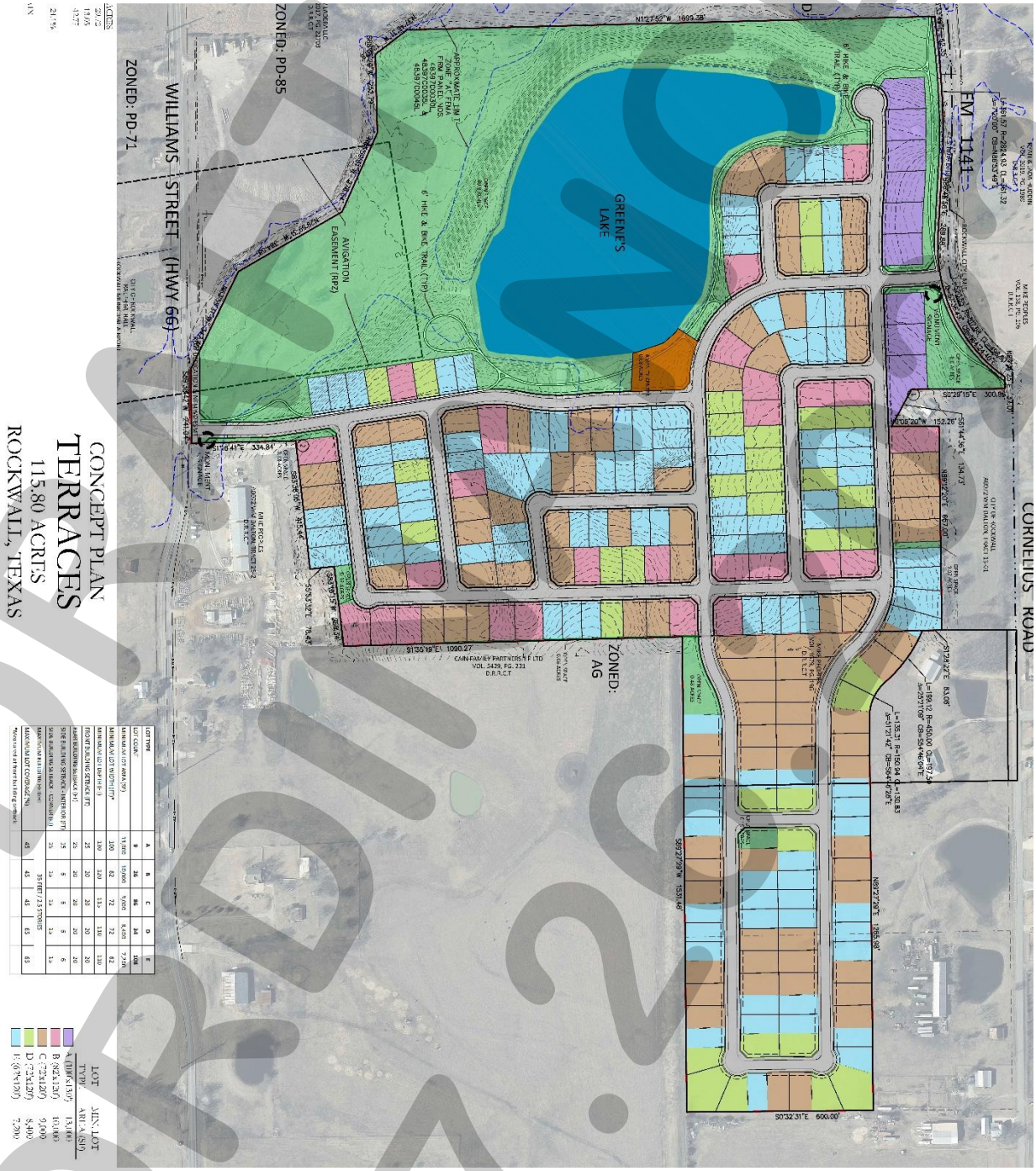

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS
FM 1141
CORNELIUS ROAD
WILLIAMS STREET (HWY 66)
GREEN'S LAKE
ZONED: PD-85
ZONED: PD-71
ZONED: AG
6' HIKE & BIKE TRAIL (TYP.)
AVIGATION EASEMENT (RPZ)
APPROXIMATE 1% ANNUAL CHANCE FLOOD ZONE "AE" FEMA FIRM PANEL NO. 48397C0035L & 48397C0045L
CAIN FAMILY PARTNERS F LTD VOL. 5429, PG. 231 D.R.R.C.T.
S89°27'09"W 1539.48'
S0°32'31"E 600.00'
N89°27'09"E 1286.98'
S89°27'09"W 1286.98'
N0°32'51"W 600.00'
S0°26'15"E 300.86'
N89°27'09"E 467.00'
S89°27'09"W 467.00'
N89°27'09"E 152.26'
S89°27'09"W 152.26'
S89°27'09"W 334.84'
S89°27'09"W 334.84'
S89°27'09"W 1090.27'
S89°27'09"W 78.49'
S89°27'09"W 78.49'
S89°27'09"W 256.94'
S89°27'09"W 256.94'
S89°27'09"W 341.04'
S89°27'09"W 341.04'
N12°27'52"W 1899.38'
N89°27'09"E 1286.98'
S89°27'09"W 1286.98'
S89°27'09"W 1539.48'
S0°32'31"E 600.00'
S89°27'09"W 1539.48'
S89°27'09"W 1539.48'
S89°27'09"W 1539.48

Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	03.44%
B	82' x 120'	10,000 SF	26	09.92%
C	72' x 110'	9,000 SF	86	32.82%
D	72' x 110'	8,400 SF	34	12.98%
E	62' x 110'	7,200 SF	107	40.84%
		Maximum Permitted Units:	*262*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *262* units provided [*1*] a minimum of 59.16% of the total lot count be comprised of *Lot Types 'A'*, *'B'*, *'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 40.84% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.26* dwelling units per gross acre of land; however, in no case should the proposed development exceed *262* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

DRAFT 08.26.2022

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.23% or 53 of the 262 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.77% or 209 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES

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ORDINANCE
07.26.2022


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches 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.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

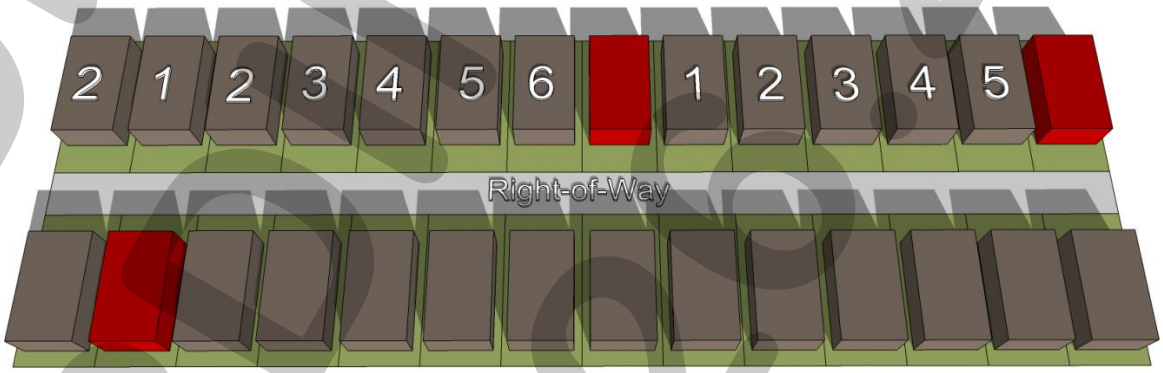
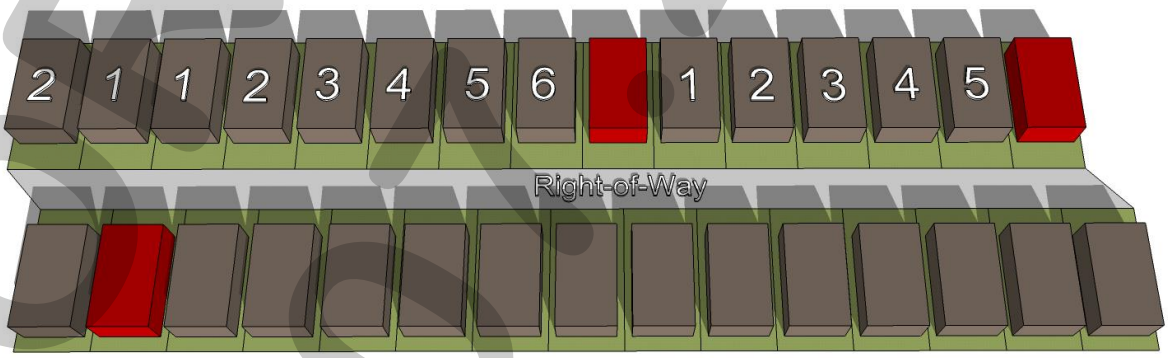


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



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(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ *&* ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences*), above shall be constructed. In addition, one (1) row of a

DRAFT ORDINANCE 01.20.22

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

DRAFT ORDINANCE 01.26.22

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 23.16-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in ***Exhibit 'C'*** of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

DRAFT ORDINANCE 10.12.22

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 07.26.2022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	August 9, 2022
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2022-038; *Amendment to PD-93*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 2,500 SF single-family home constructed in 1958, [*2*] an ~1,856 SF covered porch constructed in 1958, [*3*] a 400 SF storage building constructed in 1900, and [*4*] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. Beyond these structures, the subject property has remained largely undeveloped. On March 7, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] for Single-Family 10 (SF-10) District land uses.

PURPOSE

On July 15, 2022, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to amend Planned Development District 93 (PD-93). Specifically, the applicant is proposing to incorporate an additional 21.83-acres of land and entitle it to add an additional 82 single-family residential lots to Planned Development District 93 (PD-93).

ADJACENT LAND USES AND ACCESS

The subject property is generally located between SH-66 and FM-1141 at the southwest corner of the intersection of FM-1141 and Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-1141 and Cornelius Road. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) and Cornelius Road is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. On the northside of the right-of-way for FM-1141 and the southside of the right-of-way for Cornelius Road are the corporate limits of the City of Rockwall. Beyond this are multiple residential properties situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in Rockwall County.

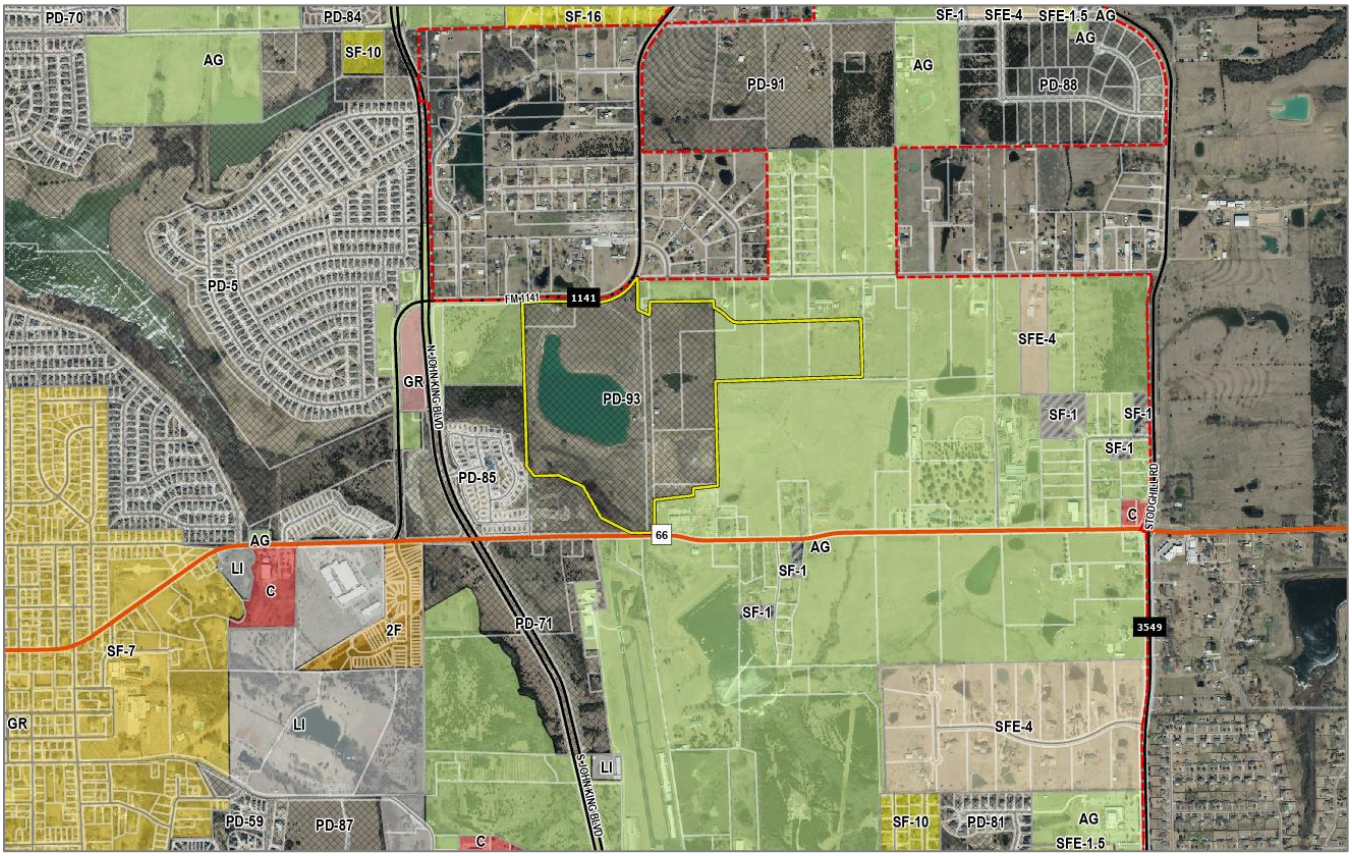
South: Directly south of the subject property is a 9.789-acre tract of land (*i.e. a portion of Lot 1, Block A, Ladera Rockwall Addition*), which will be Phase 2 of the Ladera Subdivision. This phase will consist of 33 residential units that are zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. Beyond this is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane,*

divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this thoroughfare is: [*1*] a 47.89-acre parcel of land (*i.e. Lot 1 of the Rockwall Municipal Airport Addition*) which is occupied by the Ralph Hall Municipal Airport, [*2*] a vacant two (2) acre tract of land (*i.e. Tract 2 of the G. W. Redlin Survey, Abstract No. 183*), and [*3*] a 43.66-acre tract of land (*i.e. Tract 7 of the D. Harr Survey, Abstract No. 102*) occupied with a single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property are the reminder tracts (*i.e. Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) being subdivided from the subject property. Also, east of the subject property is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which has a two (2) barns (*i.e. a 1,107 SF barn and a 7,448 SF barn both built in 1966*). All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is: [*1*] a 15.935-acre vacant tract of land (*i.e. Tract 5-1 of the M. B. Jones Survey, Abstract No. 122*) zoned Agricultural (AG) District, and [*2*] a 37.80-acre parcel of land (*i.e. Lot 1, Block A, Ladera Rockwall Addition*) zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. The 37.80-acre tract of land is the Ladera Subdivision, and will consist of 117 single-family units at buildout. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the incorporation of an additional 21.83-acres of land into the existing 93.97-acre tract of land that makes up Planned Development District 93 (PD-93). The concept plan shows that the 21.83-acre subject property will consist of 82 residential lots. These lots will consist of three (3) lot types that were already established by Planned Development District 93 (PD-93): [*1*] 40 *Type 'C'* lots that are a minimum of 72' x 115' (*or 9,000 SF*), [*2*] 12 *Type 'D'* lots that are a minimum of 72' x 110' (*or 8,400 SF*), and [*3*] 30 *Type 'E'* lots that are a minimum of 62' x 110' (*or 7,200 SF*). This adjusts the gross density of Planned Development District 93 (PD-93) from *1.93* dwelling units per acre to *2.27* dwelling units per gross acre (*i.e. 263 lots/115.80-acres = 2.2712 dwelling units per gross acre*) for the total development. The proposed

subdivision will continue to be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the updated lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	3.42%
B	82' x 120'	10,000 SF	26	9.89%
C	72' x 115'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
		Maximum Permitted Units:	*263*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area (SF)	13,000	10,000	9,000	8,400	7,200
Minimum Front Yard Setback [2], [6] & [8]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [6] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400	2,500	2,400	2,200	2,200
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

The proposed concept plan shows that the development will consist of a total of 29.72-acres of floodplain and 13.23-acres of open space maintained by the Homeowner's Association (HOA). This translates to an open space percentage of 24.26% (*i.e. [29.72-acres of floodplain/2] + 13.23-acres of open space = 28.09-acres/115.80-acres gross = 24.26%*), which is 5.45% less than what was approved with *Ordinance No. 22-22* (*i.e. the previous concept plan showed 29.71% open space*); however, this still exceeds the 20.00% open space required by the Unified Development Code (UDC) and OURHometown Vision 2040 Comprehensive Plan by 4.26%.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, FM-1141 is required to be a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires an 85-foot right-of-way with a 64-foot *back-to-back* concrete street. In addition, SH-66 is identified as a which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This road will require a minimum of 120-feet of right-of-way or 60-feet from the centerline of the roadway. The applicant will also be required to perform a Traffic Impact Analysis (TIA) for the proposed drive approaches off of FM-1141 and SH-66. Staff is also requiring that as part of the Traffic Impact Analysis (TIA) and/or roadway design, the applicant's consultant study the need for a left turn lane at the proposed drive approach on FM-1141.

