PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-039 P&Z DATE 09/13/2022 CC DATE 11/07/2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____PARK BOARD DATE_____

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:_____
_____
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_____

Zoning Map Updated_____

DEVELOPMENT APPLICATION

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

STAFF USE 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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549 Rockwall, TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: West of SH 205 & South of FM549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Ag — CURRENT USE: Ag

PROPOSED ZONING: PD — PROPOSED USE: Single Family & Commercial

ACREAGE: 264.5 — LOTS [CURRENT]: — LOTS [PROPOSED]: 384

☐ *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	Rockwall Highgate, Ltd.	☑ APPLICANT	Corsan Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd #900	ADDRESS	4925 Greenville Ave. #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 _____ DAY OF August, 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 16th DAY OF August, 2022.

OWNER'S SIGNATURE: Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tennessee — Lisa D. Randolph

MY COMMISSION EXPIRES May 9, 2026

Lisa L. Randolph — State of Tennessee — Notary Public — County of Davidson

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

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

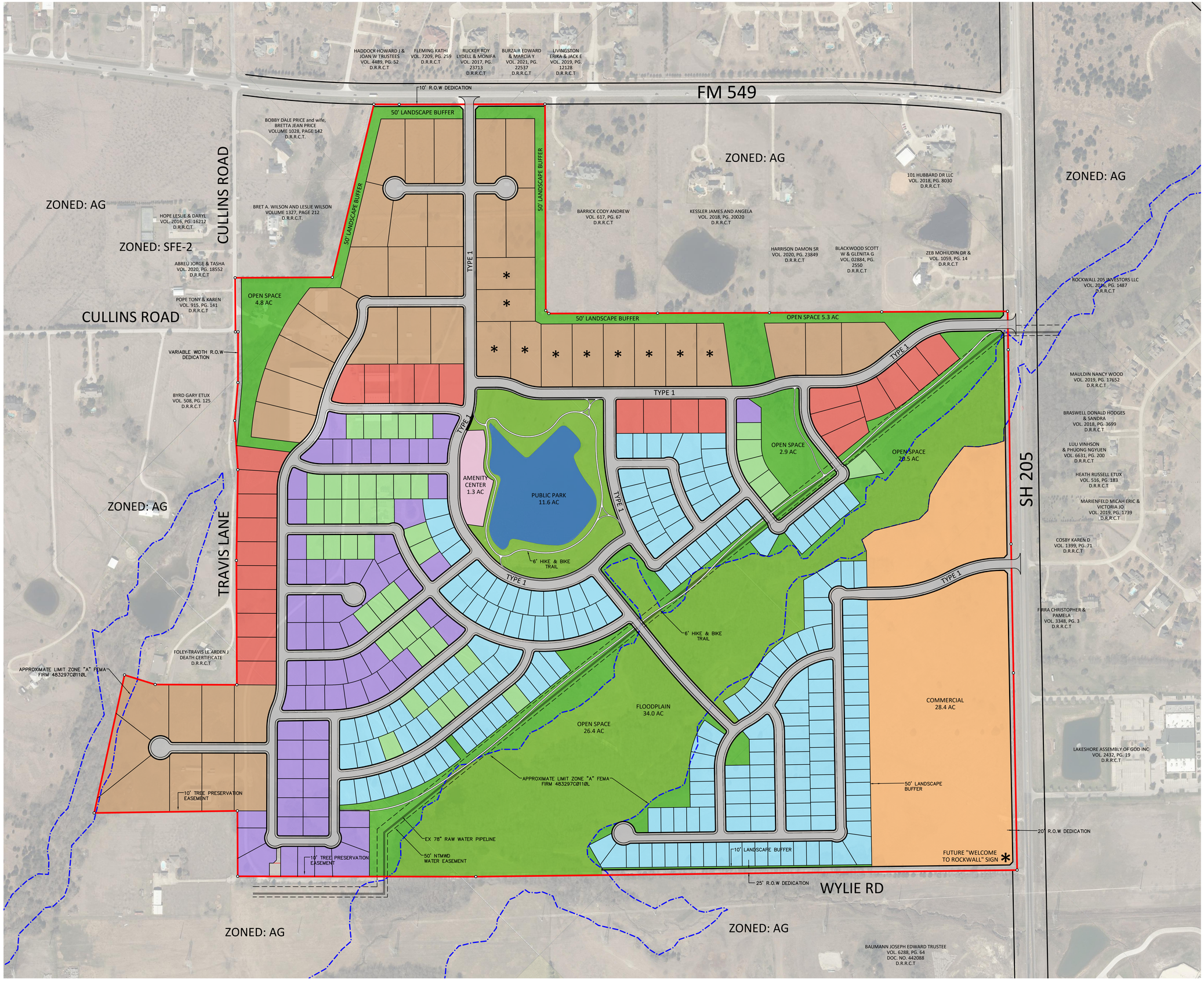
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at 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, Inc.

Tom Dayton, PE



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	**265.9**	**100.0%**

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
Open Space Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**43**	**26**	**66**	**43**	**206**
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback

**Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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 depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

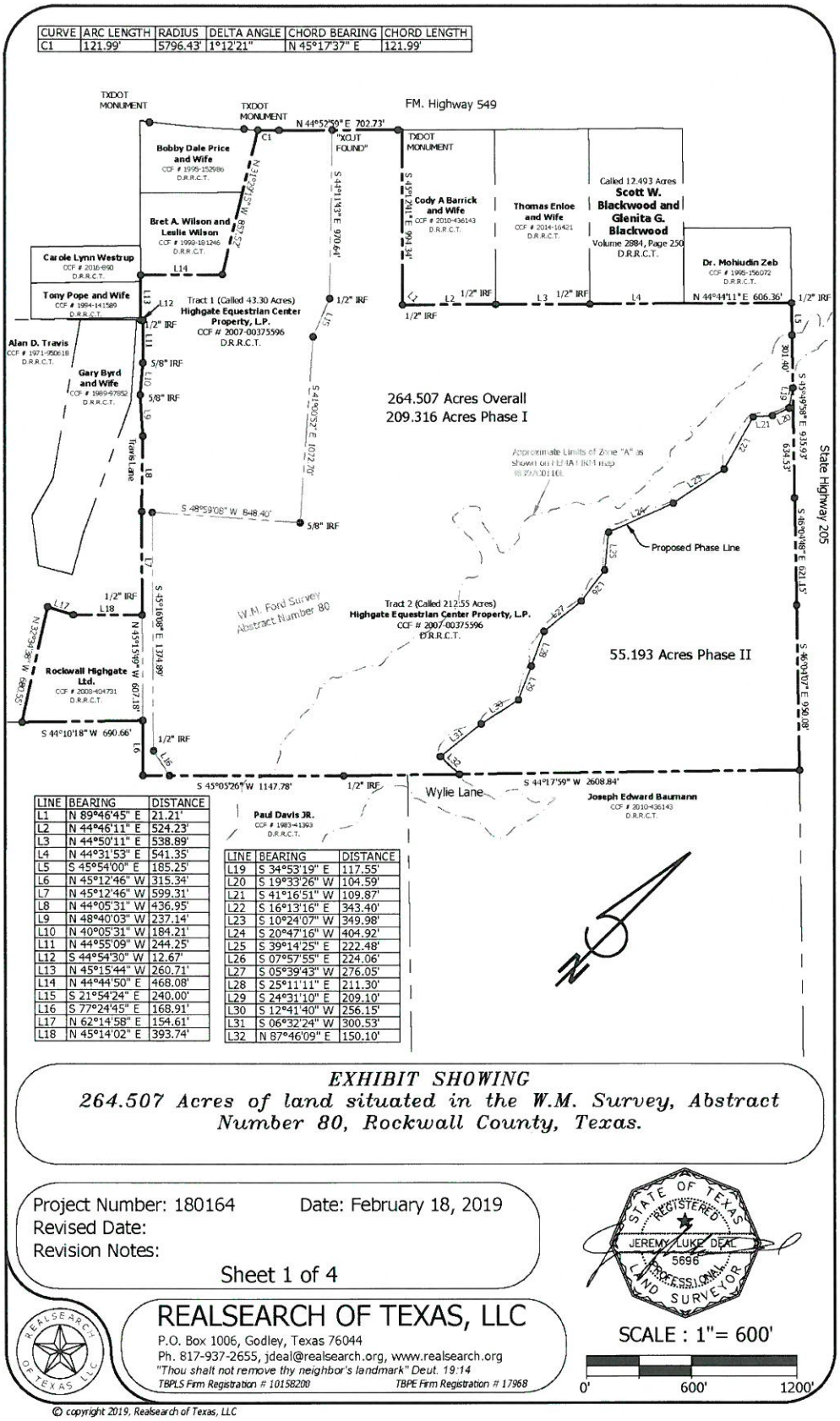
THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

© copyright 2019, Realsearch of Texas, LLC

Exhibit 'C':
Concept Plan

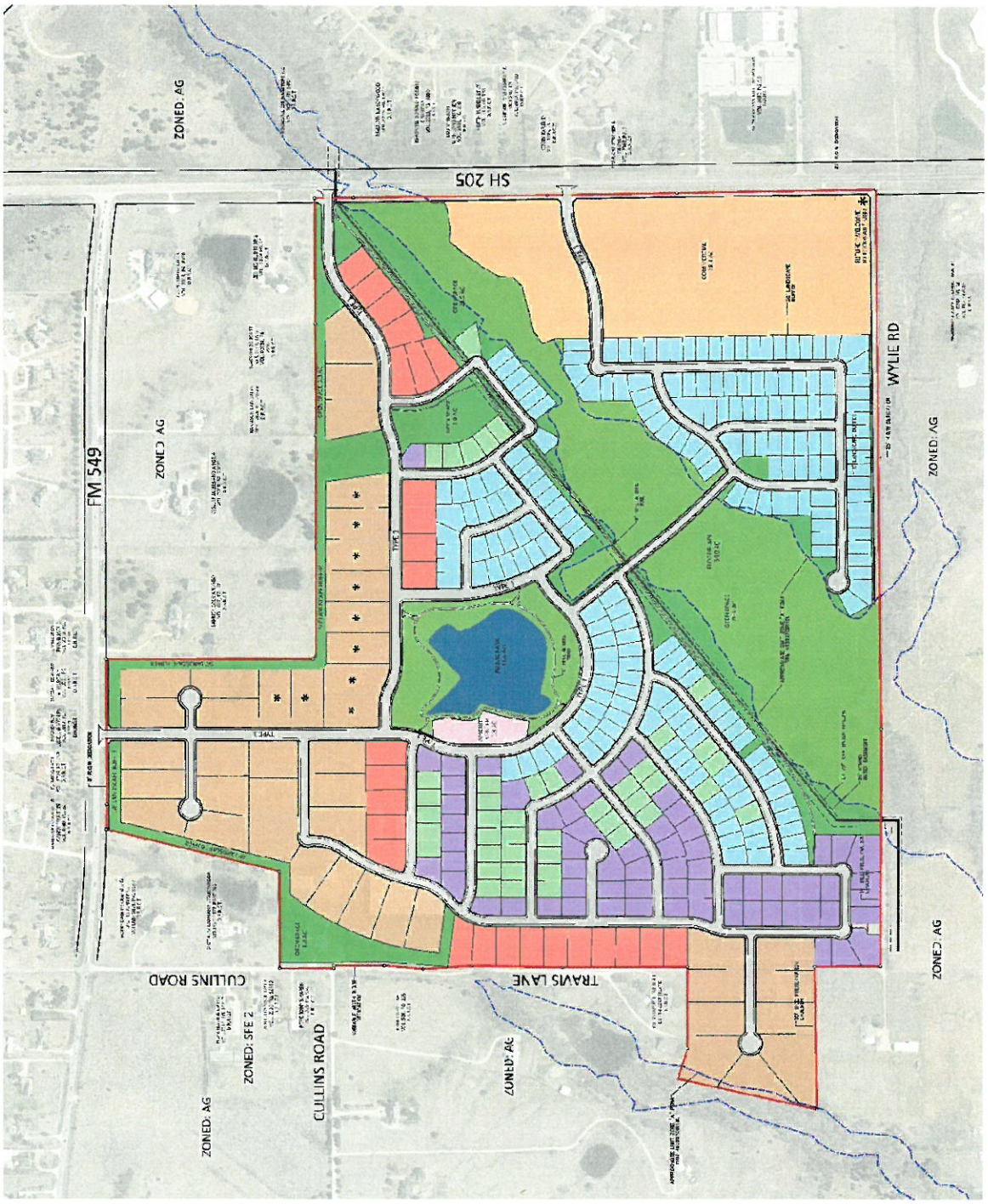


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.2%
B	110' x 190'	24,000 SF	26	6.8%
C	80' x 115'	11, 000 SF	66	17.2%
D	80' x 110'	9,600 SF	43	11.2%
E	62' x 110'	7,200 SF	206	53.6%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.4% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.6% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	2,800	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7] Type A, B, C & D lots shall have a minimum 3 car garage.

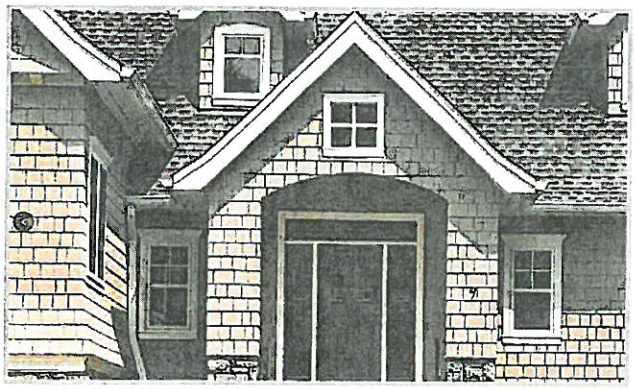
(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

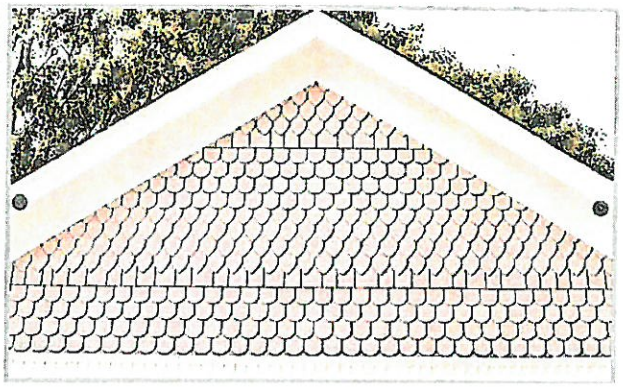
(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(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.

Examples of Cementitious Fiberboard





(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 20.05% or 77 of 384 of all 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 79.95% or 307 of all 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

... Continued on Next Page

Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road 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 3: Properties line up on the opposite side of the street. Where RED is the subject property.