(2) *Water*. The applicant will be required to construct a 12-inch water line on the subject property along SH-66, extending to the existing stub out at FM-1141. In addition, the development will require an eight (8) inch water line be looped through the subject property.

(3) *Wastewater*. The applicant will be required to construct an eight (8) inch wastewater line that will tie into the 12-inch line adjacent to the southwestern property line.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed amendment to Planned Development District 93 (PD-93) continues to conform to the approvals adopted by the City Council with Planned Development District 93 (PD-93) [*Ordinance No. 22-22*], and does not increase any non-conformities that were not already approved by this ordinance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *2.27* dwelling units per acre. In addition, the applicant is proposing to incorporate walking trails, an amenity center, and 24.26% open space (*i.e. 4.26% in excess of the required 20.00%*). Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, any increase in density between 2.00 dwelling units per acre and 2.50 dwelling units per acre is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. No other aspect about the proposed amendment changes the plans conformance with the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On July 22, 2022, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 93 (PD-93), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) The applicant will be required to put an avigation easement over the property to ensure that homeowners are provided with information showing that they are within close proximity to the flight path of the Ralph Hall Municipal Airport. This will need to be established with the final plat for the subdivision.

(3) No development or amenities can take place within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

(4) As part of the Traffic Impact Analysis (TIA) and/or roadway design, the need for a left turn lane on FM-1141 -- *at the proposed drive approach* -- shall be determined.

(5) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

S [illegible] ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
LOTS [PROPOSED]			

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

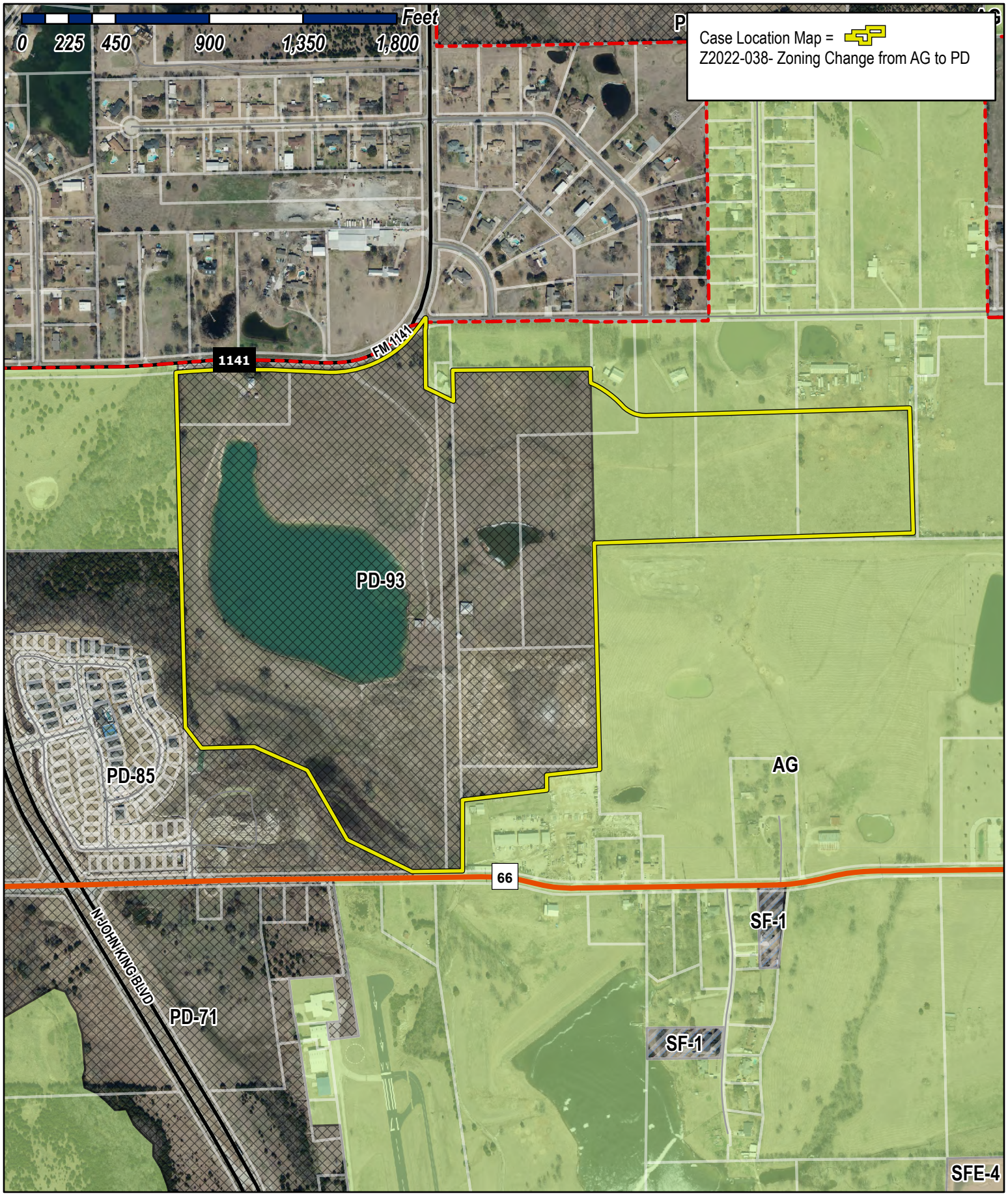
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

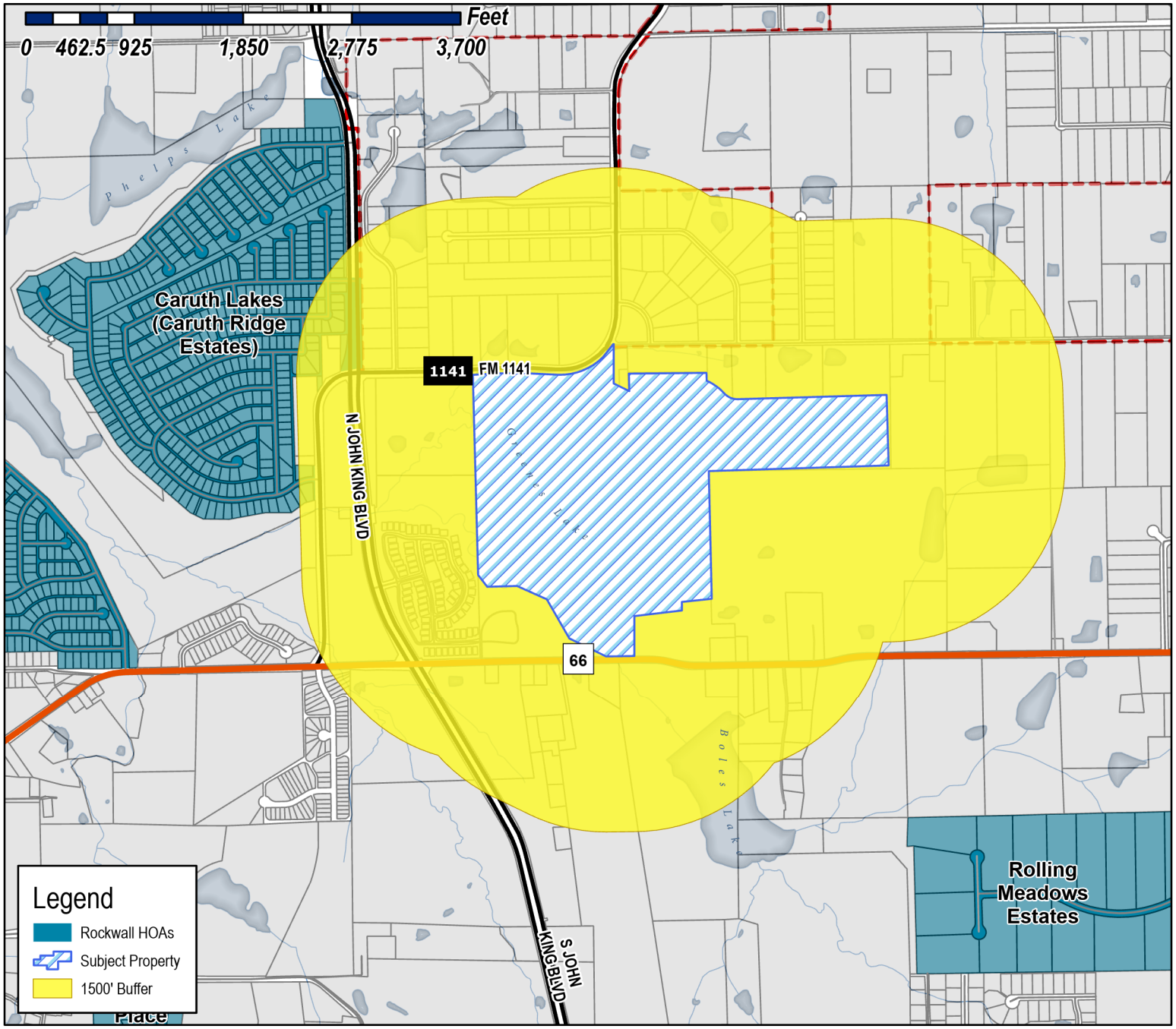
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

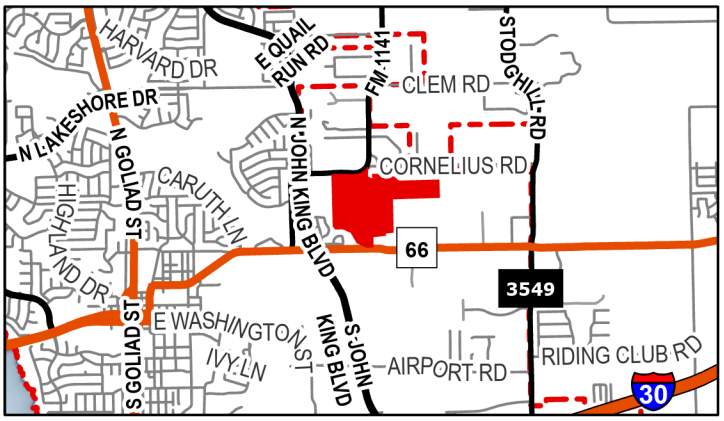
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Case Number: Z2022-0038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, July 22, 2022 11:51 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-038]
Attachments: Public Notice (07.15.2022).pdf; HOA Map (7.18.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *July 22, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-038: Zoning Change amending Planned Development District 93
Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

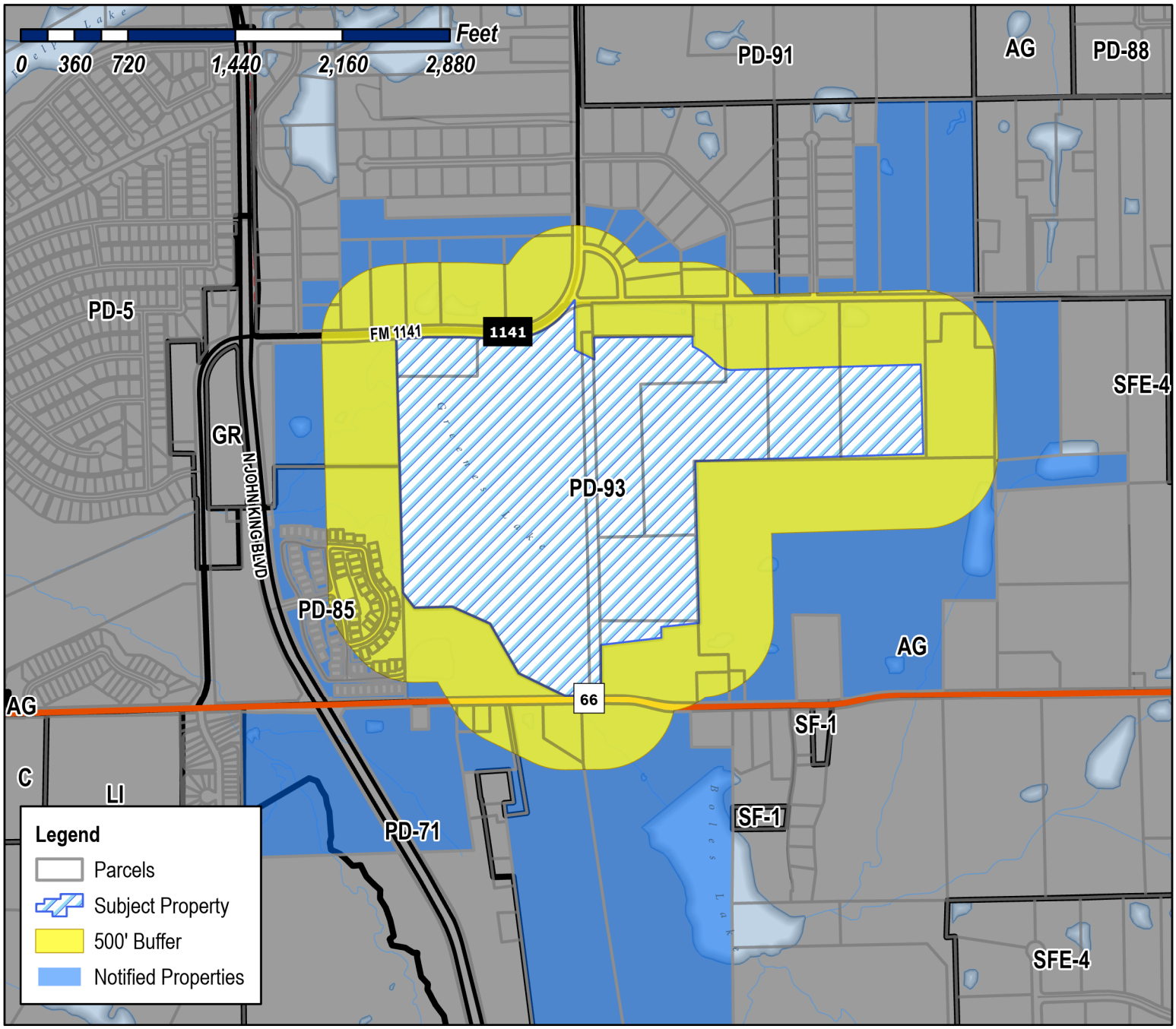
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

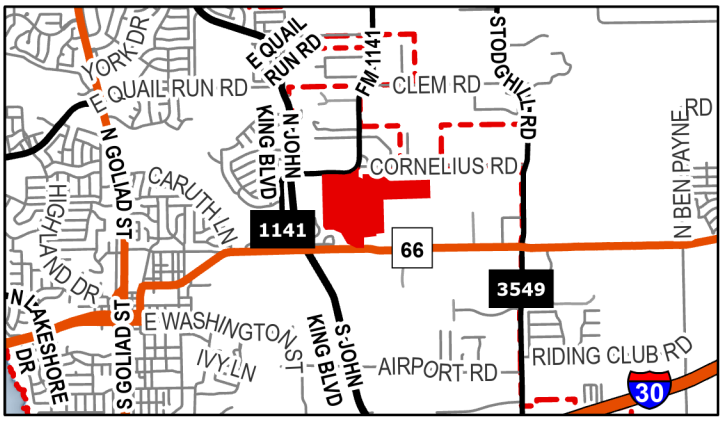
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Case Number: Z2022-038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

JOHN AND LYNNE MCMAHAN REVOCABLE TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-038: PD Amendment to PD-93

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 15, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-038: PD Amendment to PD-93

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65
D=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°05'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

N1°22'52"W 1695.38'

N37°48'37"W 72.79'

S88°32'26"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S18°41'E 334.84'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S89°38'42"W 241.04'

S1°35'19"E 1090.27'

6' HIKE & BIKE TRAIL (TYP)

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

MONUMENT SIGNAGE

MONUMENT SIGNAGE

APPROXIMATE LIMIT
ZONE "A" FEMA
FIRM PANEL NOS.
48397C0030L,
48397C0035L &
48397C0045L

AVIGATION
EASEMENT (RPZ)

R.O.W. DEDICATION & NTMWD ESMT

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

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South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

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THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

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THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

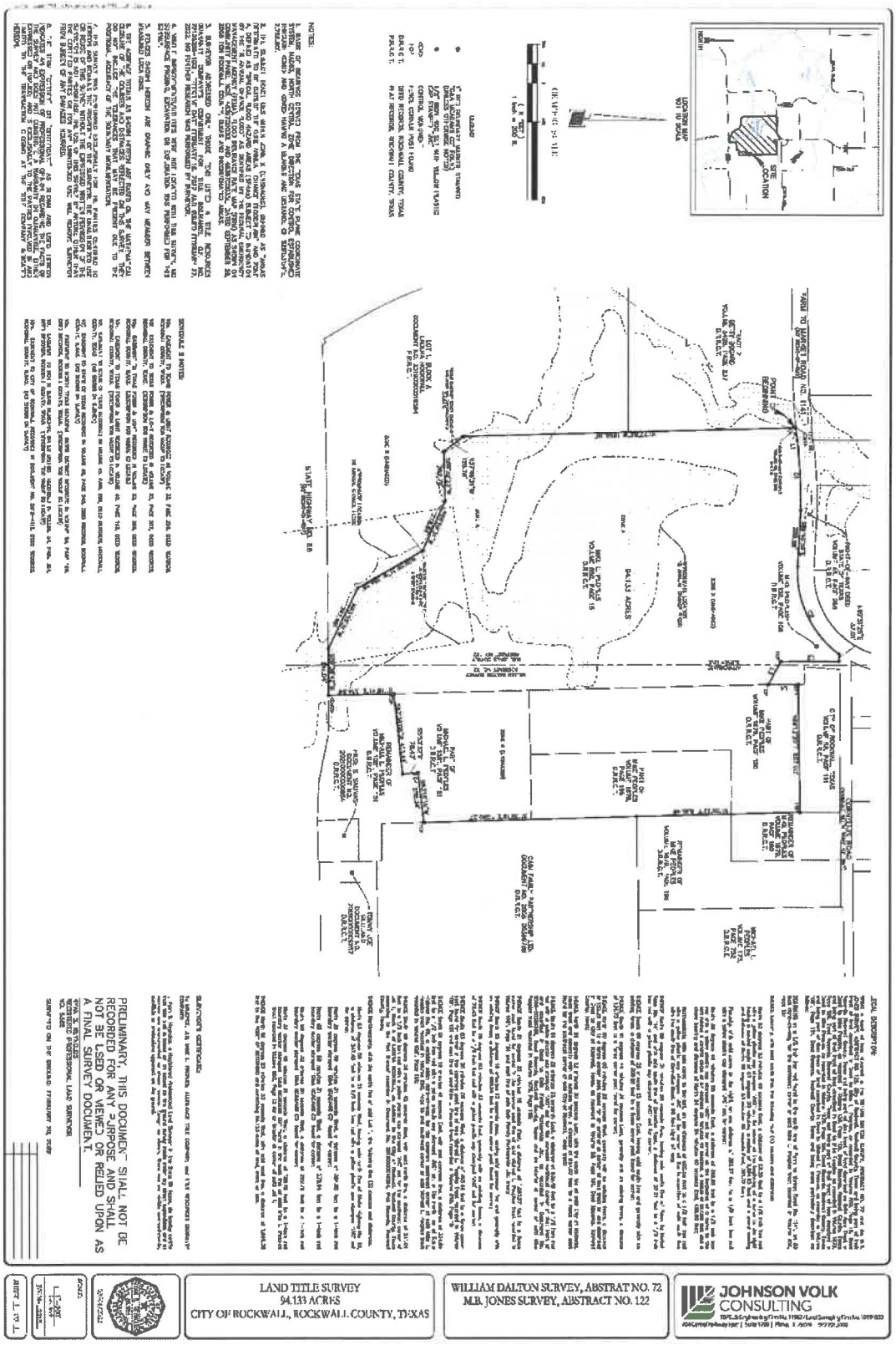


Exhibit 'C':
Concept Plan

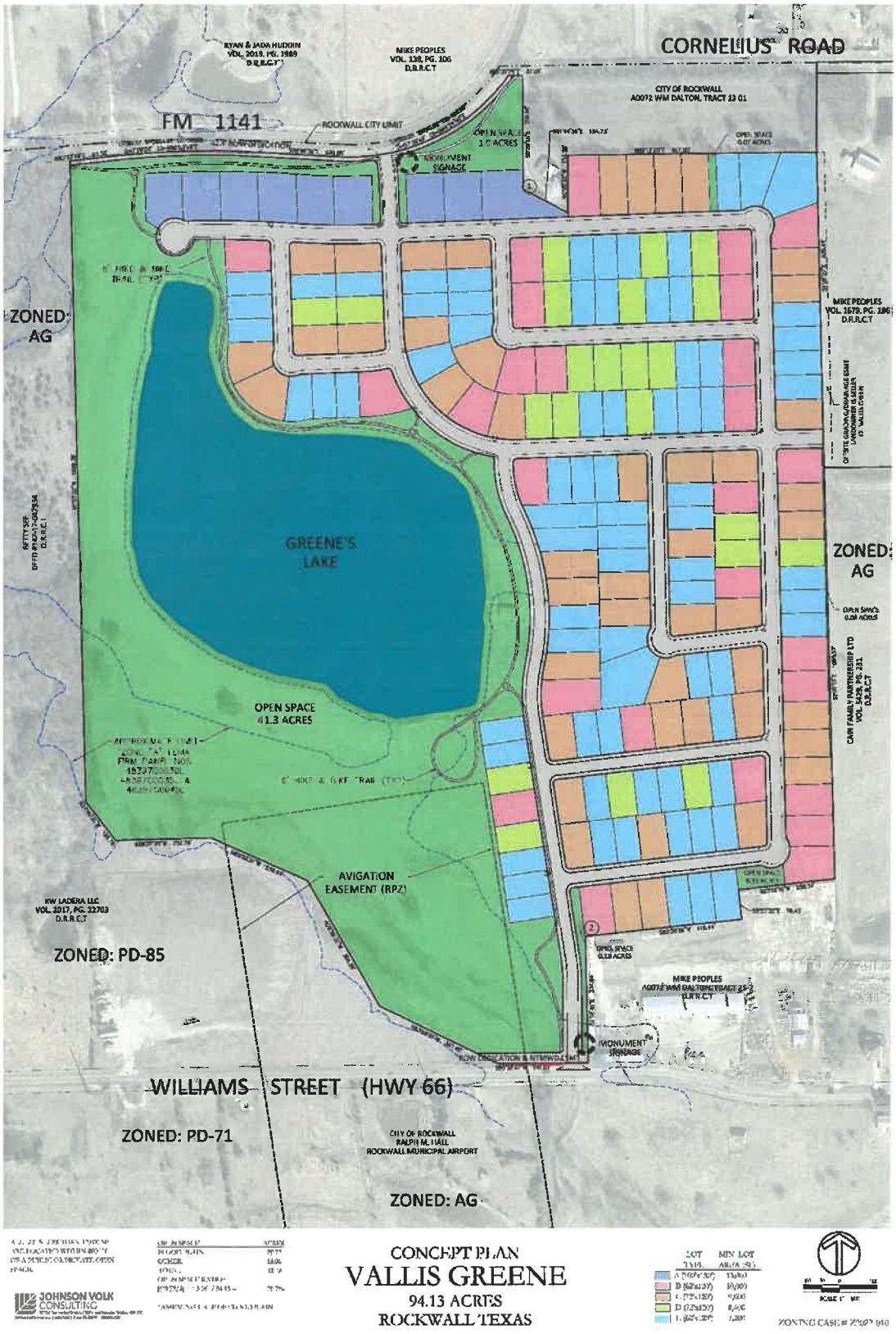


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

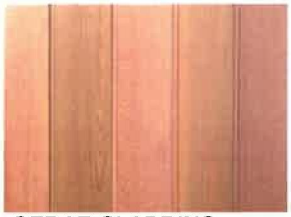
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

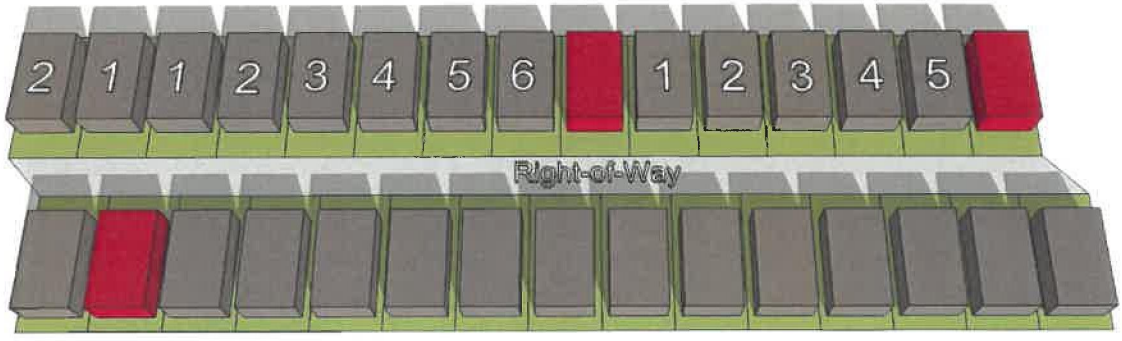
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 93 (PD-93) [*ORDINANCE NO. 22-22*], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 93 (PD-93) [*Ordinance No. 22-22*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 19-08*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 08.09.22

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in ***Exhibit 'C'*** of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in ***Exhibit 'C'*** of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

DRAFT ORDINANCE 08.09.2022

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

DRAFT ORDINANCE 08.09.2022

2nd Reading: *September 6, 2022*

DRAFT
ORDINANCE
08.09.2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

DRAFT 08.09.2022

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

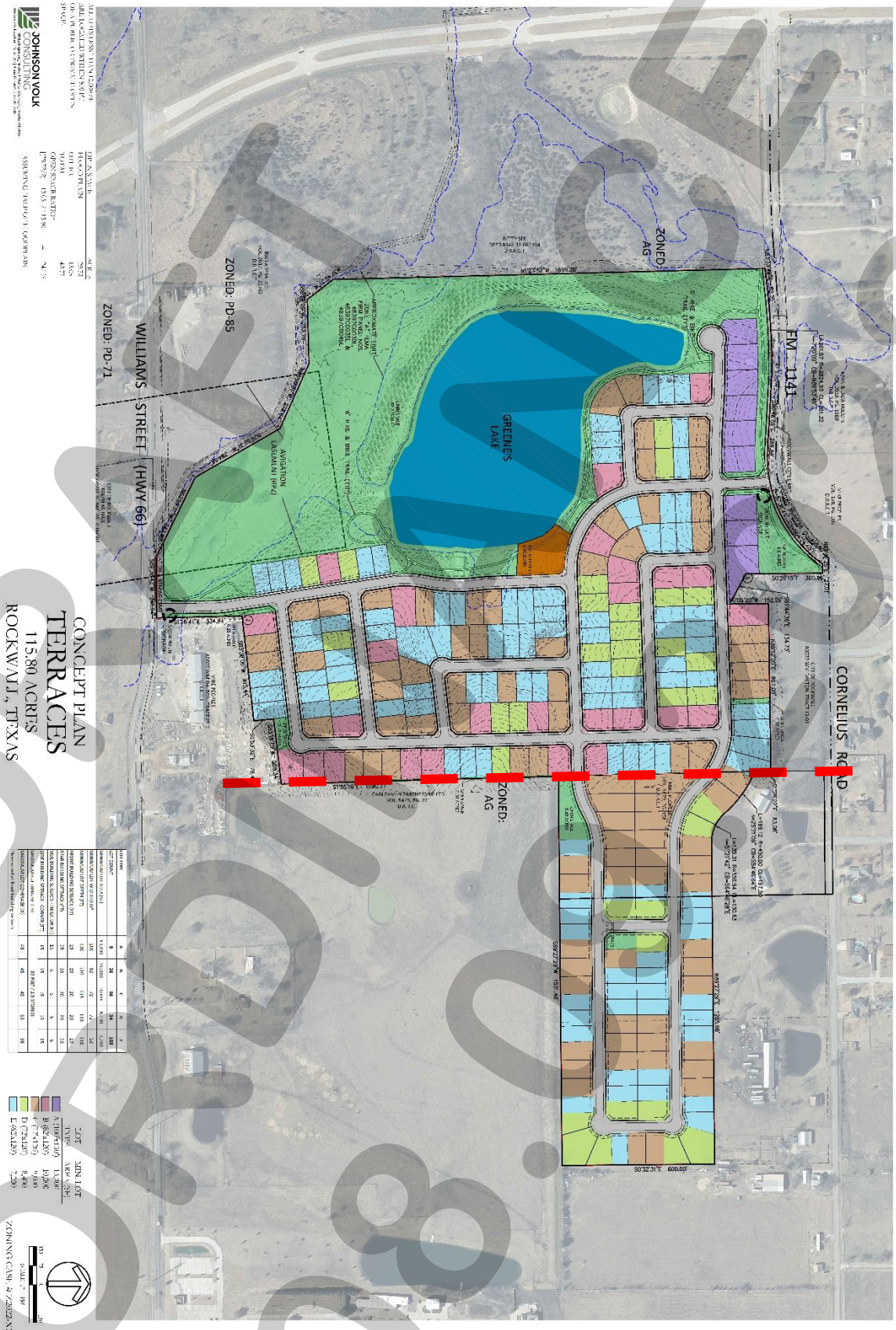
THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