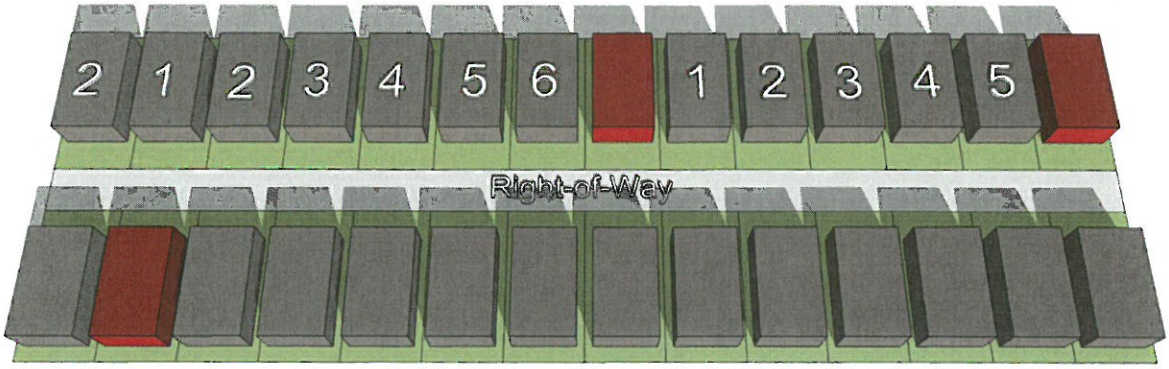
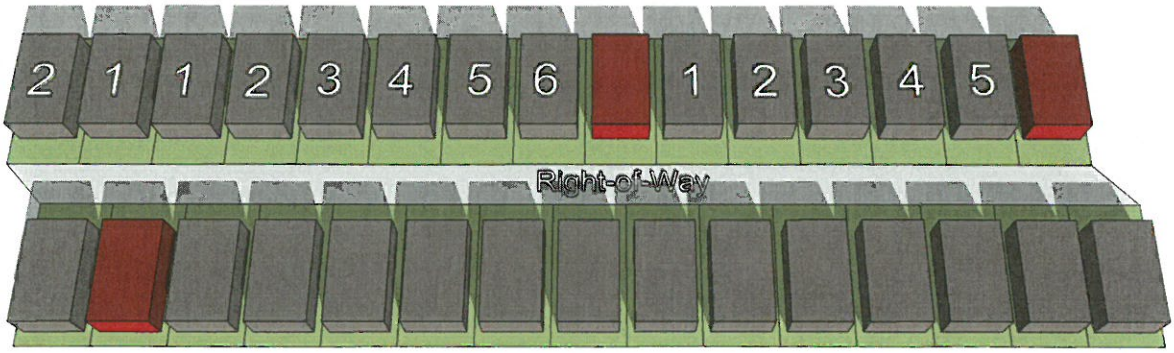


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) <u>*Fencing Standards*</u>. 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) <u>*Front Yard Fences*</u>. Front yard fences shall be prohibited.

(b) <u>*Wood Fences*</u>. 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 FM 549 shall be required to install a wrought iron or tubular steel fence, 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.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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-549)*. A minimum of a 60-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer shall be provided along the Type A lots along the northern perimeter as depicted on *Exhibit 'C'* of this ordinance, and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(4) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(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 detention areas, 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 a minimum of 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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.6-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) An Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's

Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. 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*.

(18) *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*), detention and drainage easements, 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*.

(19) *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

STAFF USE 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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549 Rockwall, TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: West of SH 205 & South of FM549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Ag — CURRENT USE: Ag

PROPOSED ZONING: PD — PROPOSED USE: Single Family & Commercial

ACREAGE: 264.5 — LOTS [CURRENT]: — LOTS [PROPOSED]: 384

☐ *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	Rockwall Highgate, Ltd.	☑ APPLICANT	Corsan Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd #900	ADDRESS	4925 Greenville Ave. #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 _____ DAY OF August, 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."

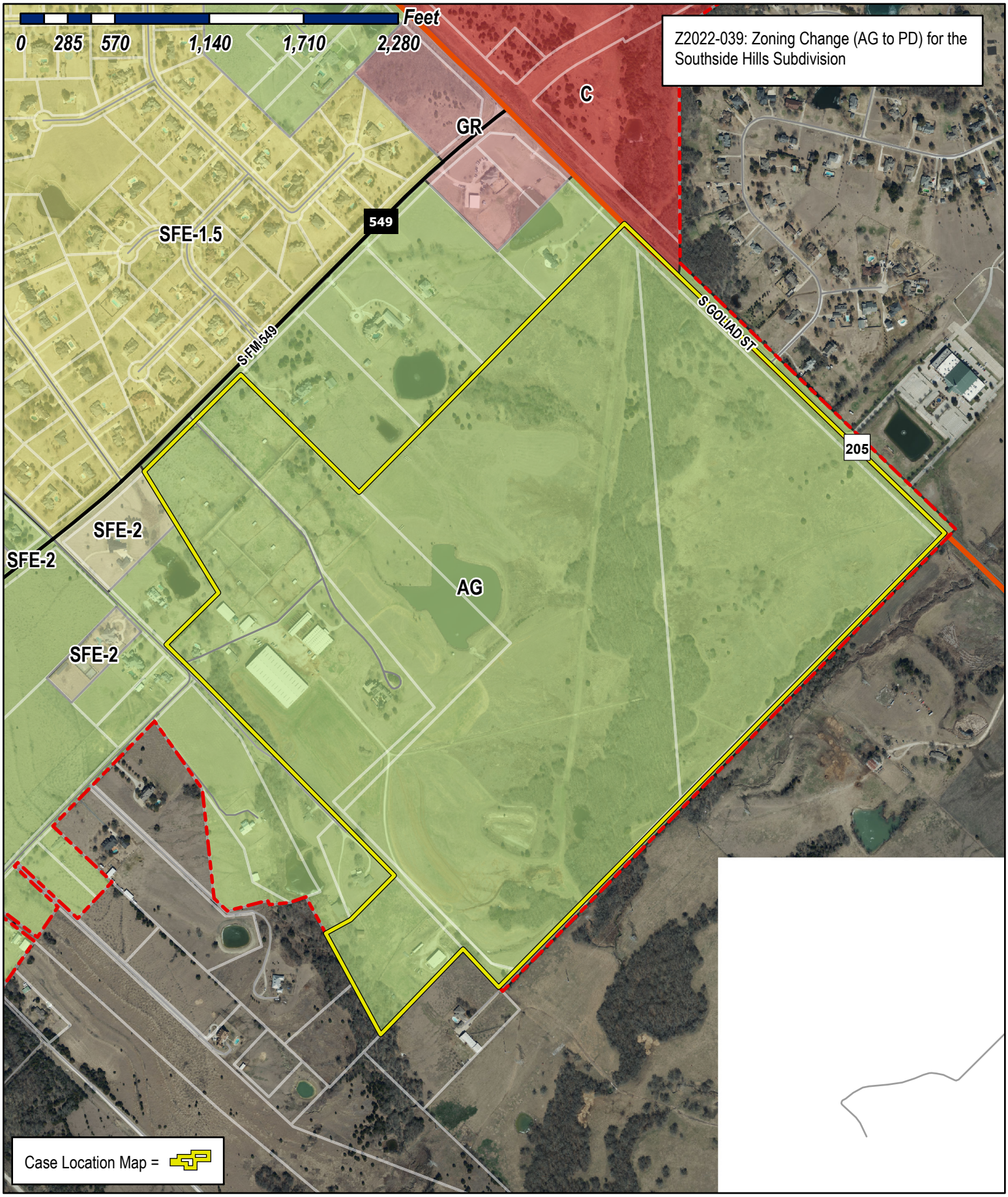
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF August, 2022.

OWNER'S SIGNATURE: Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tennessee — Lisa D. Randolph

MY COMMISSION EXPIRES May 9, 2026

Lisa L. Randolph — State of Tennessee — Notary Public — County of Davidson



City of Rockwall

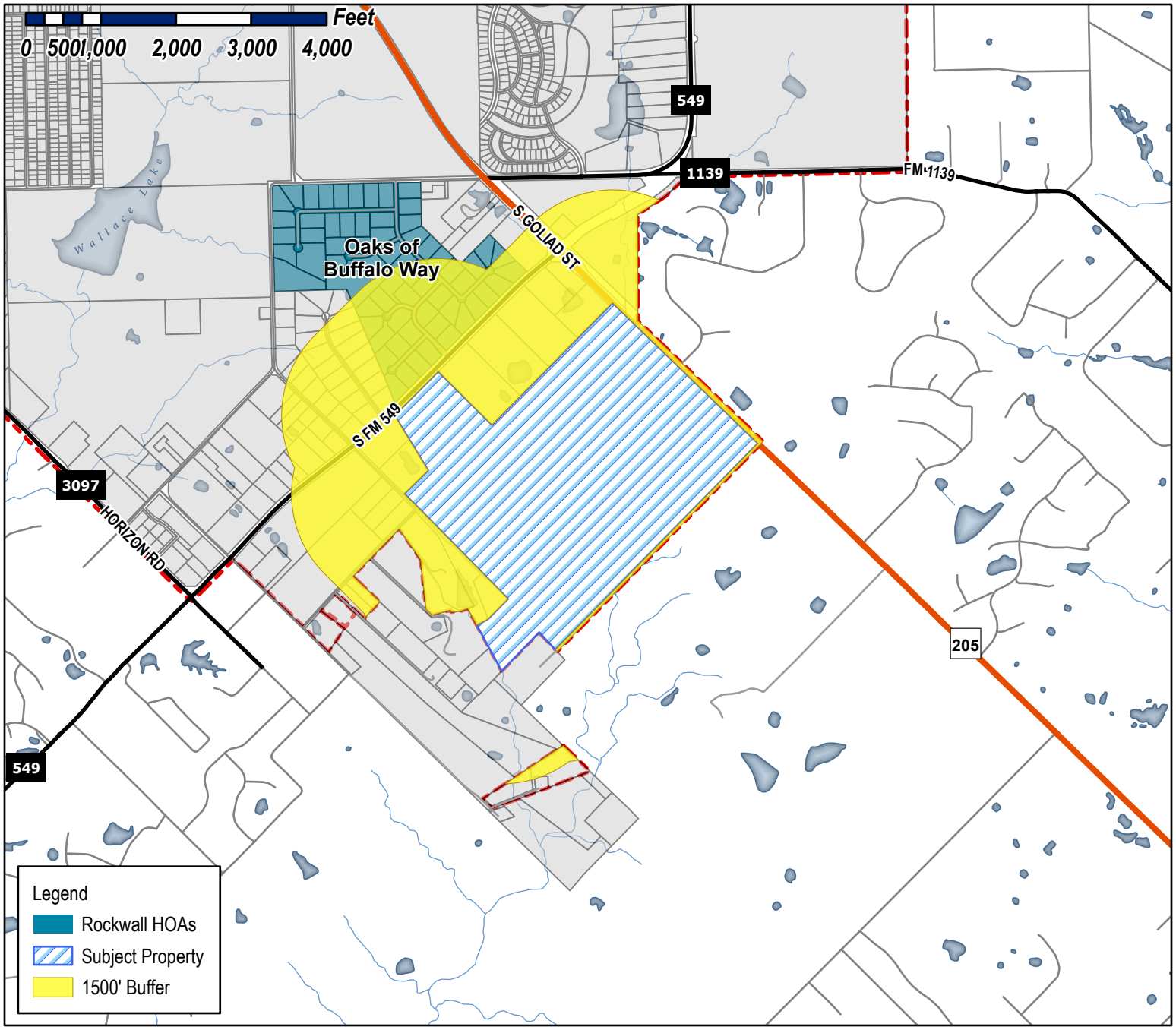
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

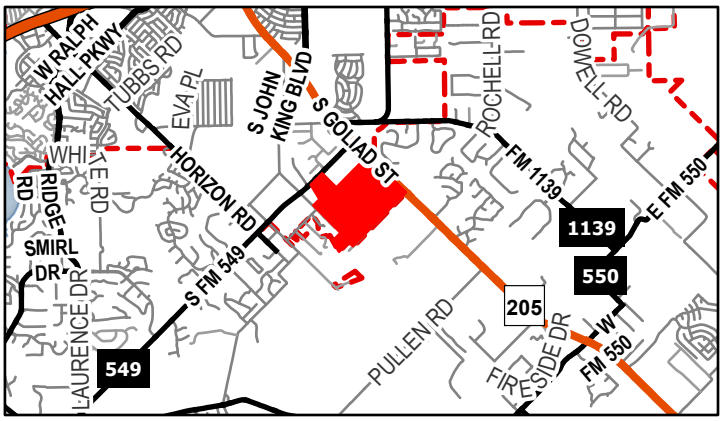
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Case Number: Z2022-039
Case Name: Zoning Change (AG to PD) for the Southside Hills Subdivision
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM 549 and Hwy 205

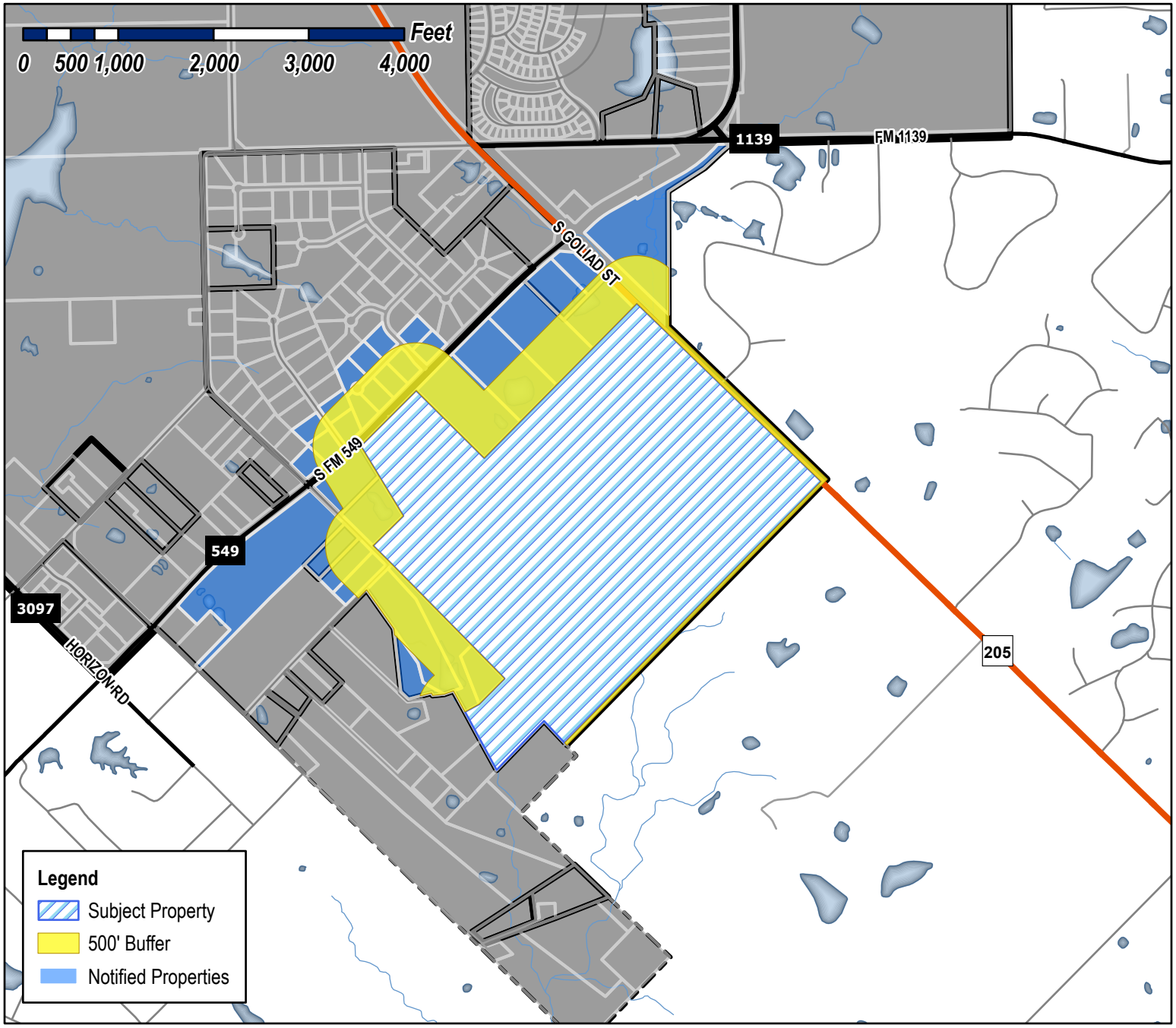
Date Saved: 8/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