DRAFT ORDINANCE 08.09.2022

Exhibit 'B':
Survey

DRAFT
ORDINANCE
08.09.2022

Exhibit 'C':
Concept Plan



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Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	03.42%
B	82' x 120'	10,000 SF	26	09.98%
C	72' x 110'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
		Maximum Permitted Units:	*263*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *263* units provided [*1*] a minimum of 58.94% of the total lot count be comprised of *Lot Types 'A'*, *'B'*, *'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 41.06% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.27* dwelling units per gross acre of land; however, in no case should the proposed development exceed *263* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

DRAFT 08.09.22

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN

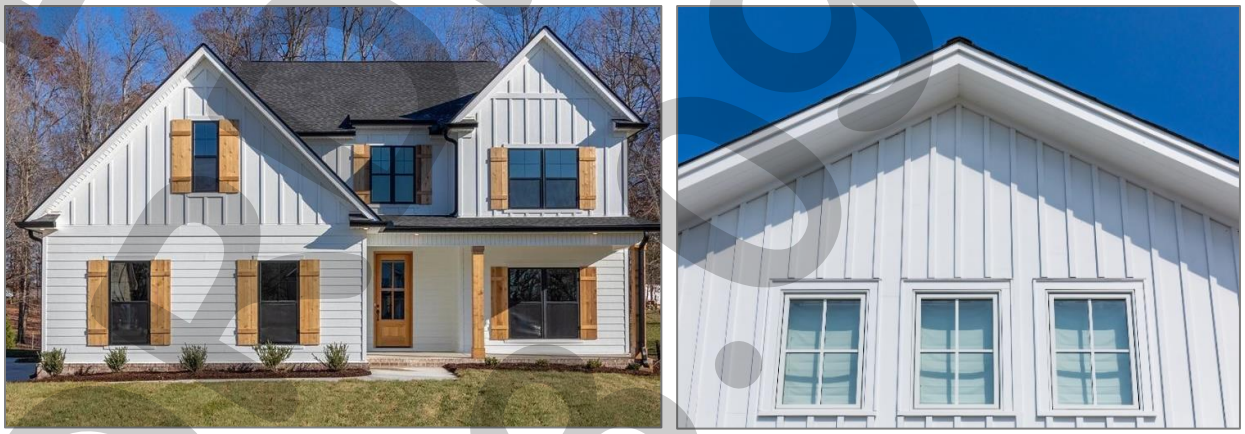


FIGURE 3: EXAMPLES OF HORIZONTAL LAP

DRAFT
08.09.2022





(b) <u>*Roof Pitch*</u>. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) <u>*Garage Orientation and Garage Doors*</u>. A total of 20.15% or 53 of the 263 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.85% or 210 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

<u>FIGURE 4</u>: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



DRAFT
ORDINANCE
08.09.2022

FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE

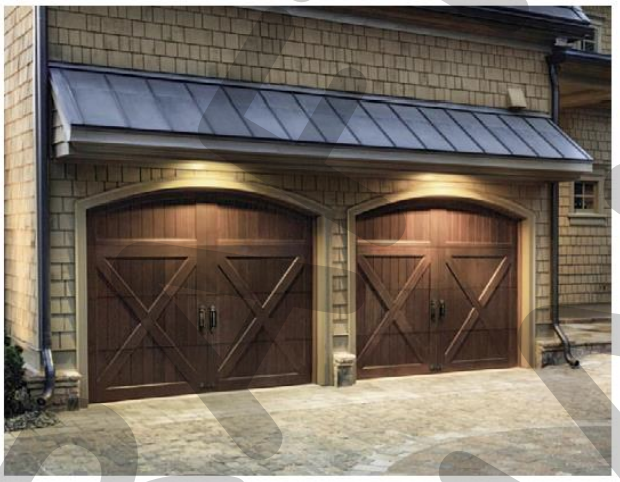


CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

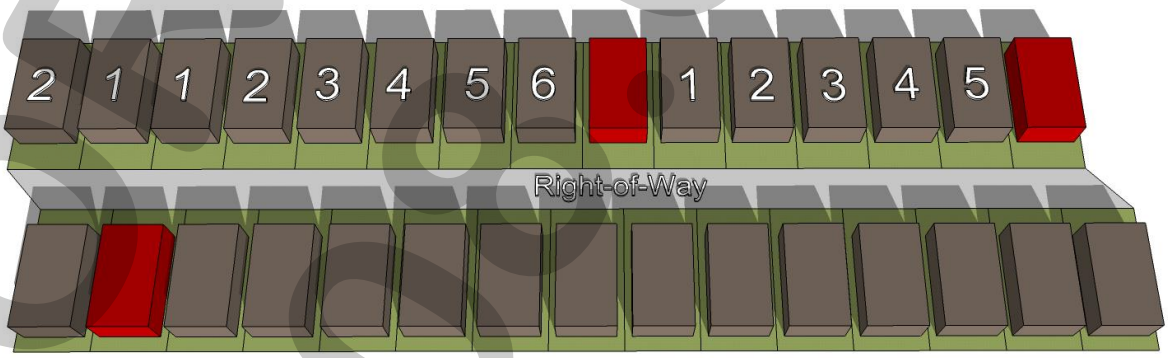
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



DRAFT
ORDINANCE
2022

(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ *&* ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences*), above shall be constructed. In addition, one (1) row of a

DRAFT ORDINANCE 09.20.22

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space).* A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

DRAFT
09.09.2022

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 23.16-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. For the 182 lots associated with *Phase 1* of the subdivision (*i.e. the portion of the subdivision shown east of the redline dashed in Exhibit 'C'*), the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

DRAFT ORDINANCE 09.16.22

For the lots on *Phase 2* of the subdivision (*i.e. the portion of the subdivision shown west of the redline dashed in Exhibit 'C'*), the *Developer* shall satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance.*

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 08.09.2022

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 15, 2022
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2022-038; *Amendment to PD-93*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 2,500 SF single-family home constructed in 1958, [*2*] an ~1,856 SF covered porch constructed in 1958, [*3*] a 400 SF storage building constructed in 1900, and [*4*] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. Beyond these structures, the subject property has remained largely undeveloped. On March 7, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] for Single-Family 10 (SF-10) District land uses.

PURPOSE

On July 15, 2022, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to amend Planned Development District 93 (PD-93). Specifically, the applicant is proposing to incorporate an additional 21.83-acres of land and entitle it to add an additional 82 single-family residential lots to Planned Development District 93 (PD-93).

ADJACENT LAND USES AND ACCESS

The subject property is generally located between SH-66 and FM-1141 at the southwest corner of the intersection of FM-1141 and Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-1141 and Cornelius Road. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) and Cornelius Road is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. On the northside of the right-of-way for FM-1141 and the southside of the right-of-way for Cornelius Road are the corporate limits of the City of Rockwall. Beyond this are multiple residential properties situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in Rockwall County.

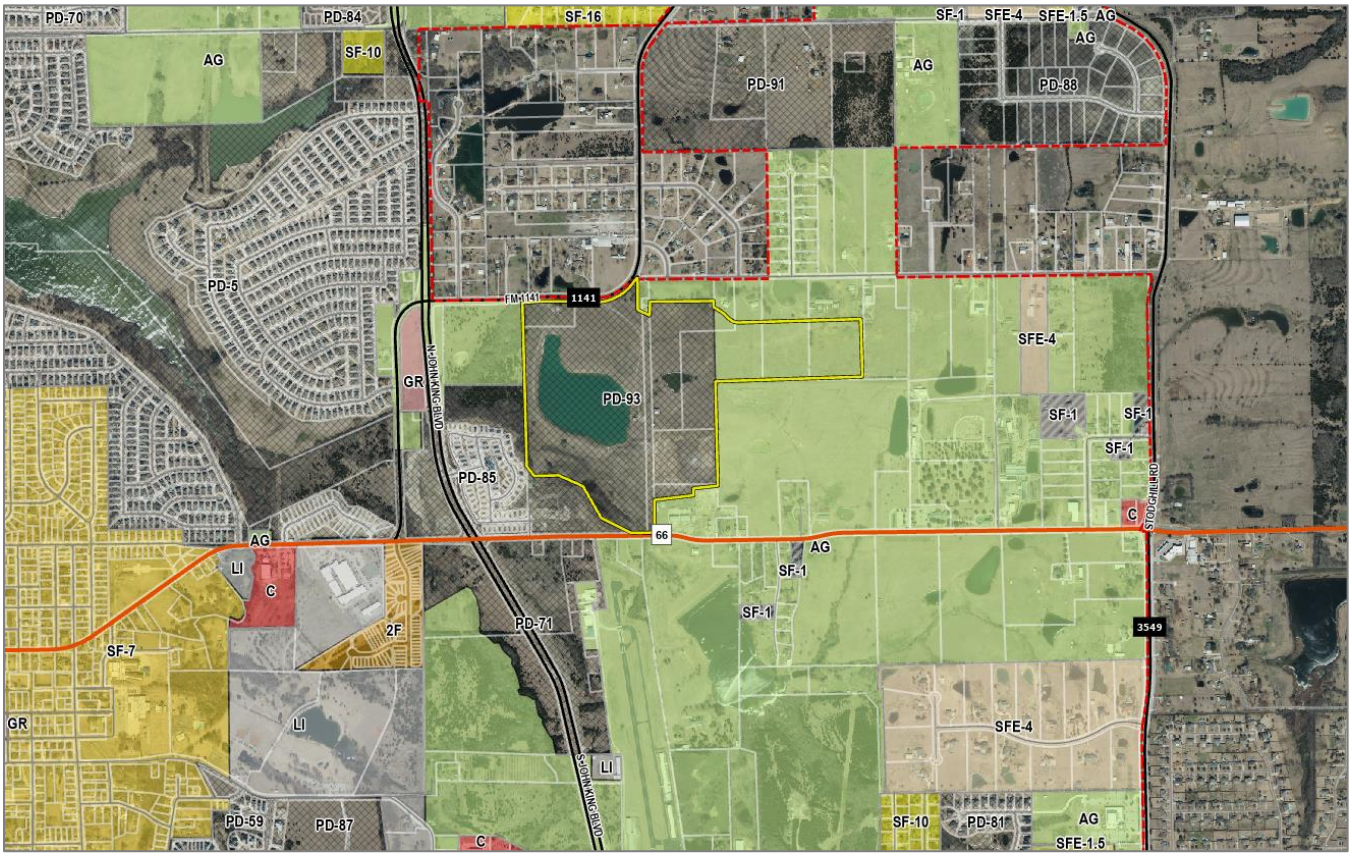
South: Directly south of the subject property is a 9.789-acre tract of land (*i.e. a portion of Lot 1, Block A, Ladera Rockwall Addition*), which will be Phase 2 of the Ladera Subdivision. This phase will consist of 33 residential units that are zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. Beyond this is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane,*

divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this thoroughfare is: [*1*] a 47.89-acre parcel of land (*i.e. Lot 1 of the Rockwall Municipal Airport Addition*) which is occupied by the Ralph Hall Municipal Airport, [*2*] a vacant two (2) acre tract of land (*i.e. Tract 2 of the G. W. Redlin Survey, Abstract No. 183*), and [*3*] a 43.66-acre tract of land (*i.e. Tract 7 of the D. Harr Survey, Abstract No. 102*) occupied with a single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property are the reminder tracts (*i.e. Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) being subdivided from the subject property. Also, east of the subject property is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which has a two (2) barns (*i.e. a 1,107 SF barn and a 7,448 SF barn both built in 1966*). All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is: [*1*] a 15.935-acre vacant tract of land (*i.e. Tract 5-1 of the M. B. Jones Survey, Abstract No. 122*) zoned Agricultural (AG) District, and [*2*] a 37.80-acre parcel of land (*i.e. Lot 1, Block A, Ladera Rockwall Addition*) zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses. The 37.80-acre tract of land is the Ladera Subdivision, and will consist of 117 single-family units at buildout. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the incorporation of an additional 21.83-acres of land into the existing 93.97-acre tract of land that makes up Planned Development District 93 (PD-93). The concept plan shows that the 21.83-acre subject property will consist of 82 residential lots. These lots will consist of three (3) lot types that were already established by Planned Development District 93 (PD-93): [*1*] 40 *Type 'C'* lots that are a minimum of 72' x 115' (*or 9,000 SF*), [*2*] 12 *Type 'D'* lots that are a minimum of 72' x 110' (*or 8,400 SF*), and [*3*] 30 *Type 'E'* lots that are a minimum of 62' x 110' (*or 7,200 SF*). This adjusts the gross density of Planned Development District 93 (PD-93) from *1.93* dwelling units per acre to *2.27* dwelling units per gross acre (*i.e. 263 lots/115.80-acres = 2.2712 dwelling units per gross acre*) for the total development. The proposed

subdivision will continue to be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the updated lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	3.42%
B	82' x 120'	10,000 SF	26	9.89%
C	72' x 115'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
		Maximum Permitted Units:	*263*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area (SF)	13,000	10,000	9,000	8,400	7,200
Minimum Front Yard Setback [2], [6] & [8]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [6] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400	2,500	2,400	2,200	2,200
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

The proposed concept plan shows that the development will consist of a total of 29.72-acres of floodplain and 13.23-acres of open space maintained by the Homeowner's Association (HOA). This translates to an open space percentage of 24.26% (*i.e. [29.72-acres of floodplain/2] + 13.23-acres of open space = 28.09-acres/115.80-acres gross = 24.26%*), which is 5.45% less than what was approved with *Ordinance No. 22-22* (*i.e. the previous concept plan showed 29.71% open space*); however, this still exceeds the 20.00% open space required by the Unified Development Code (UDC) and OURHometown Vision 2040 Comprehensive Plan by 4.26%.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, FM-1141 is required to be a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires an 85-foot right-of-way with a 64-foot *back-to-back* concrete street. In addition, SH-66 is identified as a which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This road will require a minimum of 120-feet of right-of-way or 60-feet from the centerline of the roadway. The applicant will also be required to perform a Traffic Impact Analysis (TIA) for the proposed drive approaches off of FM-1141 and SH-66. Staff is also requiring that as part of the Traffic Impact Analysis (TIA) and/or roadway design, the applicant's consultant study the need for a left turn lane at the proposed drive approach on FM-1141.

(2) *Water*. The applicant will be required to construct a 12-inch water line on the subject property along SH-66, extending to the existing stub out at FM-1141. In addition, the development will require an eight (8) inch water line be looped through the subject property.

(3) *Wastewater*. The applicant will be required to construct an eight (8) inch wastewater line that will tie into the 12-inch line adjacent to the southwestern property line.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed amendment to Planned Development District 93 (PD-93) continues to conform to the approvals adopted by the City Council with Planned Development District 93 (PD-93) [*Ordinance No. 22-22*], and does not increase any non-conformities that were not already approved by this ordinance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *2.27* dwelling units per acre. In addition, the applicant is proposing to incorporate walking trails, an amenity center, and 24.26% open space (*i.e. 4.26% in excess of the required 20.00%*). Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, any increase in density between 2.00 dwelling units per acre and 2.50 dwelling units per acre is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. No other aspect about the proposed amendment changes the plans conformance with the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On July 22, 2022, staff mailed 64 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to amend Planned Development District 93 (PD-93), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) The applicant will be required to put an avigation easement over the property to ensure that homeowners are provided with information showing that they are within close proximity to the flight path of the Ralph Hall Municipal Airport. This will need to be established with the final plat for the subdivision.

(3) No development or amenities can take place within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

(4) As part of the Traffic Impact Analysis (TIA) and/or roadway design, the need for a left turn lane on FM-1141 -- *at the proposed drive approach* -- shall be determined.

(5) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 9, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 7-0.

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

S [illegible] ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1649 FM 1141, Rockwall, TX 75087		
SUBDIVISION	ABS A0122, MB Jones, Tract 4-01	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family
ACREAGE	21.83	LOTS [CURRENT]	1
LOTS [PROPOSED]			

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Mike Peoples	☐ APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	1850 FM 1141	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

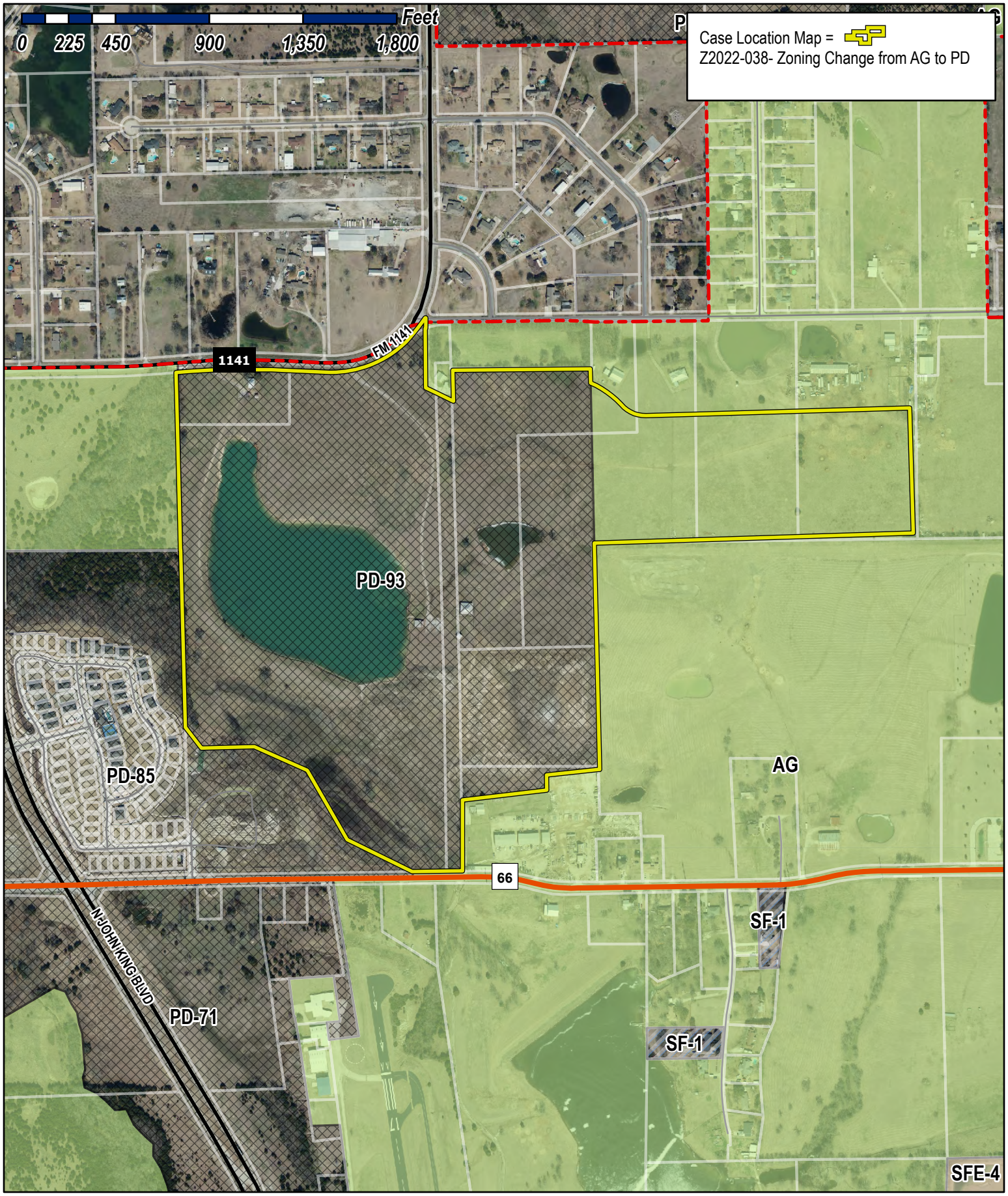
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF July, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

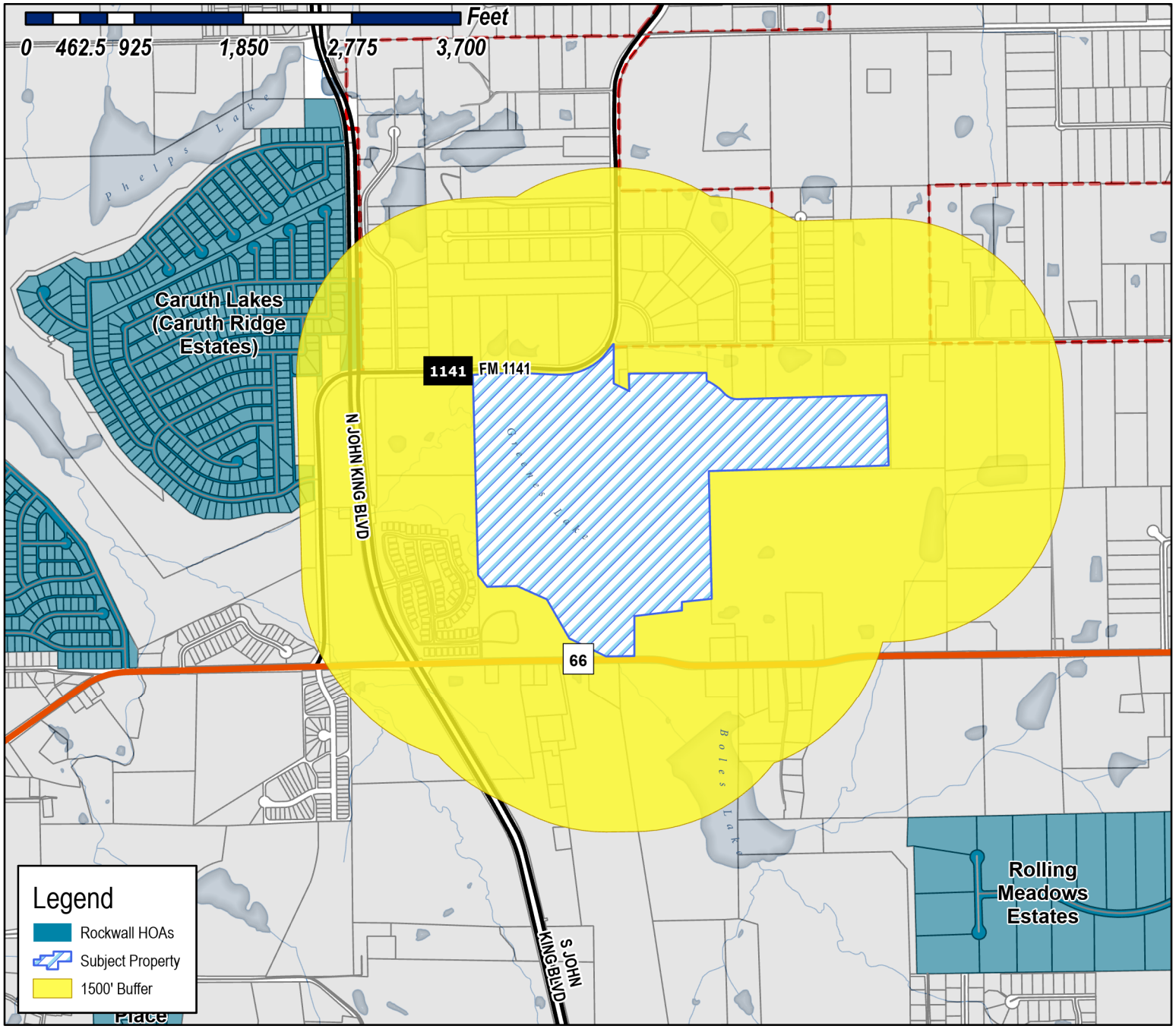
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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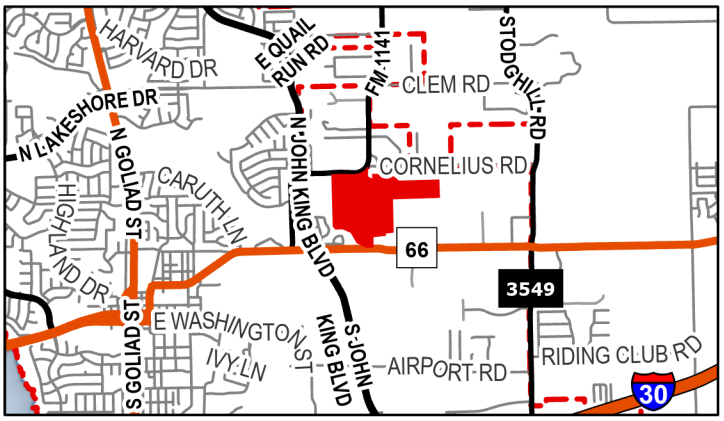
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Case Number: Z2022-0038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, July 22, 2022 11:51 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-038]
Attachments: Public Notice (07.15.2022).pdf; HOA Map (7.18.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *July 22, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2022-038: Zoning Change amending Planned Development District 93
Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

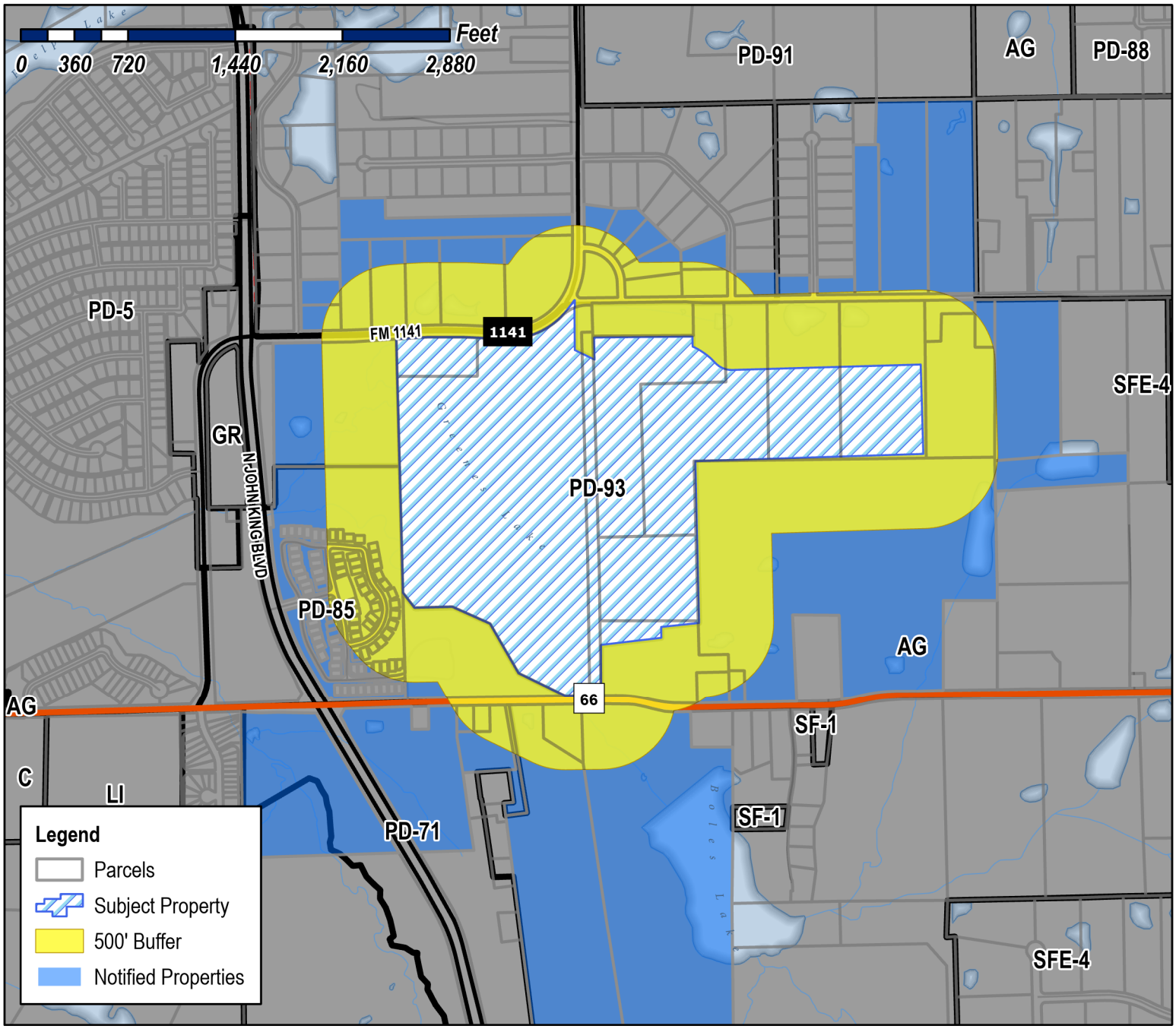
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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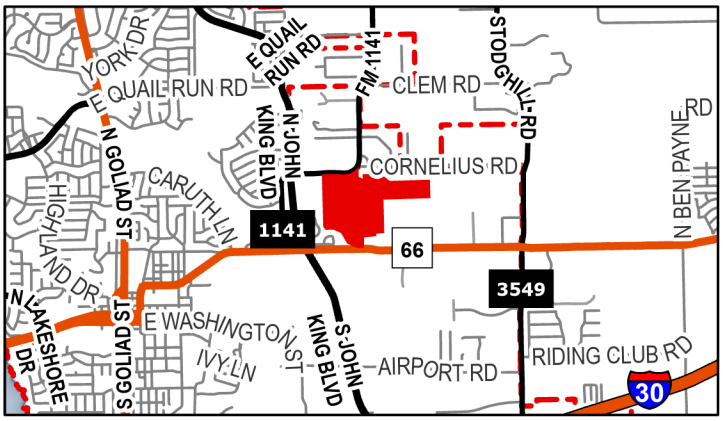
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Case Number: Z2022-038
Case Name: Amendment to PD-93

Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1649 FM 1141

Date Saved: 7/18/2022
For Questions on this Case Call (972) 771-7745



ALDERMAN CLAUDETTE
815 RIO VISTA LANE
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

BELEW THOMAS E SR
DIANNE S CURREY
2 NORMAN TRL
ROCKWALL, TX 75087

BENEDICT JAMES AND JUDY
27 PINE ISLAND CT
HILTON HEAD, SC 29928

BROCHON DELILIA A AND MARTIAL H
913 RIO VISTA LANE
ROCKWALL, TX 75087

BROWN LARRY MELVIN & MARSHA LIZBETH
906 BELLA DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

DAVIS WILLIAM PAUL JR
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

DELK JEANNETTE FREY
903 RIO VISTA LN
ROCKWALL, TX 75087

DENNEY DENNIS W & LINDA L
162 MEADOWLARK CIR
ROCKWALL, TX 75087

DIMISSEW SAMUEL
956 S WEATHERRED DR
RICHARDSON, TX 75080

EASLEY PHYLLIS
909 RIO VISTA LANE
ROCKWALL, TX 75087

EVANS MARY E
830 BELLA DRIVE
ROCKWALL, TX 75087

EVANS ROSEMARY J AND ROBERT E
908 RIO VISTA LN
ROCKWALL, TX 75087

G & C DAVIS FAMILY 2013 TRUST
GREGORY A DAVIS AND CAROL L DAVIS - CO TRUSTEES
916 RIO VISTA LN
ROCKWALL, TX 78087

GARRETT CHRISTOPHER AND ROSEMARY
1620 MADRID WAY
ROCKWALL, TX 75087

GIAMPAPA SANTO AND SUSAN
1606 ENCANTO TRL
ROCKWALL, TX 75087

GILLILAND TOMMY JOE
2098 WILLIAMS
ROCKWALL, TX 75087

GRIFFITH JESSE JOHN AND SARAH KRISTIN
1578 FM 1141
ROCKWALL, TX 75087

HAMBLIN DONALD ELEX AND DEBORAH LUCILLE
905 RIO VISTA LN
ROCKWALL, TX 75087

HAMPTON ELDEN L
1530 FM 1141
ROCKWALL, TX 75087

HOWARD EDWARD L AND BRENDA S
902 RIO VISTA LN
ROCKWALL, TX 75087

HUCK WALTER R AND MARY A
830 RIO VISTA LANE
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA
1666 FM 1141
ROCKWALL, TX 75087