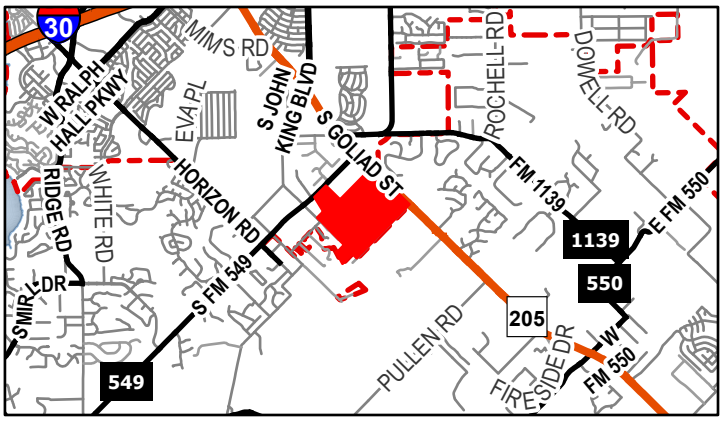
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For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

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13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

OCCUPANT
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
448 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

OCCUPANT
5133 S FM549
ROCKWALL, TX 75032

OCCUPANT
5205 S FM549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW & AMY DENISE
5459 S. FM 549
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
5565 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

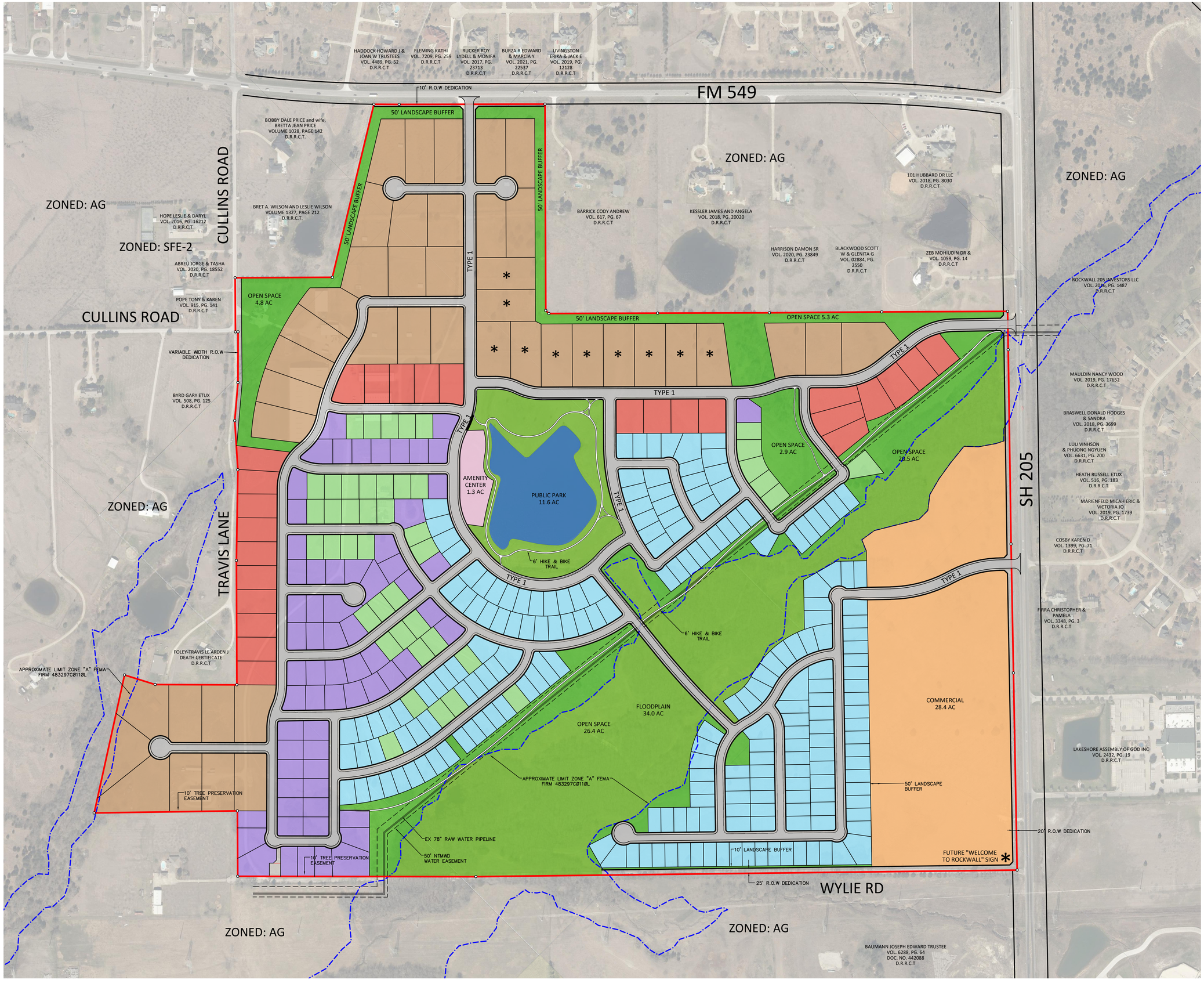
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at 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, Inc.

Tom Dayton, PE



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	**265.9**	**100.0%**

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
Open Space Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**43**	**26**	**66**	**43**	**206**
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback

**Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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 depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

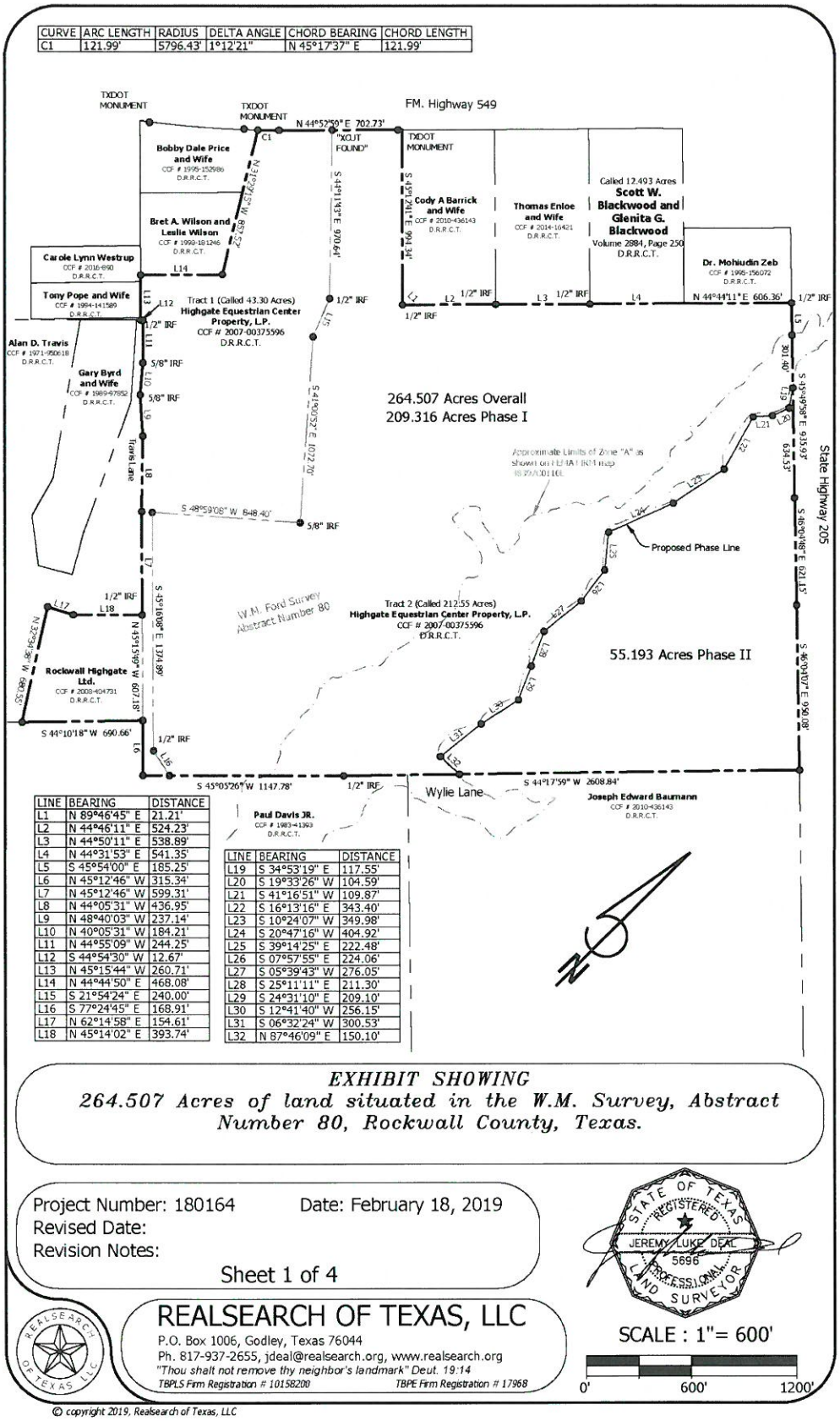
THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

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Exhibit 'C':
Concept Plan

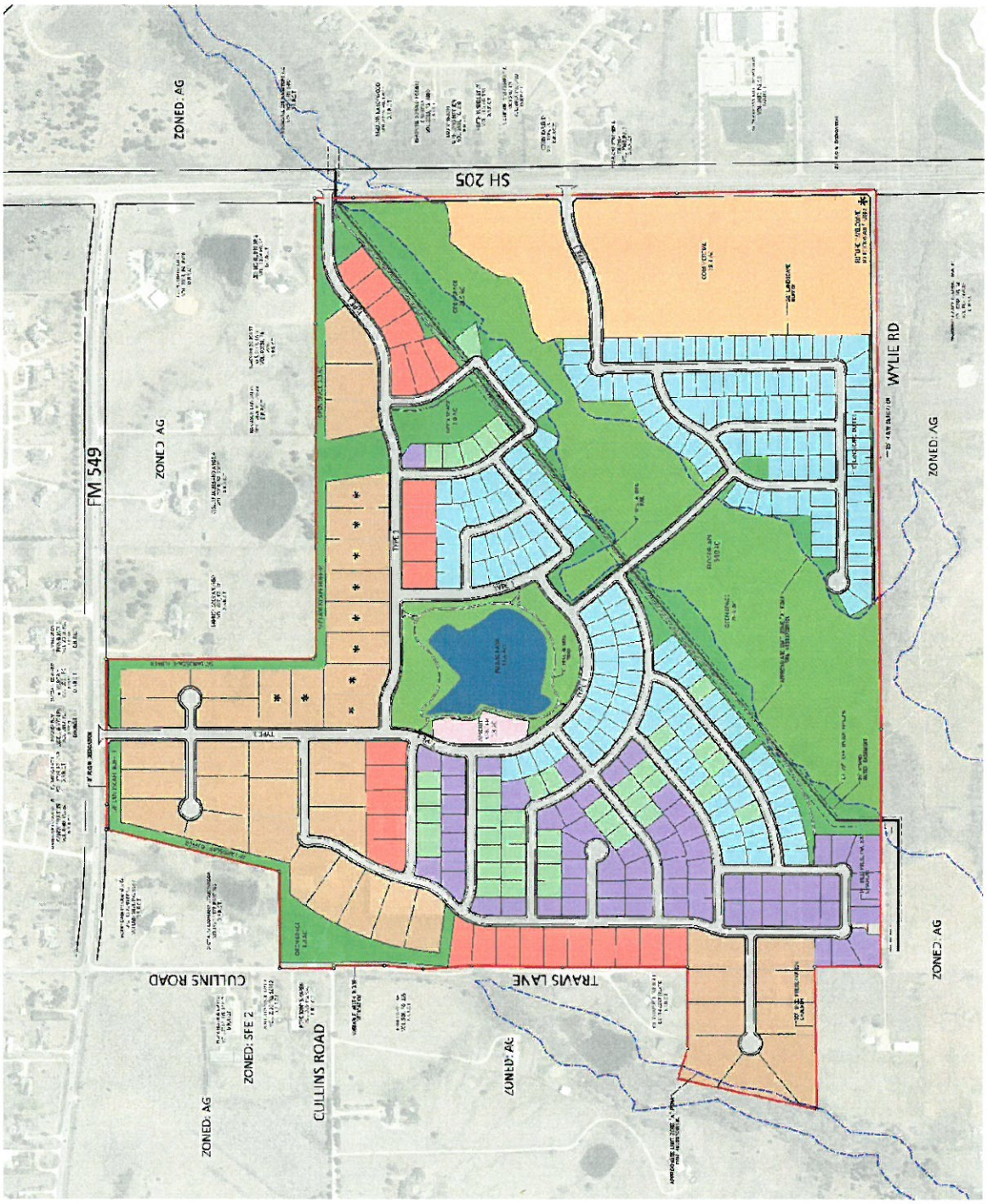


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.2%
B	110' x 190'	24,000 SF	26	6.8%
C	80' x 115'	11, 000 SF	66	17.2%
D	80' x 110'	9,600 SF	43	11.2%
E	62' x 110'	7,200 SF	206	53.6%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.4% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.6% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	2,800	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7] Type A, B, C & D lots shall have a minimum 3 car garage.

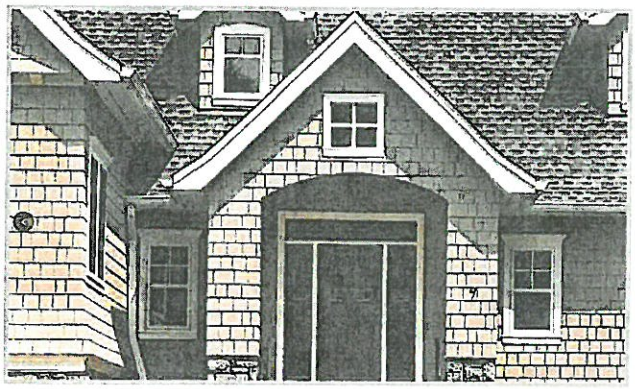
(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

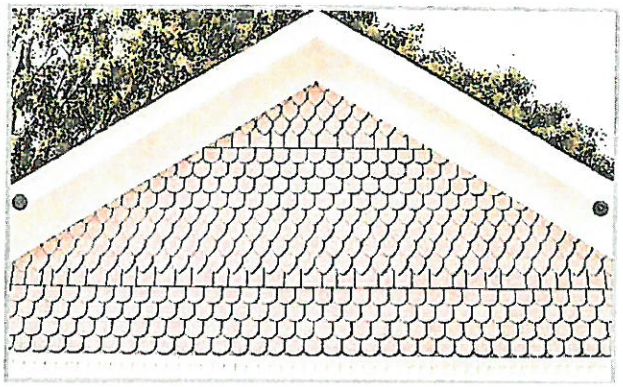
(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(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.