IGOPCO LLC
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262

INTEGRITY RETIREMENT GROUP LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

JOHN AND LYNNE MCMAHAN REVOCABLE TRUST
JOHN AND LYNNE MCMAHAN- TRUSTEES
912 RIO VISTA LN
ROCKWALL, TX 75087

JONES BRENDA K & SAM A
910 BELLA DR
ROCKWALL, TX 75087

LANCASTER JAMES EVERETT JR &
GEORGIANA MARIE
820 BELLA DRIVE
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

LUKER LEO
P.O. BOX 1599
LYTLE, TX 78052

MAUTNER ERNESTO & BEATRICE
829 BELLA DRIVE
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

MURPHY DON & SHARON
837 BELLA DRIVE
ROCKWALL, TX 75087

PAUL DAVID OLIVIER AND LYN DIANE OLIVIER
FAMILY REVOCABLE TRUST
LYN DIANE OLIVIER- SURVIVING TRUSTOR
834 RIO VISTA LANE
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

PEOPLES MICHAEL L
PO BOX 41
ROCKWALL, TX 75087

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

POTTER JOHN D ETUX
PO BOX 259
FATE, TX 75132

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

RILEY RODNEY H & JANET E
802 RIO VISTA LN
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE
3094 COUNTY ROAD 1024
FARMERSVILLE, TX 75442

ROONEY CATHERINE
912 BELLA DR
ROCKWALL, TX 75087

RW LADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

SALINAS HILSE S
2068 STATE HWY 66
ROCKWALL, TX 75087

SANDKNOP LES T AND CLAUDIA J
1614 ENCANTO TRAIL
ROCKWALL, TX 75087

SCHRAMM EDWIN W III & PATSY ANN
1895 FM 1141
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

SQUIER NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

TESMER STEVEN AND VICKIE
838 RIO VISTA LN
ROCKWALL, TX 75087

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

VACLAVIK JOHN AND MARCILE
610 W COLCHESTER DR
EAGLE, ID 83616

WAINNER MATTHEW CODY &
MELANIE RENEE HUMBLE
173 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

WALLACE MARTHA G
826 BELLA DRIVE
ROCKWALL, TX 75087

WHYDE KIMBERLY
1602 ENCANTO TRAIL
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-038: PD Amendment to PD-93

Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 9, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 15, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 15, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2022-038: PD Amendment to PD-93

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JOHNSON VOLK
CONSULTING
704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Terraces – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located south of FM 1141 and north of SH 66. The subject development will consist of +/-263 single family lots on a 115.80 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk Consulting, Inc.

Tom Dayton, PE

LEGAL DESCRIPTION
115.804 ACRES

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

> North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC' set for corner;
>
> North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;
>
> North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped “G&A MCADAMS CO” found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the **POINT OF BEGINNING** and containing 115.804 acres of land, more or less.

CORNELIUS ROAD

FM 1141

WILLIAMS STREET (HWY 66)

RYAN & JADA HUDDIN
VOL. 2019, PG. 1989
D.R.R.C.T

MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MIKE PEOPLES
VOL. 1679, PG. 196
D.R.R.C.T

BETTY SEE
DEED #142-12-042934
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

CITY OF ROCKWALL
RALPH M. HALL
ROCKWALL MUNICIPAL AIRPORT

ROCKWALL CITY LIMIT

GREENE'S LAKE

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°53'49"E 62.35'

S86°46'56"E 289.88'

L=520.65 R=517.68 CL=498.65
D=57°36'49" CB=N61°24'45"E

N89°41'25"E 37.01'

S0°29'15"E 300.96'

S61°44'36"E 134.73'

N89°12'20"E 657.00'

S0°05'20"W 152.26'

S1°28'22"E 63.06'

L=199.12 R=450.00 CL=197.50
Δ=25°21'09" CB=S54°46'04"E

L=135.31 R=150.94 CL=130.83
Δ=51°21'42" CB=S64°46'28"E

N89°27'29"E 1265.98'

S0°32'31"E 600.00'

S89°27'29"W 1531.48'

N1°22'52"W 1695.38'

N37°48'37"W 72.79'

S88°32'26"W 252.79'

N36°59'31"W 278.64'

N36°59'31"W 384.58'

N36°59'31"W 342.00'

S18°41'E 334.84'

S83°16'15"W 958.34'

S5°53'32"E 78.43'

S83°36'06"W 415.44'

S89°38'42"W 241.04'

S1°35'19"E 1090.27'

6' HIKE & BIKE TRAIL (TYP)

AMENITY CENTER
0.68 ACRES

OPEN SPACE
40.8 ACRES

OPEN SPACE
1.0 ACRES

OPEN SPACE
0.07 ACRES

OPEN SPACE
0.19 ACRES

OPEN SPACE
0.48 ACRES

OPEN SPACE
0.08 ACRES

OPEN SPACE
0.15 ACRES

OPEN SPACE
0.18 ACRES

MONUMENT SIGNAGE

MONUMENT SIGNAGE

APPROXIMATE LIMIT
ZONE "A" FEMA
FIRM PANEL NOS.
48397C0030L,
48397C0035L &
48397C0045L

AVIGATION
EASEMENT (RPZ)

R.O.W. DEDICATION & NTMWD ESMT

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE.

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	13.05
TOTAL	42.77
OPEN SPACE RATIO*	
[(29.72/2) + 13.05] / 115.80 =	24.1%

*ASSUMING HALF OF FLOODPLAIN

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CONCEPT PLAN
TERRACES
115.80 ACRES
ROCKWALL, TEXAS

LOT TYPE	A	B	C	D	E
LOT COUNT	9	26	86	34	108
MINIMUM LOT AREA (SF)	13,000	10,000	9,000	8,400	7,200
MINIMUM LOT WIDTH (FT)*	100	82	72	72	62
MINIMUM LOT DEPTH (FT)	130	120	115	110	110
FRONT BUILDING SETBACK (FT)	25	20	20	20	20
REAR BUILDING SETBACK (FT)	25	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	6	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	45	45	45	65	65
*Measured at front building setback					

LOT TYPE	MIN. LOT AREA (SF)
A (100'x130')	13,000
B (82'x120')	10,000
C (72'x120')	9,000
D (72'x120')	8,400
E (62'x120')	7,200

150 75 0 150
SCALE 1" = 150'

ZONING CASE # Z2022-XXX

CITY OF ROCKWALL

ORDINANCE NO. 22-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF APRIL, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 4, 2022

2nd Reading: April 18, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

Exhibit 'A':
Legal Description

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

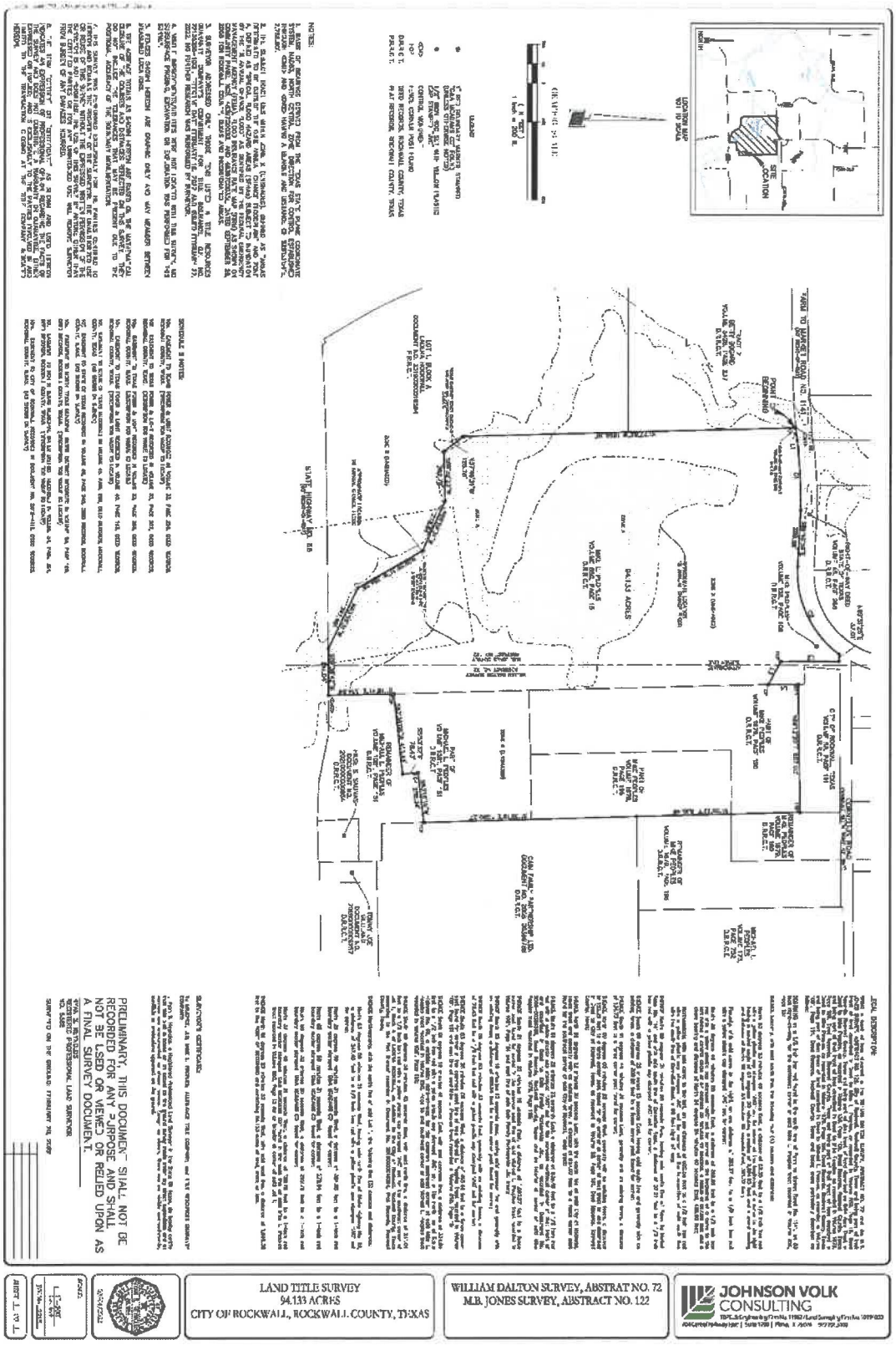


Exhibit 'C':
Concept Plan

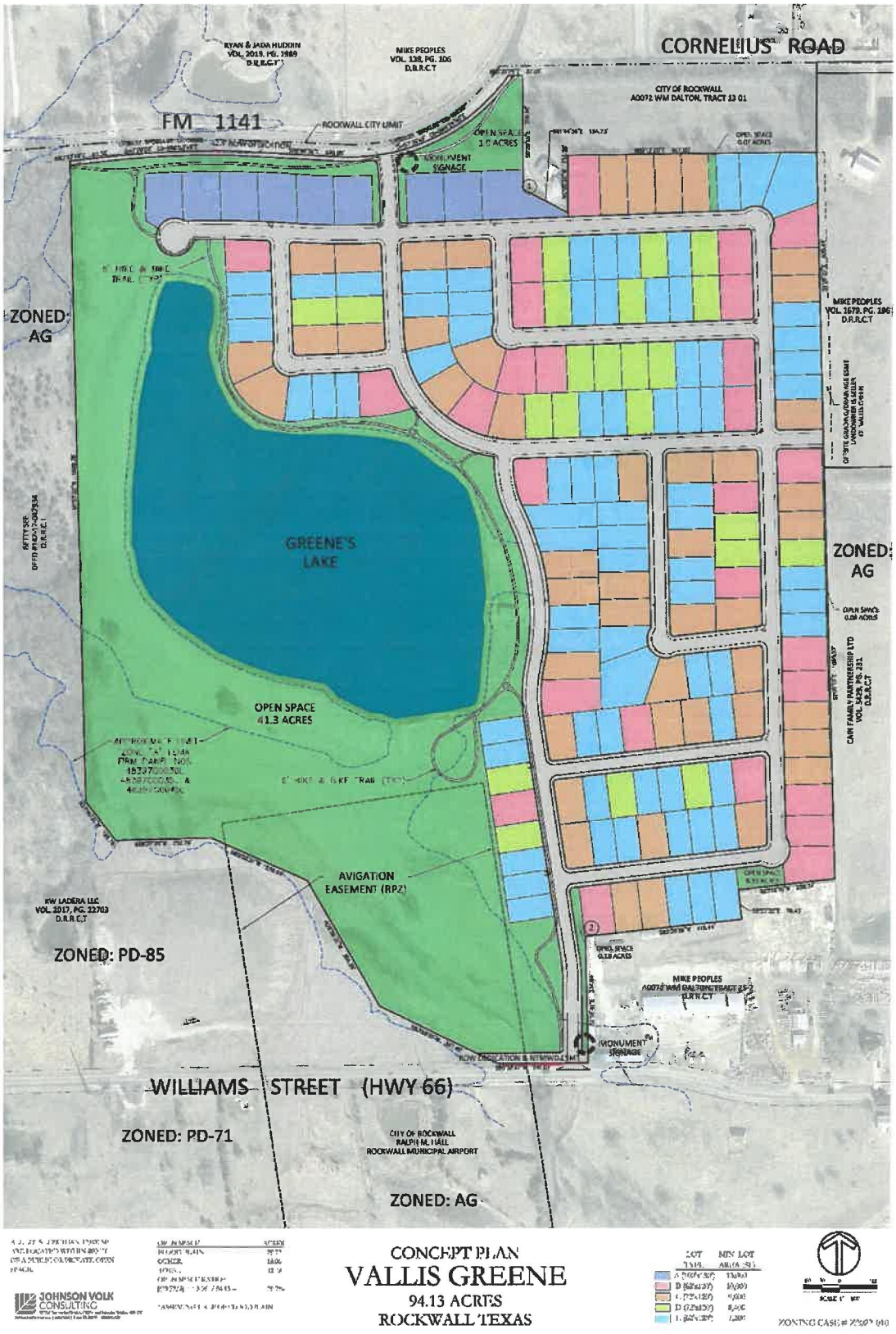


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
		Maximum Permitted Units:	*182*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *182* units provided [*1*] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 42.30% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.93* dwelling units per gross acre of land; however, in no case should the proposed development exceed *182* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

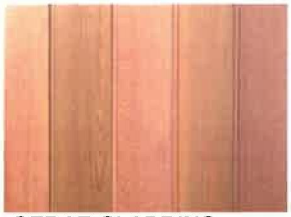
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

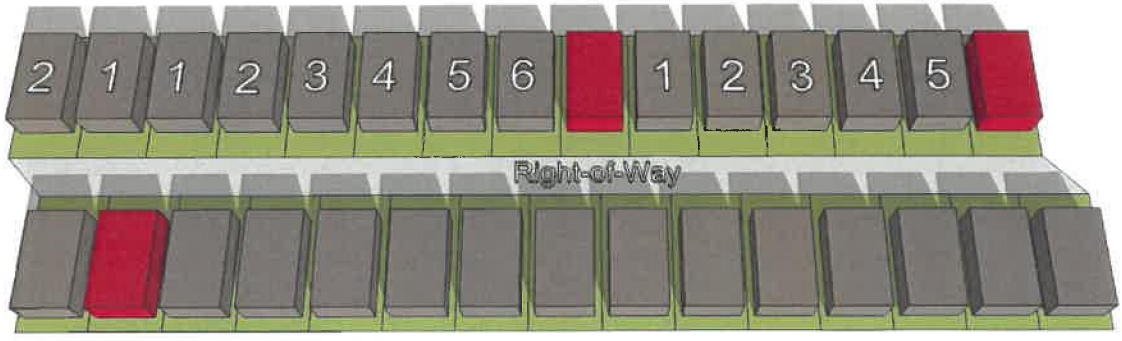
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.



FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 93 (PD-93) [*ORDINANCE NO. 22-22*], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 93 (PD-93) [*Ordinance No. 22-22*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 19-08*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 08.16.22

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in ***Exhibit 'C'*** of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in ***Exhibit 'C'*** of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

DRAFT ORDINANCE 05.25.2022

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in ***Exhibit 'C'*** of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 15, 2022*

DRAFT ORDINANCE 08.15.2022

DRAFT ORDINANCE 08.15.2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

DRAFT ORDINANCE 08.15.2022

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

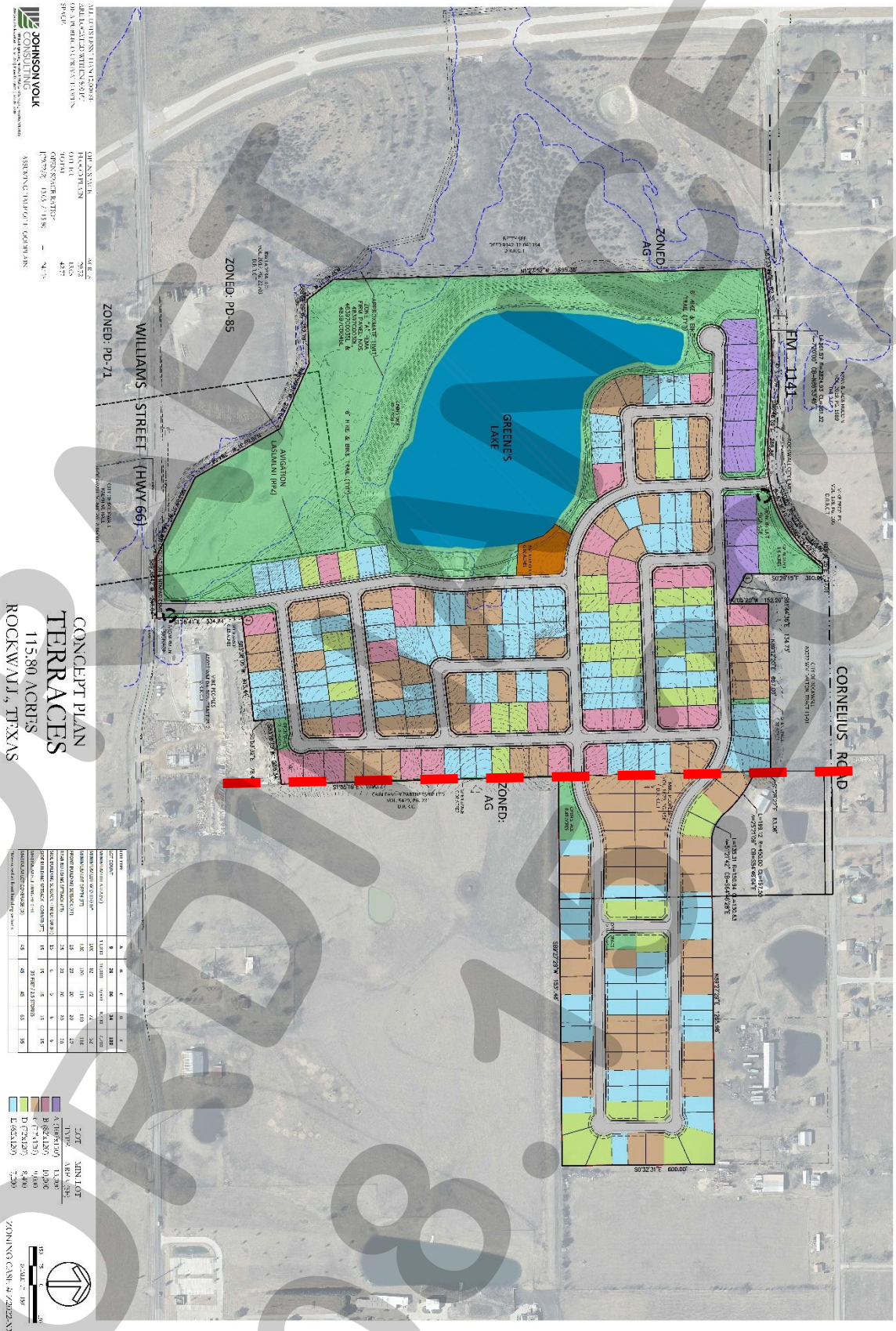
THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

DRAFT ORDINANCE 08.15.2022

Exhibit 'B':
Survey

DRAFT
ORDINANCE
08.15.2022

Exhibit 'C':
Concept Plan



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Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	03.42%
B	82' x 120'	10,000 SF	26	09.98%
C	72' x 110'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
		Maximum Permitted Units:	*263*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *263* units provided [*1*] a minimum of 58.94% of the total lot count be comprised of *Lot Types 'A'*, *'B'*, *'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 41.06% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.27* dwelling units per gross acre of land; however, in no case should the proposed development exceed *263* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

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ORD. 15.02

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN

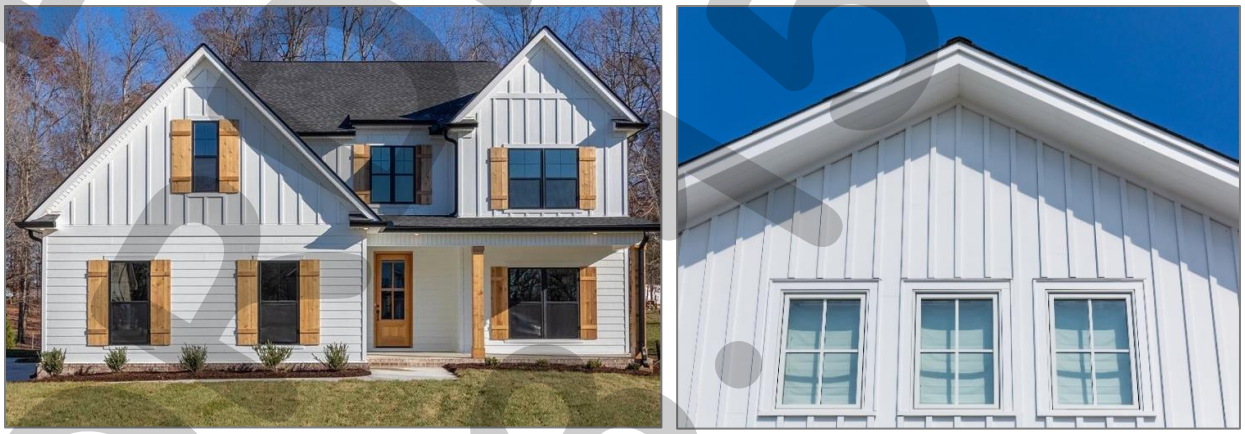


FIGURE 3: EXAMPLES OF HORIZONTAL LAP

DRAFT
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(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. A total of 20.15% or 53 of the 263 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.85% or 210 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



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ORDINANCE
08.15.2022

FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE

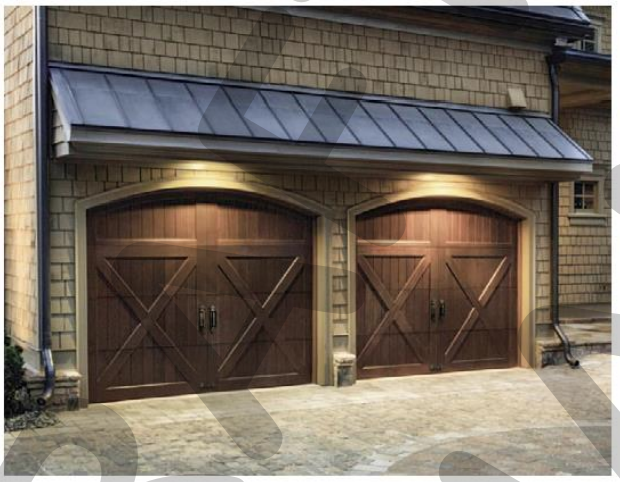


CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches 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.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

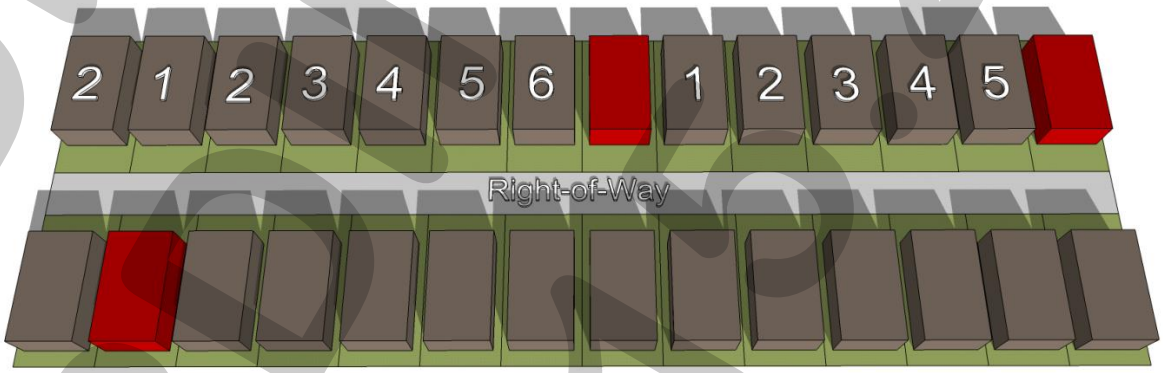
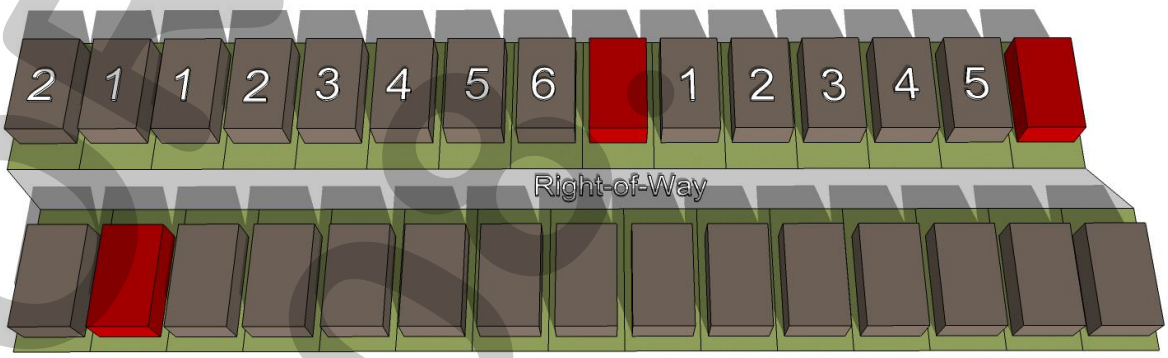


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



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(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ *&* ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences*), above shall be constructed. In addition, one (1) row of a

DRAFT ORDINANCE 03.15.2022

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards.*

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space).* A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

DRAFT ORDINANCE 08-15-2022

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 23.16-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. For the 182 lots associated with *Phase 1* of the subdivision (*i.e. the portion of the subdivision shown east of the redline dashed in Exhibit 'C'*), the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

DRAFT ORDINANCE 09.16.22

For the lots on *Phase 2* of the subdivision (*i.e. the portion of the subdivision shown west of the redline dashed in Exhibit 'C'*), the *Developer* shall satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance.*

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 08.15.2022

October 6, 2022

TO: Ryan Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-038; Amendment to PD-93

Ryan Joyce**:**

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 6, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

The following are staff's recommendations concerning this case:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) The applicant will be required to put an avigation easement over the property to ensure that homeowners are provided with information showing that they are within close proximity to the flight path of the Ralph Hall Municipal Airport. This will need to be established with the final plat for the subdivision.

(3) No development or amenities can take place within the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

(4) As part of the Traffic Impact Analysis (TIA) and/or roadway design, the need for a left turn lane on FM-1141 -- *at the proposed drive approach* -- shall be determined.

(5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 9, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.

City Council

On September 6, 2022, The City Council made a motion to approve the zoning change with a vote of 6-1, with Council Member Macalik dissenting.

Included with this letter is a copy of *Ordinance No. 22-37*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP
Planner

Lee, Henry

From: Lee, Henry
Sent: Friday, July 22, 2022 3:56 PM
To: Ryan Joyce
Subject: Project Comments for Case No. Z2022-038
Attachments: Draft Ordinance (07.26.2022).pdf; Project Comments (07.22.2022).pdf; Engineering Mark-Ups (07.22.2022) Reduced.pdf

Good Afternoon,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 26, 2022
Planning and Zoning Commission Public Hearing: August 9, 2022
City Council Public Hearing/1st Reading: August 15, 2022
City Council 2nd Reading: September 6, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is ***REQUIRED*** to be at all meetings. Should you have any questions please let me know.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Friday, August 12, 2022 4:07 PM
To: Lee, Henry
Subject: Fwd: Peoples 2
Attachments: image003.jpg; image004.png; image005.png; image004.png; 2215-ZONING EXHIBIT-115.804AC.pdf; 2215-DESC-115.804AC-ZONING.doc

Henry,

Please see attached.

Thanks,

Ryan

Ryan Joyce
(512)-965-6280

Begin forwarded message:

> **From:** Ryan Reynolds <ryan.reynolds@johnsonvolk.com>
> **Date:** August 12, 2022 at 11:17:12 AM CDT
> **To:** Ryan Joyce <ryan@michaeljoyceproperties.com>, Tom Dayton <tom.dayton@johnsonvolk.com>
> **Cc:** Meredith Joyce <Meredith@michaeljoyceproperties.com>, Jay Volk <jay.volk@johnsonvolk.com>
> **Subject: RE: Peoples 2**
>
> Ryan J. –
>
> As promised, see attached for boundary exhibit of the overall 115.804 acres. Let me know if you have any questions. Thanks!
>
> **Ryan Reynolds, RPLS** | Vice President - Survey
>
> www.johnsonvolk.com
>
> INTERNET E-MAIL CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender, which is protected by the attorney-client privilege. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Thursday, August 11, 2022 8:00 AM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Meredith Joyce <Meredith@michaeljoyceproperties.com>; Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: Re: Peoples 2

Understood. We are good. Time frame for turning these exhibits around?

Ryan Joyce
(512)-965-6280

On Aug 11, 2022, at 7:24 AM, Tom Dayton <tom.dayton@johnsonvolk.com> wrote:

Ok thanks Ryan. Sorry for the confusion, but we were holding off on doing anything with a survey exhibit until you cleared everything with Bret because we didn't know which survey exhibit was needed for zoning (whole thing or Peoples 2 only).

We will get on it.

Tom Dayton, PE | Vice President

704 Central Parkway East | Suite 1200 | Plano | TX 75074
972-201-3100 ext. 202 (office)
682-225-7189 (mobile)
972-201-3099 (fax)
www.johnsonvolk.com

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From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Thursday, August 11, 2022 6:48 AM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Meredith Joyce <Meredith@michaeljoyceproperties.com>; Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Peoples 2

Tom,

We will need the survey exhibit like yall typically provide. Example attached.