Examples of Cementitious Fiberboard





(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 20.05% or 77 of 384 of all 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 79.95% or 307 of all 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

... Continued on Next Page

Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road 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 3: Properties line up on the opposite side of the street. Where RED is the subject property.

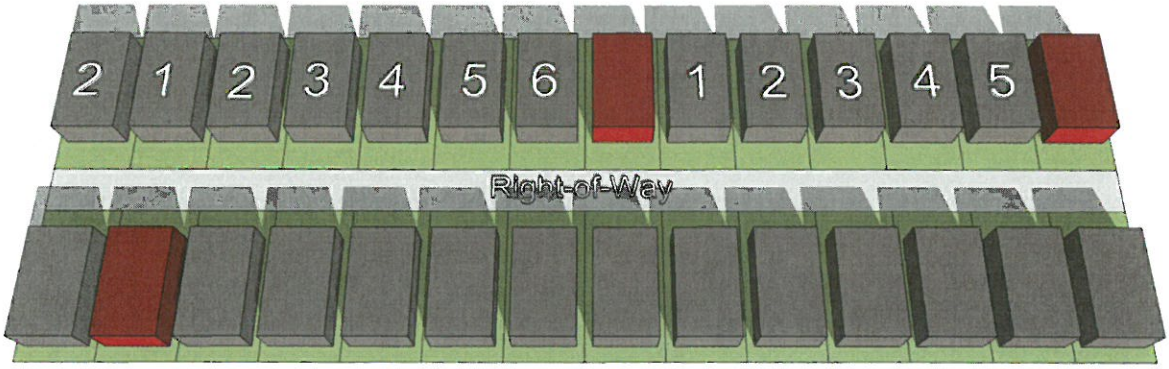
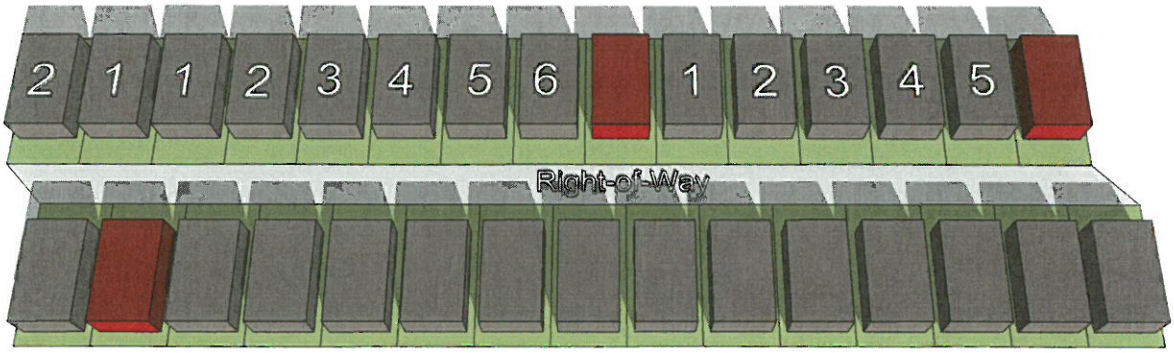


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) <u>*Fencing Standards*</u>. 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) <u>*Front Yard Fences*</u>. Front yard fences shall be prohibited.

(b) <u>*Wood Fences*</u>. 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 FM 549 shall be required to install a wrought iron or tubular steel fence, 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.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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-549)*. A minimum of a 60-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer shall be provided along the Type A lots along the northern perimeter as depicted on *Exhibit 'C'* of this ordinance, and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(4) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(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 detention areas, 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 a minimum of 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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.6-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) An Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's

Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. 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*.

(18) *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*), detention and drainage easements, 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*.

(19) *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: 8/26/2022

PROJECT NUMBER:	Z2022-039	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change (AG to PD) for the Southside Hills Subdivision	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/24/2022	Approved w/ Comments

08/24/2022: Z2022-039; Zoning Change (AG to PD) for the Southside Hills Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-039) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Southwest Residential District; however, the proposed Commercial (C) District will require the City Council to consider a change in the Future Land Use Map from Low Density Residential land use designation to a Commercial/Retail land use designation.
I.5 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
(3) CH. 7; Goal #1 | Policy #1 (Page 7-1). Explore opportunities for the incorporation of gateway elements (e.g. signage, plantings, and/or architectural elements) that can be used to create a sense of destination or arrival.
(4) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
(5) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be

incorporated to connect residential areas with non-residential areas.

Based on these goals, staff would make the following recommendations to the applicant:

(1) The concept plan shows large blocks of Type 'E' lots that are in homogenous pods. While this aspect does not conform to the Comprehensive Plan, the applicant has stated that these pods are to provide larger lots closer to the estate lots along and adjacent to FM-549. Staff will note both the non-conformity and reasoning in staff's case memo.
(2) Currently, the plan shows five (5) cul-de-sacs. These should be removed in favor of interconnected streets; however, staff does not have issue with the cul-de-sacs adjacent to the entrance along FM-549, as these were the result of a request from the adjacent property owner. At a minimum, NO additional cul-de-sacs should be incorporated into the plan.
(3) Staff has changed the applicant's language in the Planned Development District ordinance to require a larger berm and the use of cedar trees to better screen the impacts of the proposed development from the homes adjacent to the northern property line. In addition, staff has reinserted the language used in Case No. Z2022-028 requiring trees along Wylie Lane.
(4) In the concept plan, entry signage for the City of Rockwall has been incorporated adjacent to the Commercial property at the southeast corner of the subject property. Staff has inserted an example of the entry signage used in other locations in the City into the Planned Development District to ensure that consistent signage is provided.
(5) It is recommended that if the proposed development is looking to waive park fees for developer provided improvements through the Planned Development District Ordinance, that a park plan be provided show a general layout for the park.
(6) Staff would recommend that elevations for the entry signage (or at a minimum a concept signage design) be provided in the Planned Development District ordinance.

M.6 Please review the attached draft ordinance prior to the August 30, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by September 7, 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 September 7, 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 September 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 30, 2022.
I.8 The projected City Council meeting dates for this case will be September 19, 2022 (1st Reading) and October 3, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: - Must receive written approval to cross easement with grading, paving and utilities.
- No trees within 10' of utility lines over 10" in size.

The following items are informational for the engineering design process.
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.

Drainage Items:
- Detention is required for the commercial site. Stormwater cannot increase off the property. May need detention for residential area if the flood study doesn't suffice.
- 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 fully developed 100-yr flood plains. 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.
- Must match the existing flow conditions for the detention outfall or an offsite easement is required.
- Erosion hazard setbacks/easements will need to be shown per Engineering Standards of Design and not to be located within residential/commercial lots.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Must install water lines per master plans (see attached).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May pursue opting out of the RCH water district. If not, must have flow reports that verify fire flow and TCEQ min. standards.
- Water not served by City. RCH Water will supply the site.
- Need to install Long Branch lift station and force main per Master Sewer
- 2-lift station upgrades will need to be completed prior to building permits. FM 3097 #1 4.25 MGD and #2 5.6 MGD capacity for pumps and electrical.
- Water installation per Master Water plan if City supplies water but easements will be required either way
- Need to show RCH easement along SH 205.

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be 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.
- Right-of-way dedication for SH 205 and FM 549 (60' from centerline)
- Right-of-way dedication for Cullins/Travis drive is 30' from the Centerline.
- Traffic Impact Analysis required

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved w/ Comments

08/24/2022: All Cul-De-Sacs shall have a 47.5-foot minimum radius/ 95-foot diameter.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved

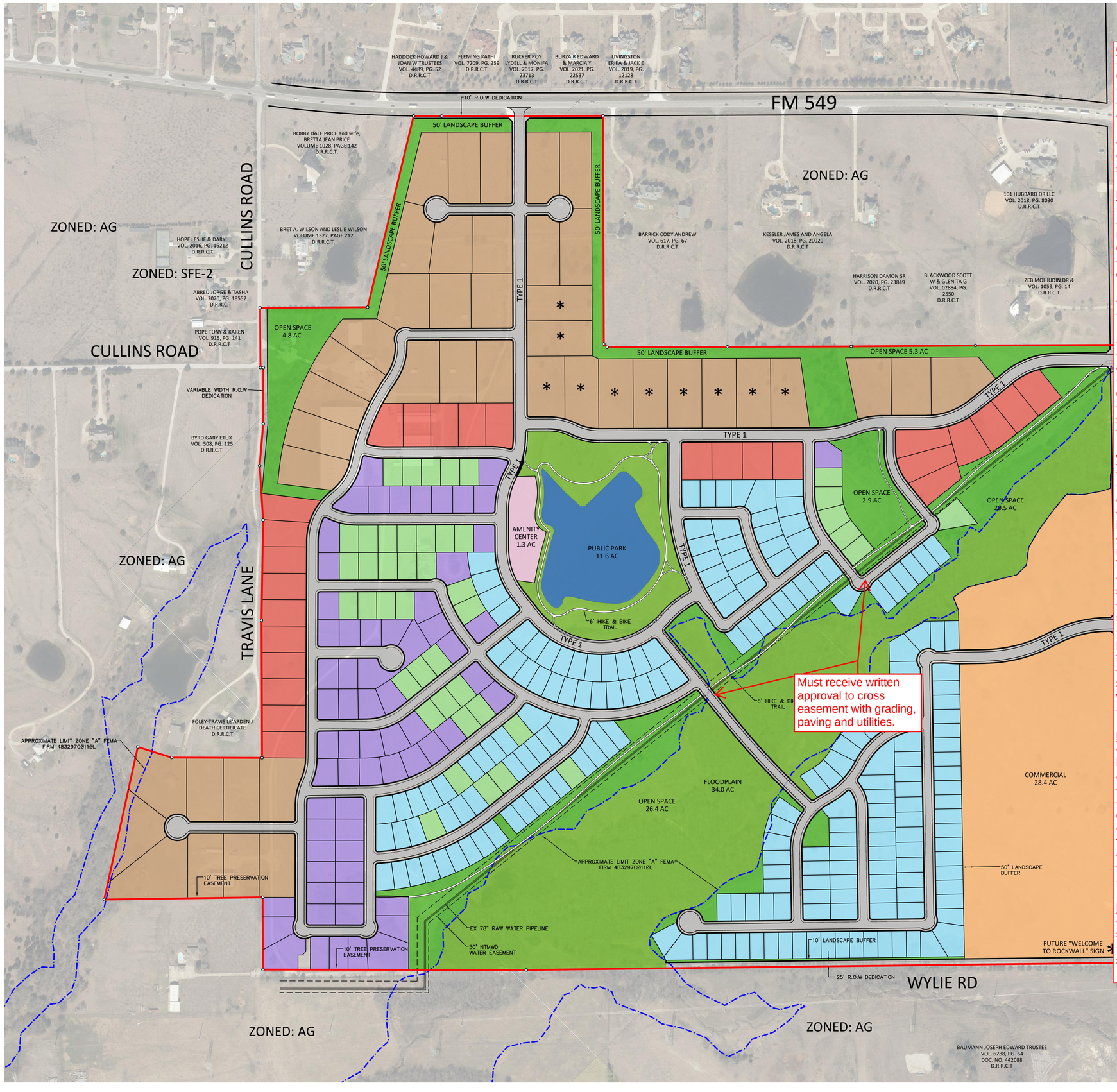
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: approved



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.

Drainage Items:
- Detention is required for the commercial site. Stormwater cannot increase off the property. May need detention for residential area if the flood study doesn't suffice.
- 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 fully developed 100-yr flood plains. 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.
- Must match the existing flow conditions for the detention outfall or an offsite easement is required.
- Erosion hazard setbacks/easements will need to be shown per Engineering Standards of Design and not to be located within residential/commercial lots.

Water and Wastewater Items:
- Must loop min 8" water line on site.
- Must install water lines per master plans (see attached).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May pursue opting out of the RCH water district. If not, must have flow reports that verify fire flow and TCEQ min. standards.
- Water not served by City. RCH Water will supply the site.
- Need to install Long Branch lift station and force main per Master Sewer
- 2-lift station upgrades will need to be completed prior to building permits. FM 3097 #1 4.25 MGD and #2 5.6 MGD capacity for pumps and electrical.
- Water installation per Master Water plan if City supplies water but easements will be required either way
- Need to show RCH easement along SH 205.

Roadway Paving Items:
- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be 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.
- Right-of-way dedication for SH 205 and FM 549 (60' from centerline)
- Right-of-way dedication for Cullins/Travis drive is 30' from the Centerline.
- Traffic Impact Analysis required

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".

200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

	AREA (AC)	PERCENT OF TOTAL
CIAL	28.4	10.7%
IAL	162.0	60.9%
ER ROAD ROW	3.2	1.2%
ACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
ACE TOTAL	72.3	27.2%
	265.9	**100.0%**

ce Required (20%) = 264.5 x 20% = 52.9 acres
ce Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

	A	B	C	D	E
	43	**26**	**66**	**43**	**206**
T AREA (SF)	43,560	24,000	11,000	9,600	7,200
T WIDTH (FT)*	130	110	80	80	62
T DEPTH (FT)	240	190	115	110	110
NG SETBACK (FT)	40	30	20	20	20
G SETBACK (FT)**	50	50	10	10	10
SETBACK - INTERIOR (FT)	15	10	6	6	6
SETBACK - CORNER (FT)	15	15	15	15	15
ILDING HEIGHT	35 FEET / 2.5 STORIES				
T COVERAGE (%)	50	50	65	65	65

front building setback
with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

TION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
1	MINOR COLLECTOR	60'	41'
2	LOCAL RESIDENTIAL	50'	29'

INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
UTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

DEVELOPMENT APPLICATION

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

STAFF USE 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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549 Rockwall, TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: West of SH 205 & South of FM549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Ag — CURRENT USE: Ag

PROPOSED ZONING: PD — PROPOSED USE: Single Family & Commercial

ACREAGE: 264.5 — LOTS [CURRENT]: — LOTS [PROPOSED]: 384

☐ *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	Rockwall Highgate, Ltd.	☑ APPLICANT	Corsan Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd #900	ADDRESS	4925 Greenville Ave. #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 _____ DAY OF August, 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."

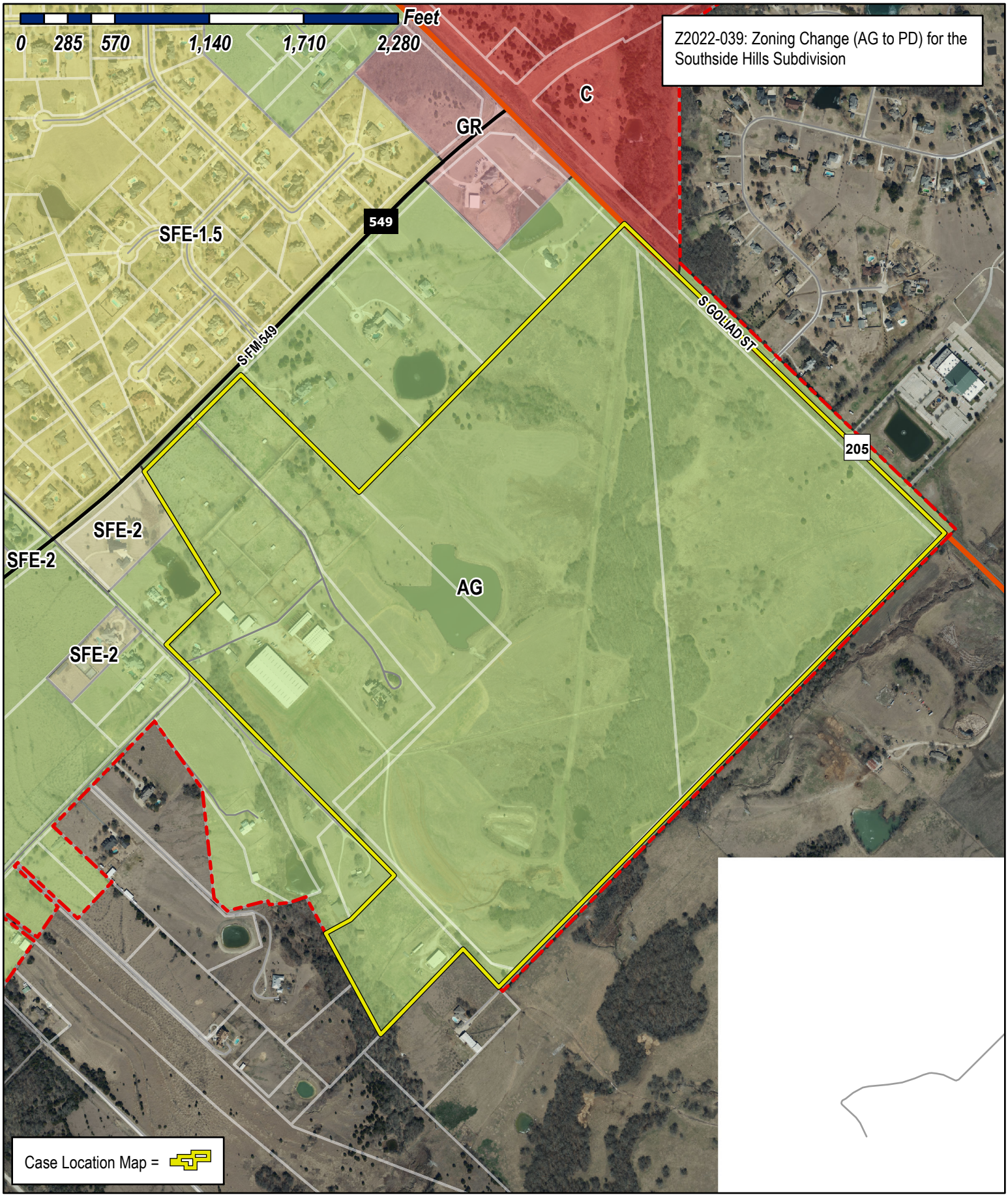
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF August, 2022.

OWNER'S SIGNATURE: Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tennessee — Lisa D. Randolph

MY COMMISSION EXPIRES May 9, 2026

Lisa L. Randolph — State of Tennessee — Notary Public — County of Davidson



City of Rockwall

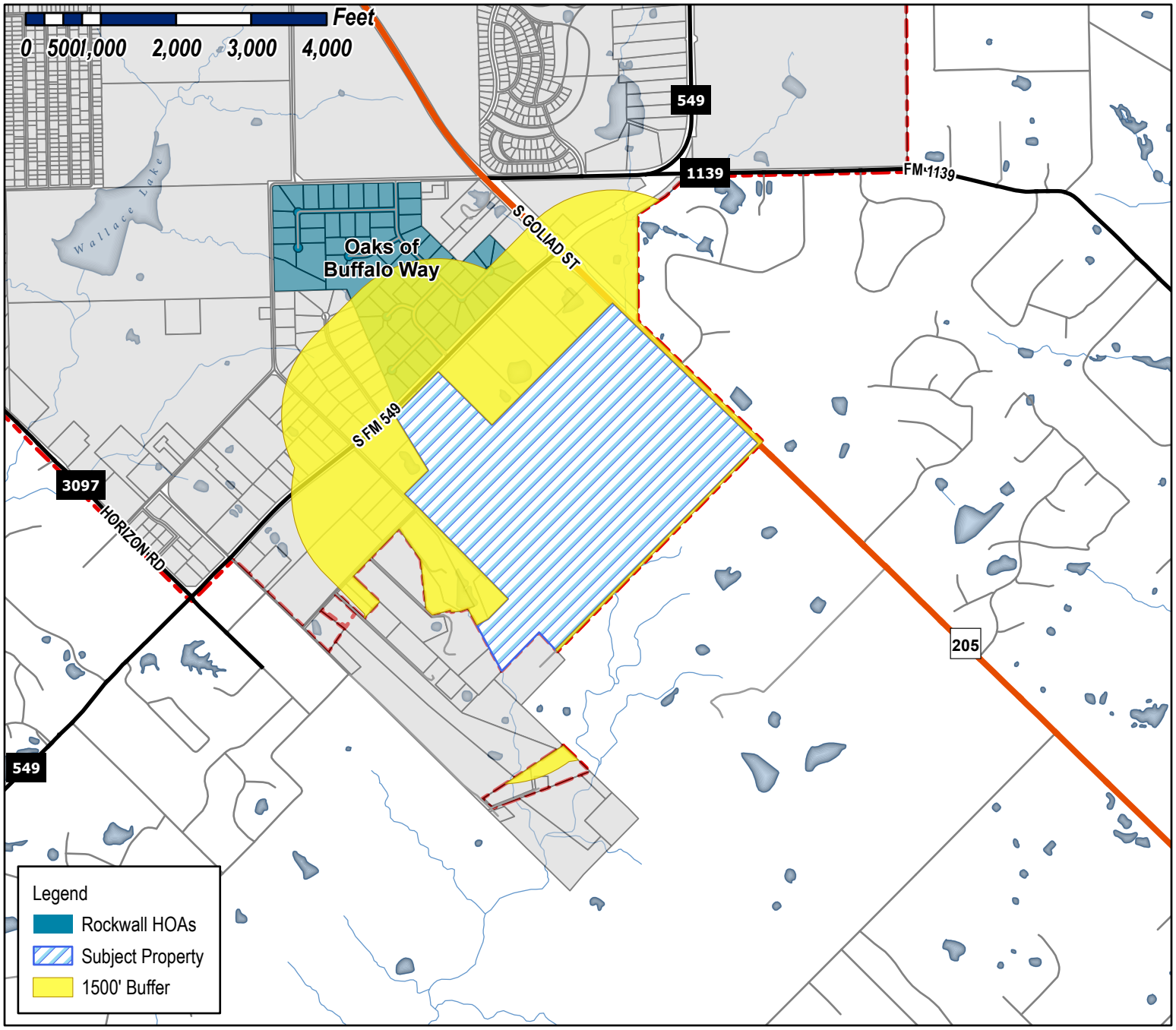
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

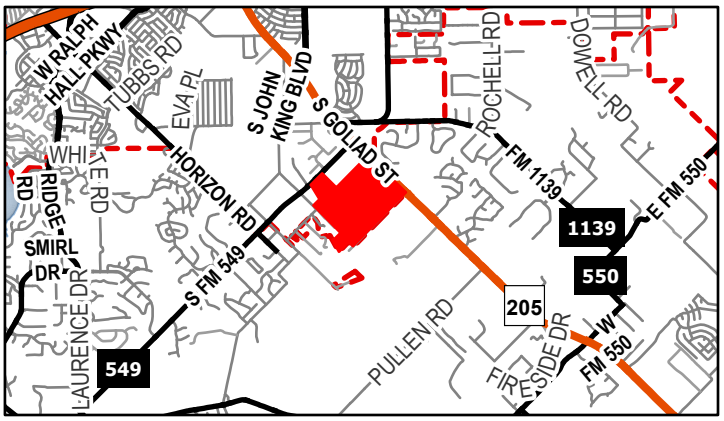
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Case Number: Z2022-039
Case Name: Zoning Change (AG to PD) for the Southside Hills Subdivision
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM 549 and Hwy 205

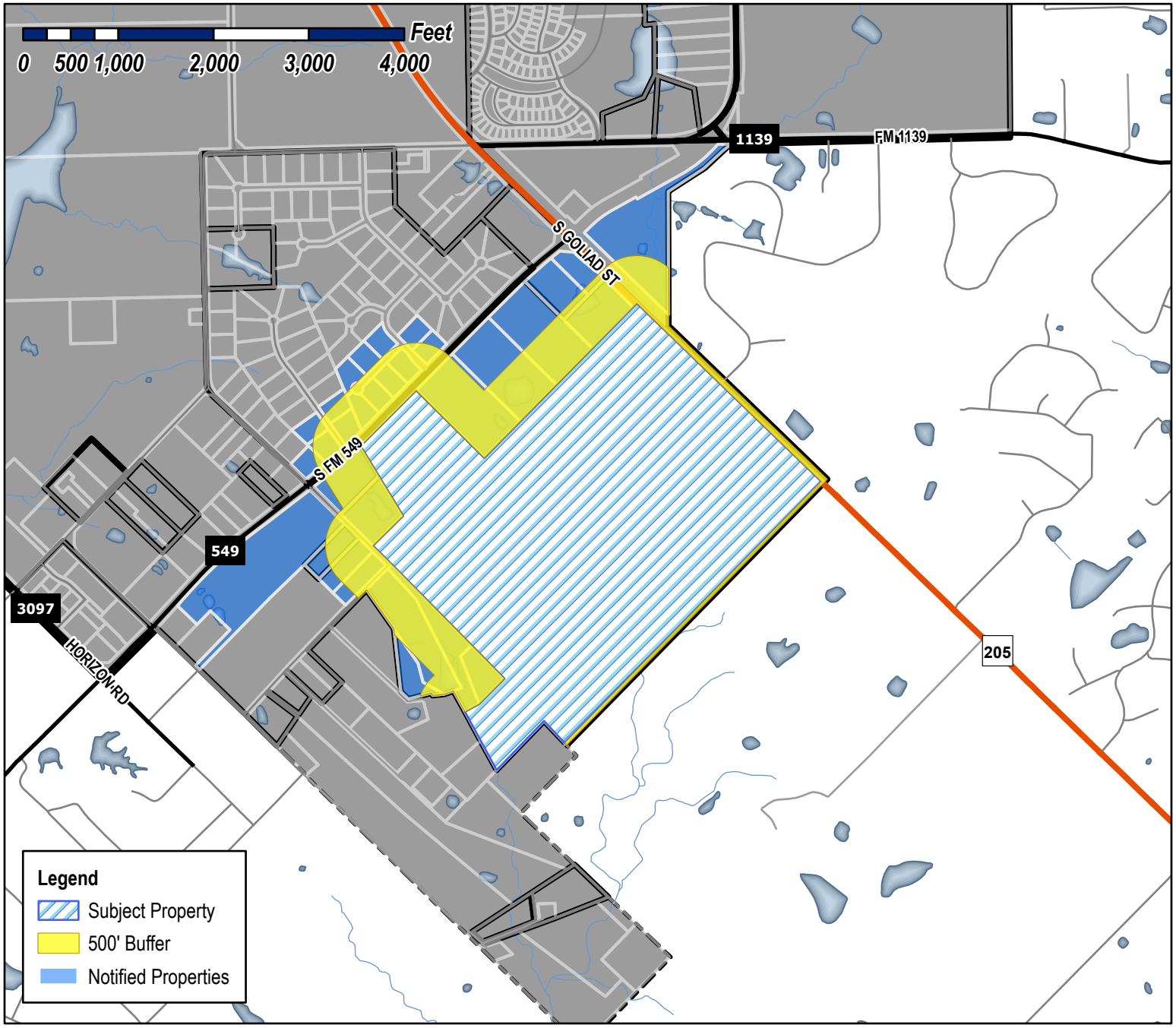
Date Saved: 8/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

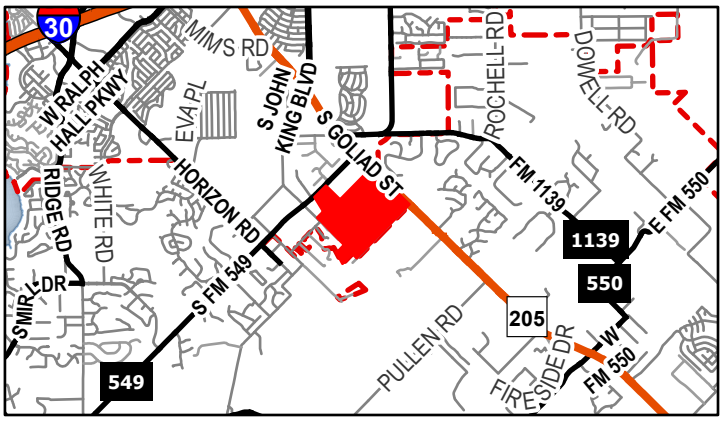
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For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

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13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

OCCUPANT
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
448 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

OCCUPANT
5133 S FM549
ROCKWALL, TX 75032

OCCUPANT
5205 S FM549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW & AMY DENISE
5459 S. FM 549
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
5565 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

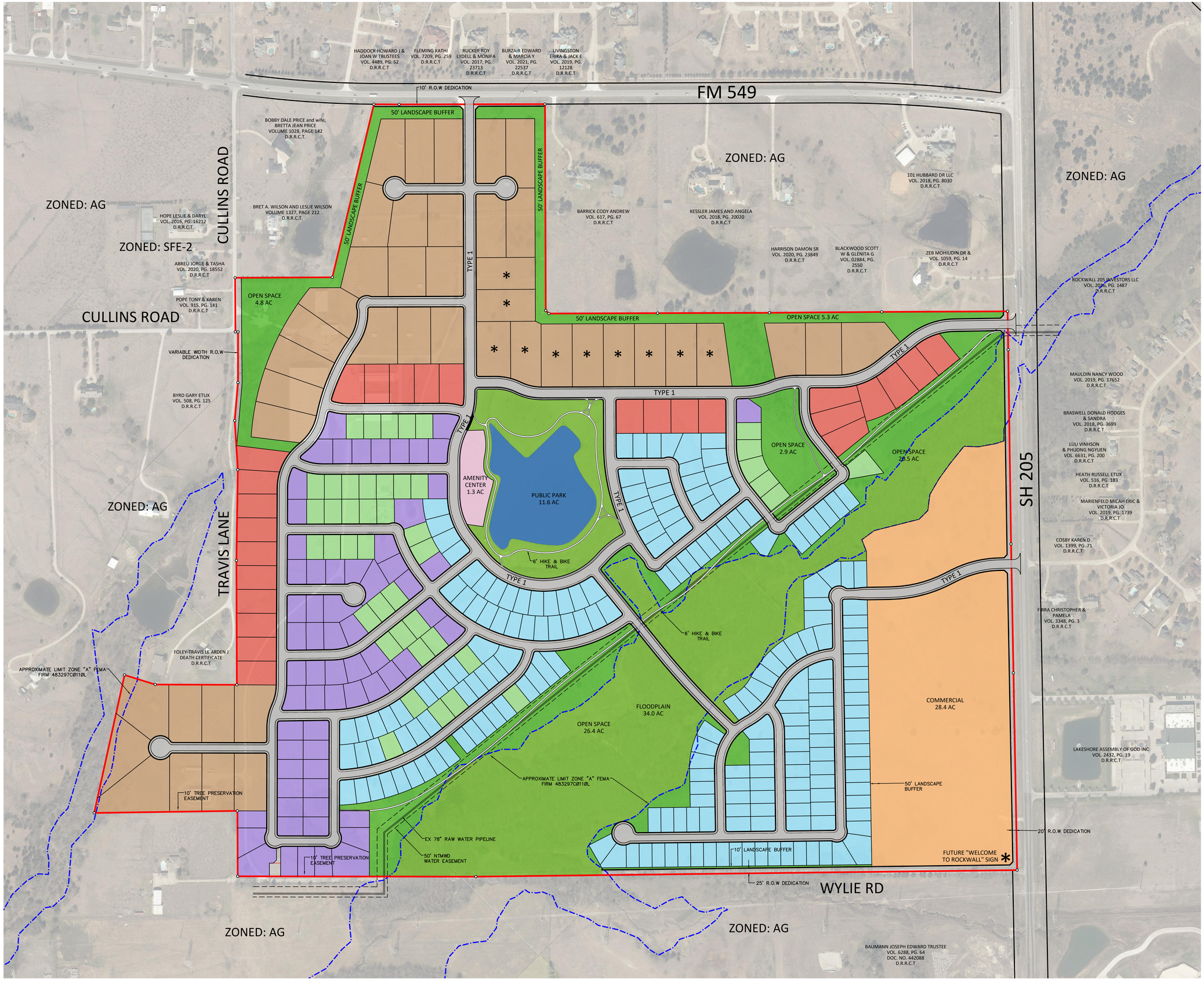
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at 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, Inc.