This needs to be in 2 parts.

1. The entire piece is required for the zoning.
2. Just the additional piece needed for the contracts and closing.

Both need as quick as possible.

Thanks,

Ryan

Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Wednesday, August 10, 2022 8:35 PM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>
Cc: Meredith Joyce <Meredith@michaeljoyceproperties.com>; Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: Re: Peoples 2

I didn't know you needed any of that to get your zoning. Can you tell me what you need for zoning and then what you need for closing and when you need it? We may have to prioritize what you need for zoning ahead of closing in order to meet whatever deadline you have.

Sent from my iPhone

> On Aug 10, 2022, at 19:14, Ryan Joyce <ryan@michaeljoyceproperties.com> wrote:
>
> Perfect. We will need the over all survey doc to go along with peoples. We have legal.
>
> Will also need the survey for just the additional average as well.
>
> Need both pretty quick with council next week
>
> Thanks,

Ryan

Ryan Joyce
(512)-965-6280

On Aug 10, 2022, at 5:37 PM, Tom Dayton <tom.dayton@johnsonvolk.com> wrote:

Congrats! Let us know when you want to start prelim. Plat for both. I'm assuming, you probably want to wait til after council approves zoning?

We will start on the survey for Peoples 2 that you guys need.

Tom Dayton, PE | Vice President

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972-201-3100 ext. 202 (office)
682-225-7189 (mobile)
972-201-3099 (fax)
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From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Wednesday, August 10, 2022 3:06 PM
To: Tom Dayton <tom.dayton@johnsonvolk.com>; Ryan Joyce <ryan@michaeljoyceproperties.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: Re: Peoples 2

Yes sir. 7-0 on both.

Meredith Joyce, PE
Michael Joyce Properties
512-694-6394
767 Justin Rd.
Rockwall, TX 75087

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Wednesday, August 10, 2022 2:53:59 PM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>; Meredith Joyce <Meredith@michaeljoyceproperties.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Peoples 2

How did it go last night? Approvals for both?

Tom Dayton, PE | Vice President

704 Central Parkway East | Suite 1200 | Plano | TX 75074
972-201-3100 ext. 202 (office)
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-----Original Message-----
From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Tuesday, August 9, 2022 8:14 AM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Peoples 2

I should be good on this one but will need both you and Jay at PnZ for Park Hills.

Just kidding I got it.

Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

-----Original Message-----
From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Tuesday, August 9, 2022 8:06 AM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Peoples 2

Ok thanks for the explanation Ryan. So we don't need to submit anything else for zoning on this, and all you need now is a new survey that will be used for closing the peoples 2 tract to the east, correct? Do you want us to wait til after P&Z tonight to make sure things are looking good?

Do you need us at P&Z tonight for this one or Park Hills?

Tom Dayton, PE | Vice President

704 Central Parkway East | Suite 1200 | Plano |
TX 75074
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-----Original Message-----
From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Monday, August 8, 2022 9:31 PM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Peoples 2

I submitted everything to the city last week and got everything worked out with planning as well as with Bret Pedigo.

We are good to move forward with everything.

We will need the broken out survey for the closing in September.

Thanks,

Ryan

Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

-----Original Message-----
From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Monday, August 8, 2022 8:14 PM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>
Cc: Ryan Reynolds <ryan.reynolds@johnsonvolk.com>; Jay Volk <jay.volk@johnsonvolk.com>
Subject: Re: Peoples 2

Do we need to make it thru zoning first?

Maybe you can call me tomorrow so I understand what it is we are doing with the zoning resubmittal.

I was thinking that needed to come before closing

Sent from my iPhone

> On Aug 8, 2022, at 19:16, Ryan Joyce <ryan@michaeljoyceproperties.com> wrote:
>
> We will need the second tract separated out for closing please.
>
> Ryan Joyce
> (512)-965-6280
>
>
>
>> On Aug 8, 2022, at 4:37 PM, Tom Dayton <tom.dayton@johnsonvolk.com> wrote:
>>
>> No, I think we only have the 2 tracts together.
>>
>>
>> Tom Dayton, PE | Vice President
>>
>> 704 Central Parkway East | Suite 1200 | Plano | TX 75074
>> 972-201-3100 ext. 202 (office)
>> 682-225-7189 (mobile)
>> 972-201-3099 (fax)
>> www.johnsonvolk.com
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>>
>> -----Original Message-----
>> From: Ryan Joyce <ryan@michaeljoyceproperties.com>
>> Sent: Monday, August 8, 2022 4:22 PM
>> To: Tom Dayton <tom.dayton@johnsonvolk.com>; Ryan Reynolds <ryan.reynolds@johnsonvolk.com>

>> Subject: Peoples 2
>>
>> Hey guys,
>>
>> Do we have a survey with legal on just the additional acreage.
>>
>> Thanks,
>>
>>
>>
>> Ryan Joyce
>> (512)-965-6280
>>
>>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF ROCKWALL

ORDINANCE NO. 22-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 93 (PD-93) [*ORDINANCE NO. 22-22*], BEING A 115.80-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, AND TRACTS 13 & 25 AND A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change amending Planned Development District 93 (PD-93) [*Ordinance No. 22-22*] to incorporate a 21.83-acre tract of land into the existing 93.97-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (DF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 93 (PD-93) [*Ordinance No. 22-22*] and the Unified Development Code [*Ordinance No. 20-02*] 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. 19-08*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] 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 development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. 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*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted.* A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. 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 8. 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 9. 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 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF SEPTEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 15, 2022

2nd Reading: September 6, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC' set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.

Exhibit 'B':
Survey

Exhibit 'C':
Concept Plan

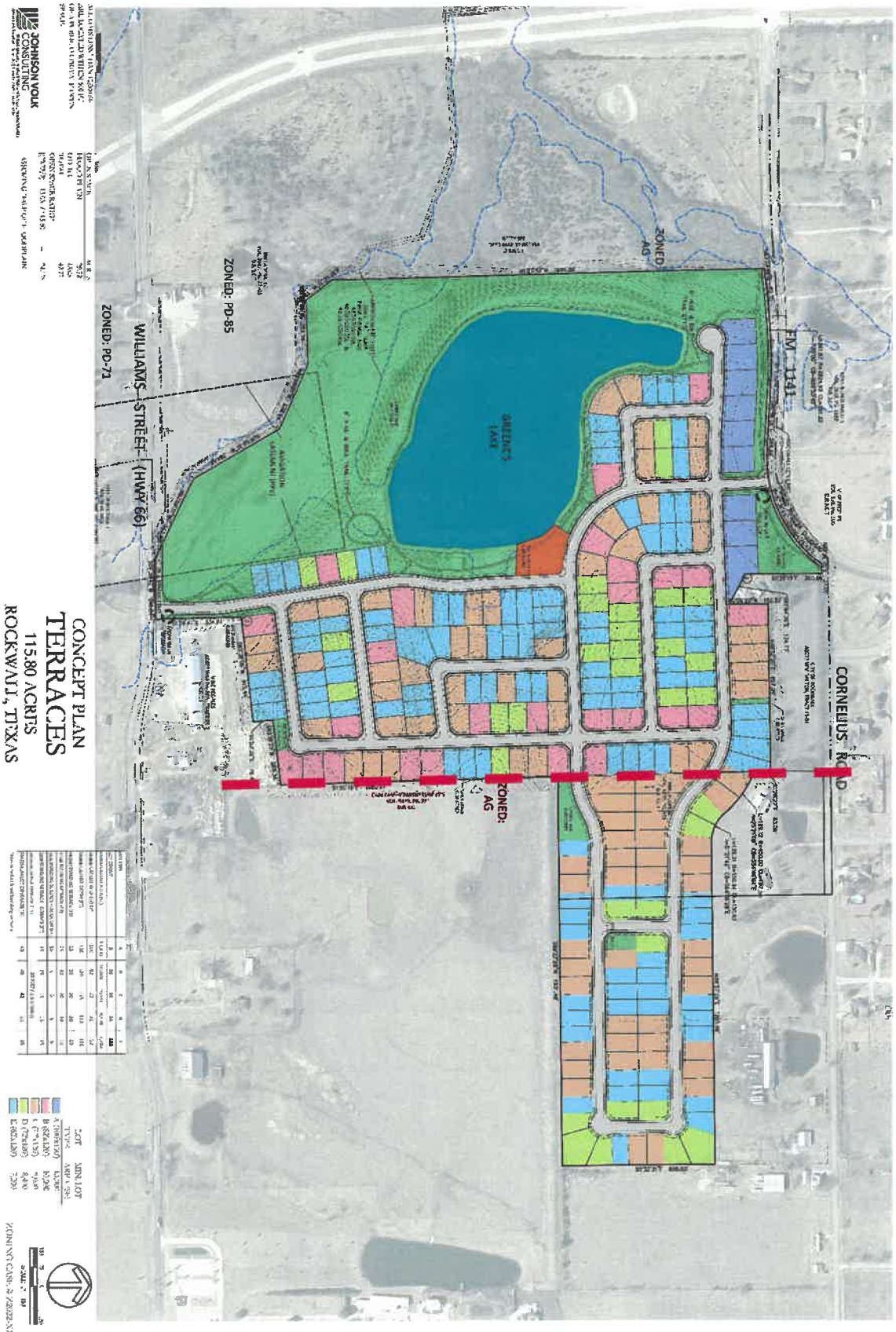


Exhibit 'D':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *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 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 130'	13,000 SF	9	03.42%
B	82' x 120'	10,000 SF	26	09.98%
C	72' x 110'	9,000 SF	86	32.70%
D	72' x 110'	8,400 SF	34	12.93%
E	62' x 110'	7,200 SF	108	41.06%
		Maximum Permitted Units:	*263*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed *263* units provided [*1*] a minimum of 58.94% of the total lot count be comprised of *Lot Types 'A', 'B', 'C'* & *'D'*, [*2*] a minimum of nine (9) *Lot Type 'A'* and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 41.06% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *2.27* dwelling units per gross acre of land; however, in no case should the proposed development exceed *263* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	100'	82'	72'	72'	62'
Minimum Lot Depth	130'	120'	115'	110'	110'
Minimum Lot Area	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2], [5] & [7]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	25'	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
Maximum Lot Coverage	45'	45'	45'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. 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.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.

[7]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

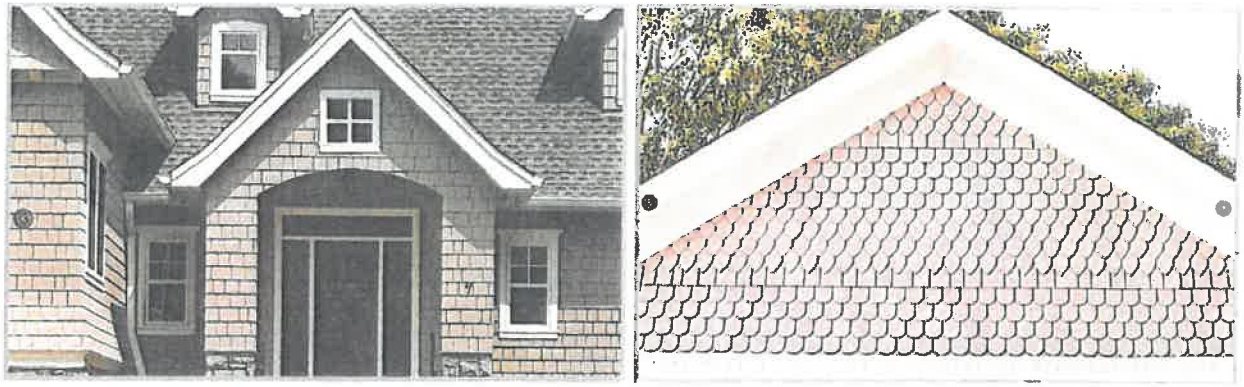


FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP





(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* A total of 20.15% or 53 of the 263 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.85% or 210 garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [*see Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES


DIVIDED BAYS


CARRIAGE HARDWARE


CEDAR CLADDING


ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES









(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

Exhibit 'D':
Density and Development Standards

(a) 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.

(b) 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) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 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:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches 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.

(d) 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*).

FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.

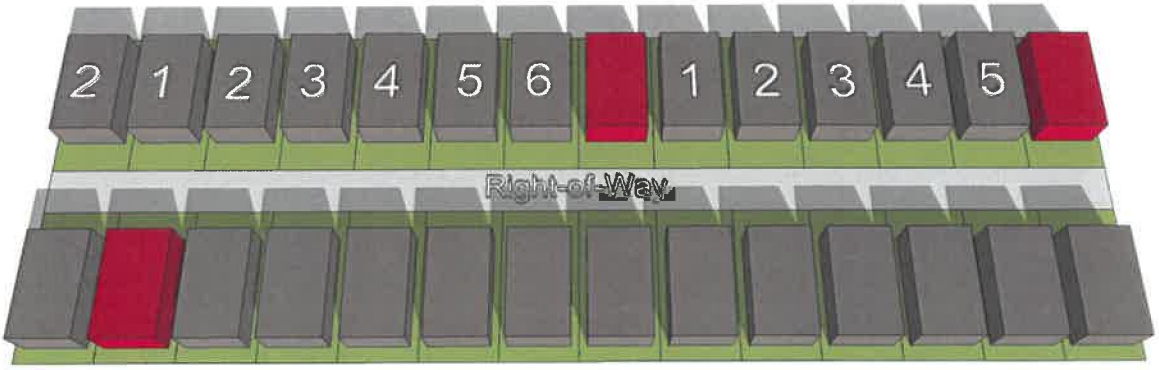
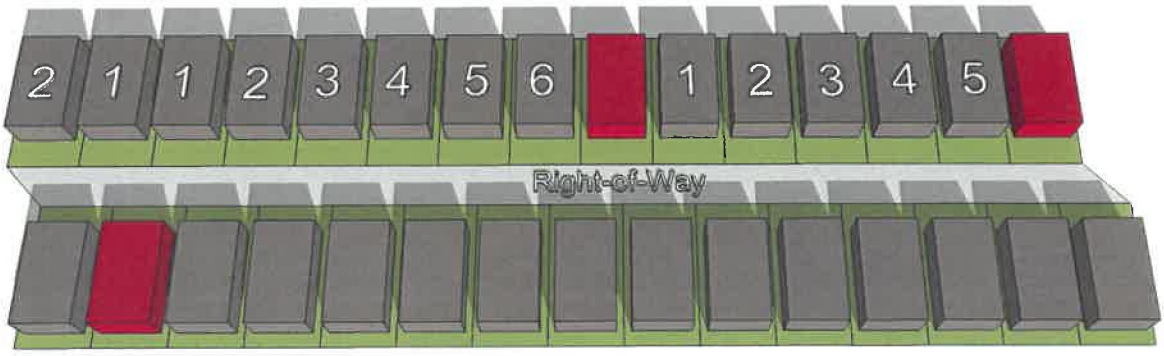


FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *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 Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), 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. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.

(g) *Additional Fence Requirements*. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations* ❶ & ❷ as depicted on *Exhibit 'C'* of this ordinance.

(1) *Location* ❶. In Location ❶, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.

(2) *Location* ❷. In Location ❷, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) *Landscape and Hardscape Standards*.

(a) *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. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-1141)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (SH-66)*. A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(3) *Landscape Buffers (Adjacent to Open Space)*. A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *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 (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *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.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(12) *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. 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.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 23.16-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. For the 182 lots associated with *Phase 1* of the subdivision (*i.e. the portion of the subdivision shown east of the redline dashed in Exhibit 'C'*), the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

For the lots on *Phase 2* of the subdivision (*i.e. the portion of the subdivision shown west of the redline dashed in Exhibit 'C'*), the *Developer* shall satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance.*

(14) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.