Tom Dayton, PE



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	**265.9**	**100.0%**

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
Open Space Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**43**	**26**	**66**	**43**	**206**
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback

**Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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 depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

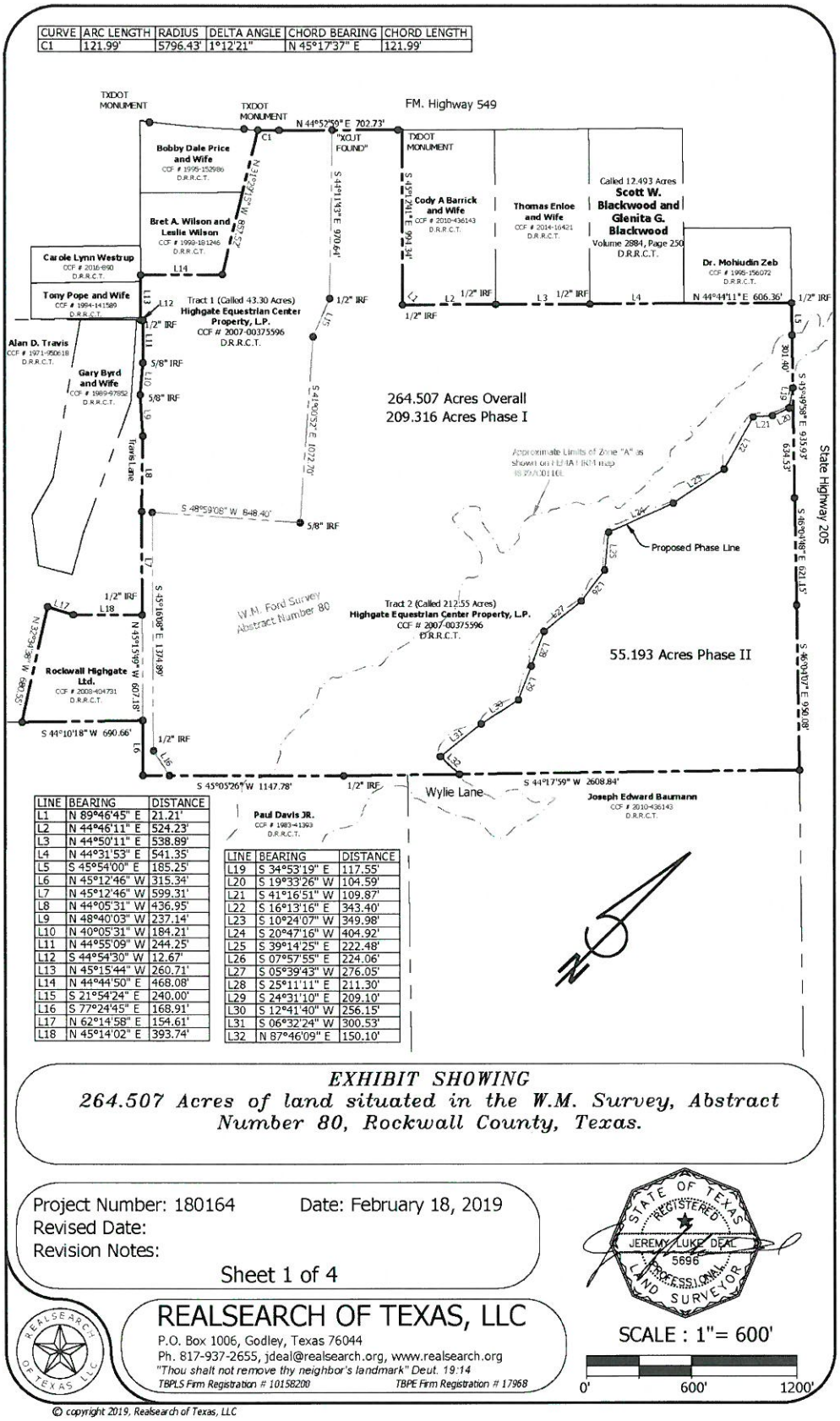
THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

© copyright 2019, Realsearch of Texas, LLC

Exhibit 'C':
Concept Plan

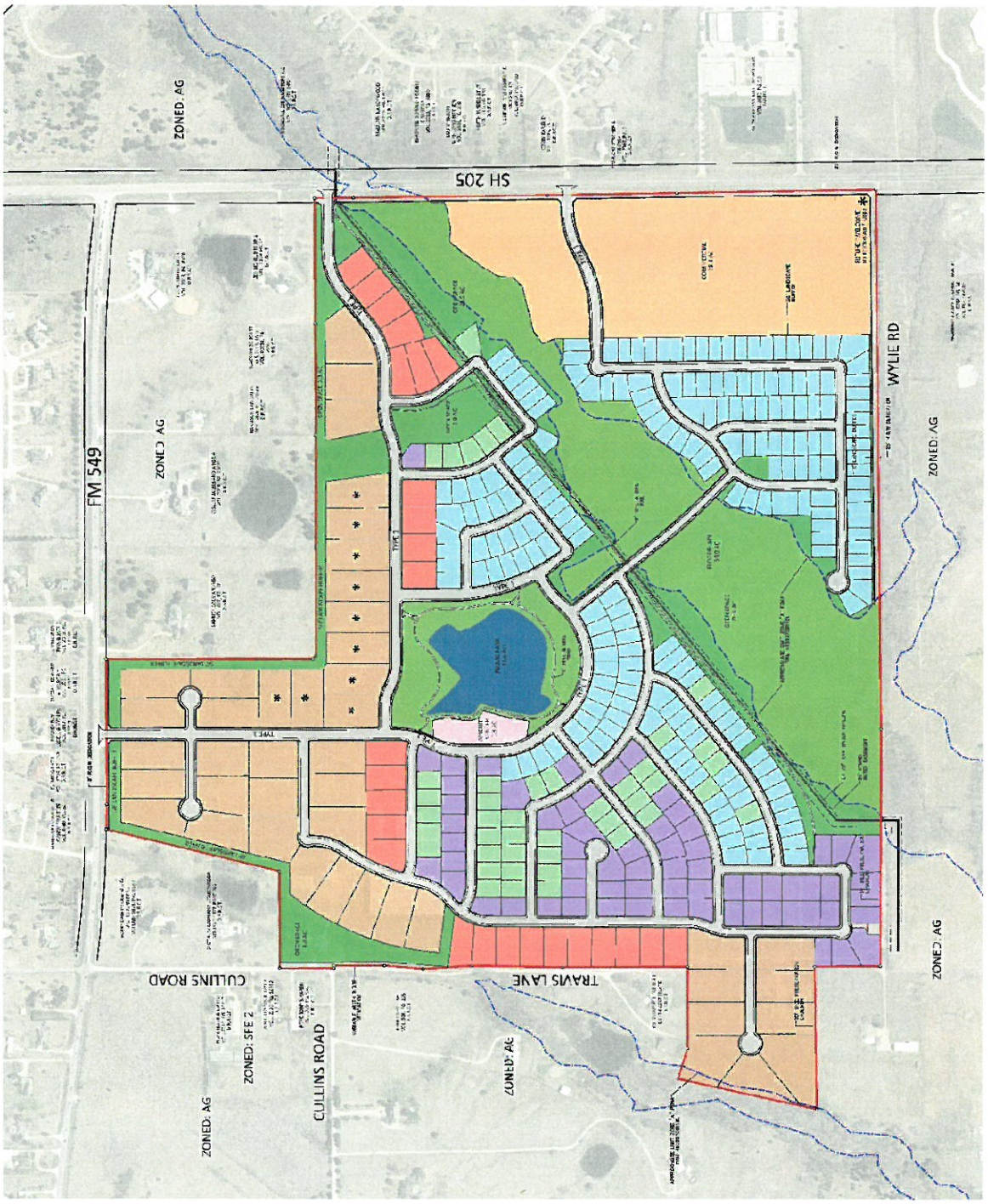


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.2%
B	110' x 190'	24,000 SF	26	6.8%
C	80' x 115'	11, 000 SF	66	17.2%
D	80' x 110'	9,600 SF	43	11.2%
E	62' x 110'	7,200 SF	206	53.6%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.4% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.6% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	2,800	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7] Type A, B, C & D lots shall have a minimum 3 car garage.

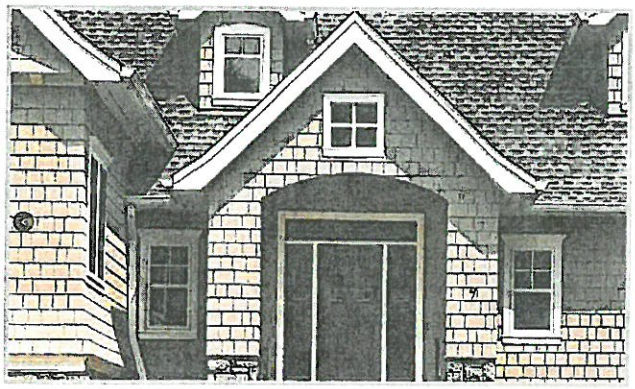
(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

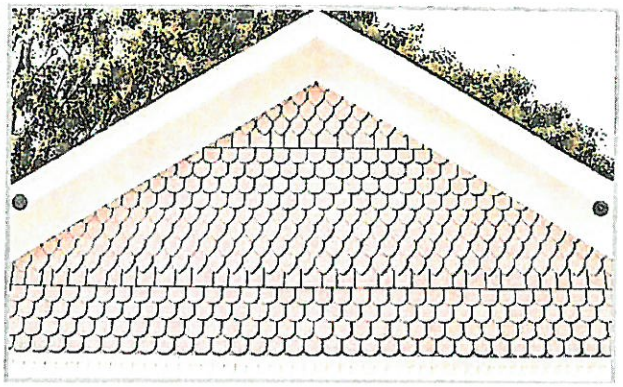
(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(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.

Examples of Cementitious Fiberboard





(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 20.05% or 77 of 384 of all 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 79.95% or 307 of all 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

... Continued on Next Page

Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road 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 3: Properties line up on the opposite side of the street. Where RED is the subject property.

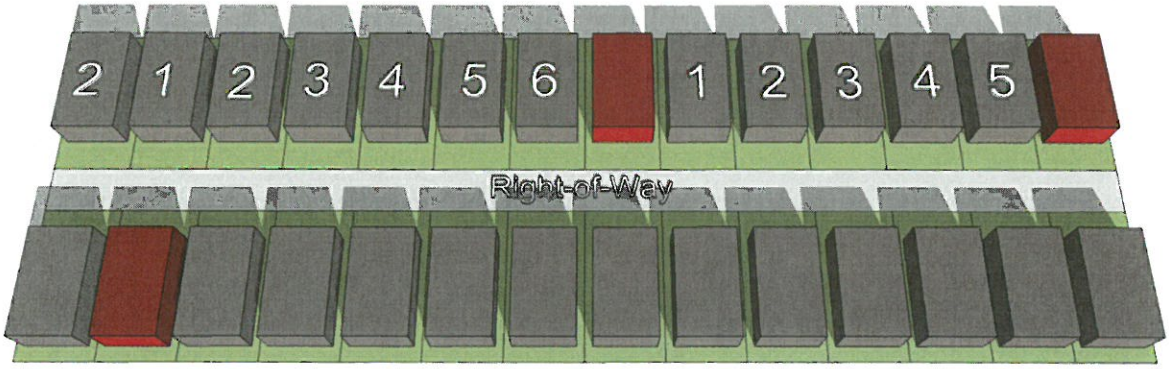
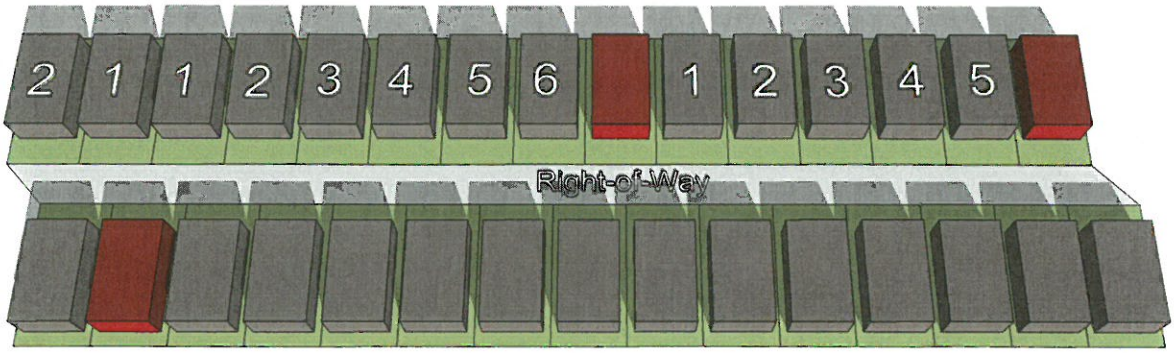


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) <u>*Fencing Standards*</u>. 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) <u>*Front Yard Fences*</u>. Front yard fences shall be prohibited.

(b) <u>*Wood Fences*</u>. 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 FM 549 shall be required to install a wrought iron or tubular steel fence, 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.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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-549)*. A minimum of a 60-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer shall be provided along the Type A lots along the northern perimeter as depicted on *Exhibit 'C'* of this ordinance, and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(4) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(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 detention areas, 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 a minimum of 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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.6-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) An Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's

Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. 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*.

(18) *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*), detention and drainage easements, 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*.

(19) *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.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

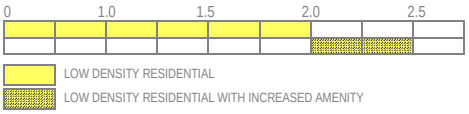
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

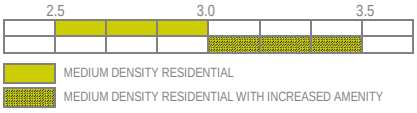
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

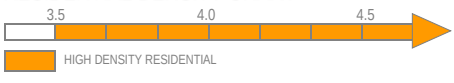
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

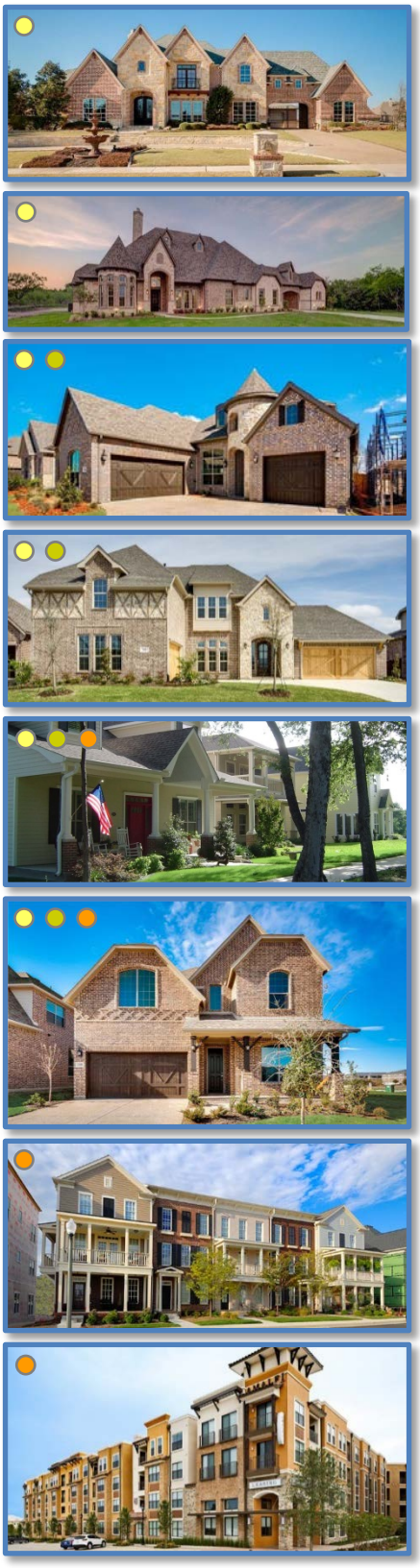
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential

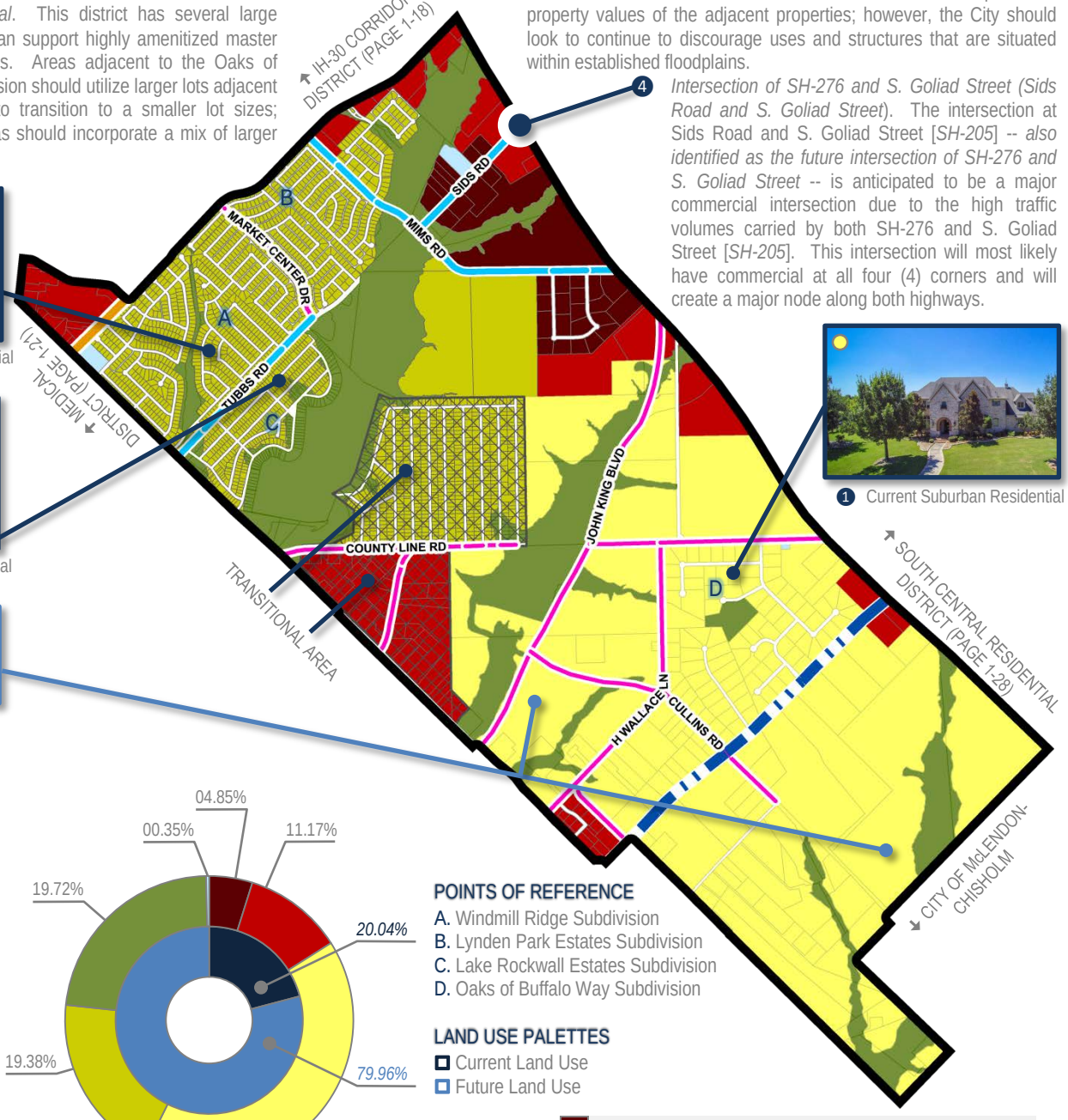


1 Current Suburban Residential



1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

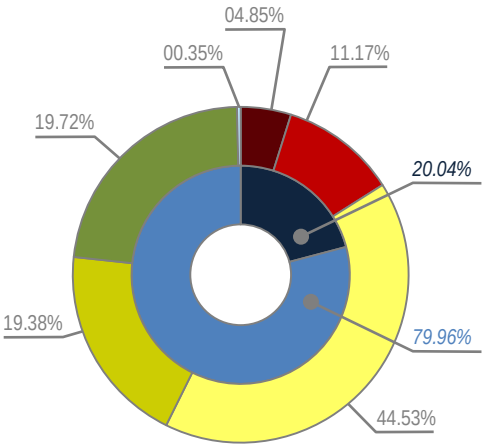
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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

DRAFT 08.30.2022

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 depicted 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 residential development on 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.

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(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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 3RD DAY OF OCTOBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2022*

2nd Reading: *October 3, 2022*

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Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

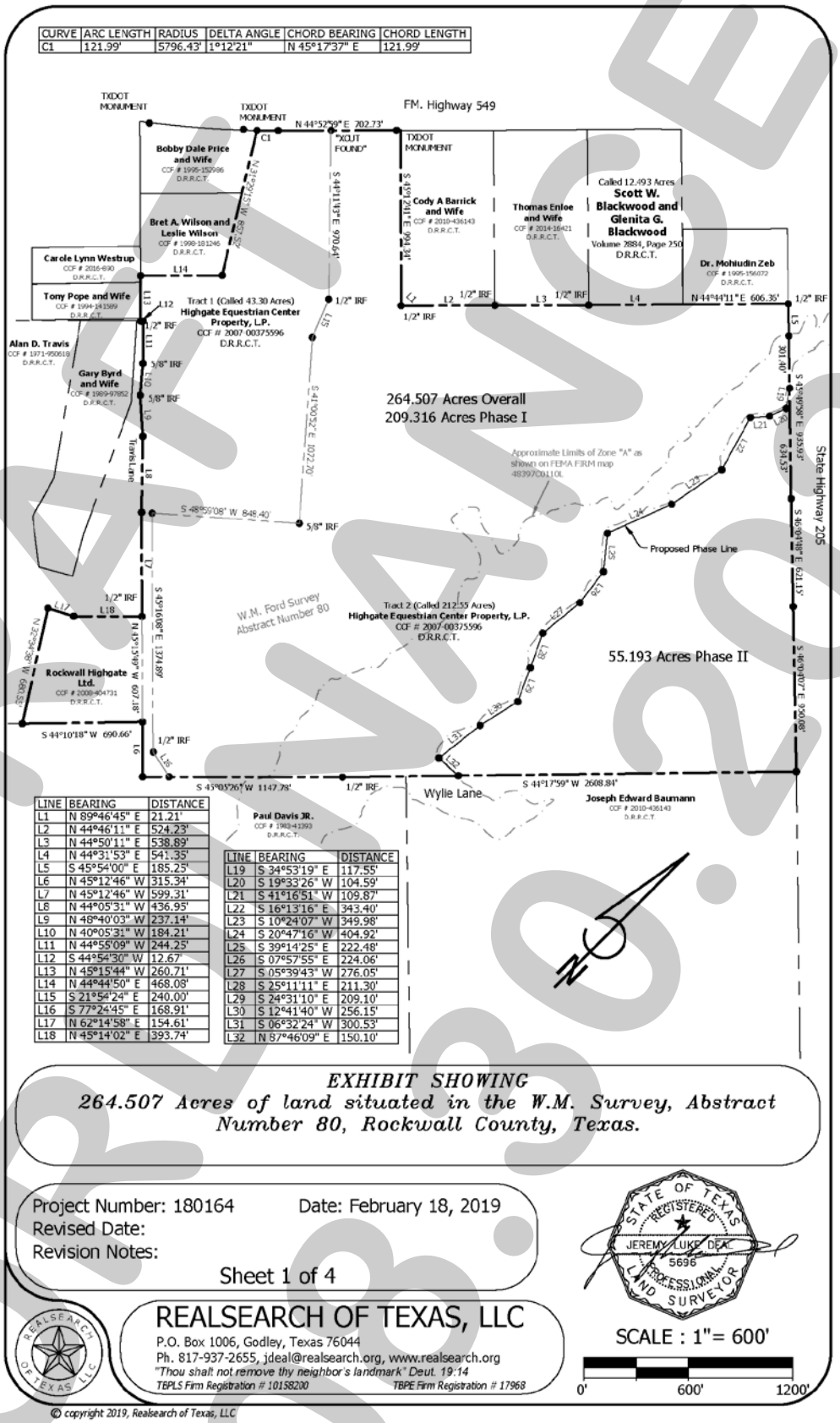
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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Exhibit 'B':
Survey



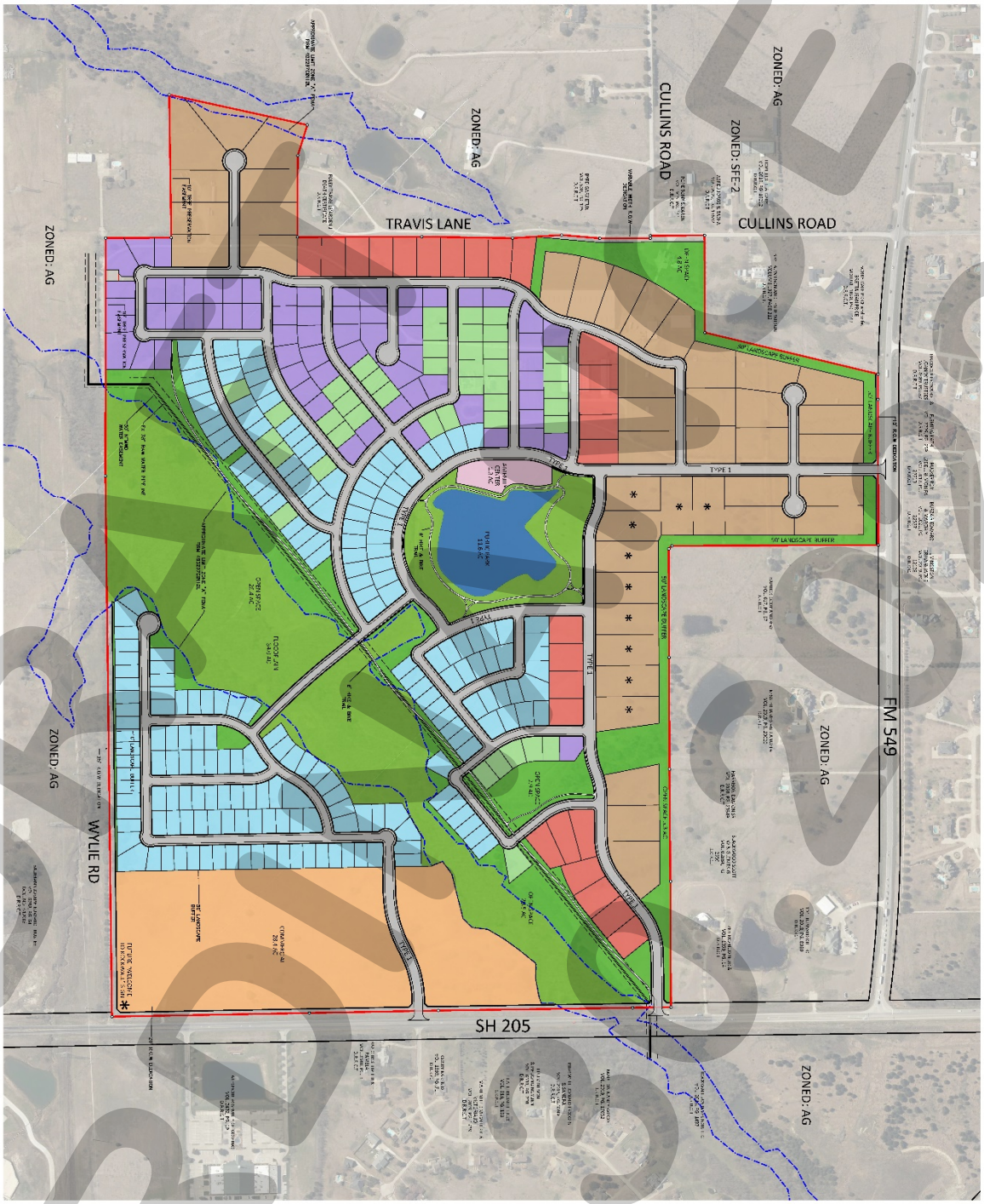
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

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Exhibit 'C':
Concept Plan



LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	264.5	77.7%
SF-7 (TYPE A)	116.0	43.9%
SF-8.4 (TYPE B)	33.2	12.6%
SF-9.6 (TYPE C)	73.6	27.8%
SF-10 (TYPE D)	21.6	8.2%
SF-12 (TYPE E)	20.4	7.7%
COMMERCIAL	2.3	0.9%
HOSPITAL	2.3	0.9%
OPEN SPACE TOTAL	44.0	16.6%
TOTAL	72.3	27.3%
OPEN SPACE PROVIDED (20% REQUIRED)	266.9	100.0%
OPEN SPACE PROVIDED (INCLUDES 1/2 of BOULEVARD)	55.3 AC	

LOT DIMENSION STANDARDS

	A	B	C	D	E
MINIMUM LOT SIZE	6,000	7,200	8,400	10,000	12,000
MINIMUM LOT WIDTH	60'	70'	80'	90'	100'
MINIMUM LOT DEPTH	100'	100'	100'	100'	100'
MINIMUM FRONT YARD SETBACK	20'	20'	20'	20'	20'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO STREET	15'	15'	15'	15'	15'
MINIMUM REAR YARD SETBACK ADJACENT TO STREET	15'	15'	15'	15'	15'
MAXIMUM LOT COVERAGE	45%	45%	45%	45%	45%
MINIMUM LIVING AREA	1,800	2,000	2,200	2,400	2,600
MINIMUM NUMBER OF FRONT YARD TREES	2	2	2	2	2
MINIMUM NUMBER OF REAR YARD TREES	2	2	2	2	2
MINIMUM NUMBER OF SIDE YARD TREES	1	1	1	1	1
MINIMUM NUMBER OF TREES	5	5	5	5	5
MINIMUM NUMBER OF ACCENT TREES	25%	25%	25%	25%	25%
MINIMUM NUMBER OF SHRUBS	10	10	10	10	10
MINIMUM NUMBER OF ACCENT SHRUBS	25%	25%	25%	25%	25%
MINIMUM NUMBER OF ORNAMENTAL TREES	25%	25%	25%	25%	25%
MINIMUM NUMBER OF ACCENT

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.40% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.65% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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] & [7]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential.* All residential 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

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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 approval from the Director of Planning and Zoning 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



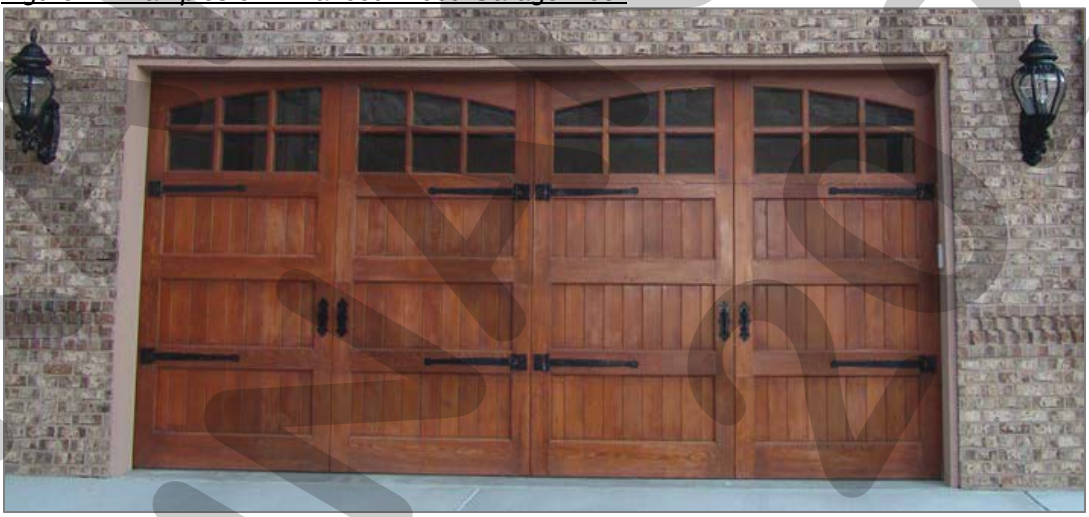
FIGURE 3: EXAMPLES OF HORIZONTAL LAP



(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 19.79% or 76 of the 384 lots may have garages that are 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 80.21% or 308 lots shall have garages that are 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

Figure 4. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road shall not

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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

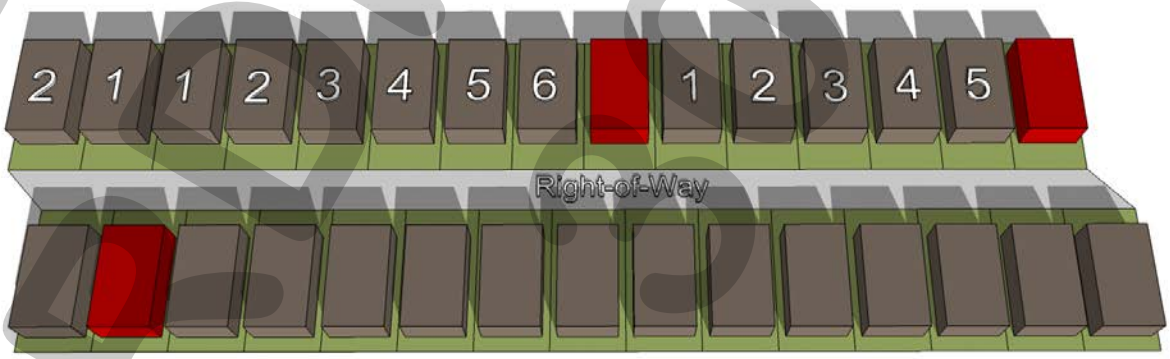
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening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



Figure 6: 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.

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(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*. *Type 'A' & 'B' Lots* shall incorporate wrought iron/tubular steel fencing exclusively; however, only *Type 'C', 'D', & 'E'* lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. Wrought iron / tubular steel fences can be a maximum of six (6) feet in height.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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).

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(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 50-foot landscape buffer.

(2) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-landscape buffer shall be provided along the *Type 'A'* lots adjacent to 453 & 535 Cullins Road and 5459 FM-549 (*as depicted in Exhibit 'C' of this ordinance*), and shall incorporate a berm a minimum of five (5) feet in height. On the berm, two (2), staggered rows of evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* --, a minimum of six (6) feet in height shall be planted on ten (10) foot centers to create a solid living screen adjacent to these properties.

(3) *Landscape Buffer and Sidewalks (Residential SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum 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.

(4) *Landscape Buffer and Sidewalks (Non-Residential SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum 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 20-foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties*). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(6) *Landscape Buffer in the Open Spaces and Public Park*. The open space and public park shall require a ten (10) foot landscape buffer that incorporates ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) canopy tree and one (1) accent tree per 50-linear feet shall be required to be planted.

(7) *Tree Preservation Easement Along Wylie Lane*. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in

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Exhibit 'C' of this ordinance. This area shall be established to preserve the natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).

(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 that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. 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 detention areas, 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 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 a minimum of 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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.70-acre public park – *as depicted in Exhibit 'C' of this*

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ordinance -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) <u>*Open Space/Public Park*</u>. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) <u>*Amenity Center*</u>. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) <u>*Trails*</u>. 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, and shall provide connectivity to the proposed *Public Park*.

(17) <u>*Neighborhood Signage and Enhancements*</u>. 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*. 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*.

(18) <u>*Homeowner's Association (HOA)*</u>. 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and

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neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(19) *Gateway Signage*. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

FIGURE 7: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)



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(20) *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.

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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:	September 13, 2022
APPLICANT:	Brian Cramer; *Corson Cramer Development*
CASE NUMBER:	Z2022-039; *Zoning Change (AG to PD) for the Southside Hills Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 495-lot single-family, residential subdivision that was to consist of five (5) lot sizes (*i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. After postponing the public hearing on January 11, 2022, the applicant ultimately requested that the Planning and Zoning Commission allow the case to be withdrawn. This request was granted by the Planning and Zoning Commission by a vote of 7-0 on January 25, 2022. According to the applicant's letter the reason the case was withdrawn was to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case.

Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 490-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 27, 110' x 190' lots; [B] 51, 90' x 120' lots; [C] 60, 80' x 115' lots; [D] 84, 80' x 110' lots; and [E] 268, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. On June 14, 2022, the Planning and Zoning Commission held a public hearing and approved a motion to recommend approval of the applicant's request by a vote of 3-1, with Commissioner Chodun dissenting and Commissioners Womble, Thomas, and Conway absent. Despite this approval, the applicant sent an email requesting the City Council withdraw the case on June 20, 2022. This request was approved by a vote of 4-1, with Council Member Jorif dissenting and Council Members Campbell and Johannesen absent. According to the applicant's letter the purpose of the request was to schedule a work session with the City Council to discuss the subject property. Following this withdraw request, the applicant held a work session with the City Council on July 18, 2022.

PURPOSE

On August 19, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 384-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 43, 130' x 240' lots; [B] 26, 110' x 190' lots; [C] 66, 80' x 115' lots; [D] 43, 80' x 110' lots; and [E] 206, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located between FM-549, SH-205 (*S. Goliad Street*), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

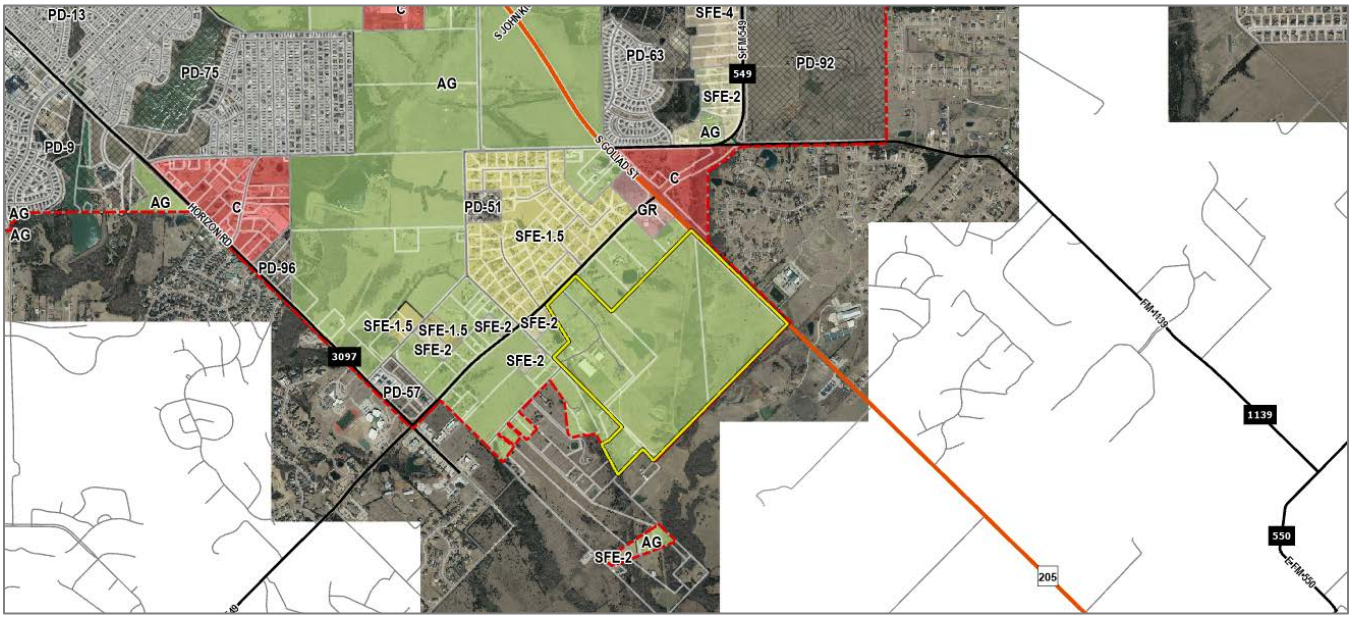
North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

South: Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisolm and its Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), 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. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Travis Lane, which is identified as an R2U (*i.e. residential, two [2] lane, undivided roadways*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 384 residential lots, a public park, and open space. The proposed 384 single-family residential lots will consist of five (5) lot types: [*1*] 43 *Type 'A'* lots that are a minimum of 130' x 240', [*2*] 26 *Type 'B'* lots that are a minimum of 110' x 190', [*3*] 66 *Type 'C'* lots that are a minimum of 80' x 115', [*4*] 43 *Type 'D'* lots that are a minimum of 80' x 110', and [*5*] 206 *Type 'E'* lots that are a minimum of 62' x 110'. Staff should note that the proposed 384-lots represent a 106-lot reduction from the concept plan proposed with *Case No. Z2022-028*, this translates to a gross density of *1.45* dwelling units per acre for the total proposed development (*i.e. 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 3,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will 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 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	*A*	*B*	*C*	*D*	*E*
Minimum Lot Width (1)	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback (2), (5) & (6)	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement (7)	20'	20'	20'	20'	20'
Maximum Height (3)	35'	35'	35'	35'	35'
Minimum Rear Yard Setback (4)	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.
[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

The proposed concept plan shows that the development will consist of 25.40-acres of private open space, a 1.30-acre amenity center, and a 11.60-acre public park. This -- *with the 34.00-acres of floodplain* -- represents a total of 72.30-acres of open space and which translates to 20.90% (*i.e. [34.00-acres of floodplain/2] + 38.3 = 55.3-acres/264.51-acres gross = 20.90%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 52.902-acres*) by 00.90% (*or ~2.398-acres*). In addition, the proposed development will incorporate a minimum of a 50-foot landscape buffer with a six (6) foot meandering trail for all residential adjacency to FM-549 and a 30-foot landscape buffer with a six (6) foot meandering trail along SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of the subject property. In addition, the applicant has consented to incorporating a 50-foot landscape buffer, five (5) foot berm, and two (2) staggered rows of evergreen trees adjacent to 453 & 535 Cullins Road and 5459 FM-549. The applicant has also included a *Tree Preservation Easement* along Wylie Lane Road for the *Type 'C'* lots at the southwest corner of the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed 28.40-acres designated for limited Commercial (C) District land uses, staff has identified all of the land uses within the Commercial (C) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, a landscape buffer meeting the SH-205 Overlay (SH-205 OV) District requirements has been required.

For the purposes of comparing this request with the two (2) previous zoning cases submittals (*i.e. Z2021-057 & Z2022-028*), staff has prepared the following summary:

TABLE 3: COMPARISON OF PREVIOUS AND CURRENT ZONING CASES

Requirement	*Case No. Z2021-057*	*Case No. Z2022-028*	*Current Request*
Commercial Acreage	28.40-Acres	28.40-Acres	28.40-Acres
Residential Acreage	236.11-Acres	236.11-Acres	236.11-Acres
Number of Lots	495	490	384
Gross Dwelling Units/Acre	1.87 DU/AC	1.85 DU/AC	1.45 DU/AC
Net of Commercial Dwelling Units/Acre	2.10 DU/AC	2.08 DU/AC	1.63 DU/AC
Lot Sizes			
130' x 240' (43,560 SF)	0	0	43
120' x 200' (30,000 SF)	35	0	0
110' x 190' (24,000 SF)	0	27	26
90' x 125' (14,000 SF)	55	0	0
90' x 120' (14,000 SF)	0	51	0
80' x 115' (11,000 SF)	70	60	66
80' x 110' (9,600 SF)	53	84	43
62' x 110' (7,200 SF)	282	268	206
Dwelling Unit Sizes	2,200 SF – 2,500 SF	2,200 SF – 2,500 SF	2,200 SF - 3,800 SF
Open Space Percentage	19.47%	20.57%	20.90%
Amenity Center	1.50-Acres	1.50-Acres	1.30-Acres
Private Open Space	20.40-Acres	23.20-Acres	25.40-Acres
Public Park	12.60-Acres	12.70-Acres	11.60-Acres
Floodplain	34-Acres	34-Acres	34-Acres

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, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street.

The applicant only has a small adjacency to the roadway and has the option of [*1*] constructing 24-feet of the roadway or [*2*] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Cullins Road, right-of-way dedication -- *25-feet as measured from the centerline* -- will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (*i.e. 50-feet of right-of-way or 25-feet as measured from the centerline*). All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.

(2) *Water*. The *Water Distribution Master Plan* indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (*SH-205*), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.

(3) *Wastewater*. The *Wastewater Collection System Master Plan* shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations *#1 & #2* along FM-3097. In addition, the applicant will be required to pay a $432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.

(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 Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.21% *J-Swing* or *Traditional Swing* garages and 19.79% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of: [*A*] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [*B*] carriage style hardware and lighting, [*C*] decorative wood doors or wood overlays on insulated metal doors, and [*D*] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages, a minimum of a 25-foot driveway is being provided. The following image of an upgraded wood garage door was included in the Planned Development District ordinance:

FIGURE 1. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



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 *Southwest 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 *1.42* dwelling units per acre (*or 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and an 11.60-acre public park. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a *Low Density Residential* land use designation to a *Commercial/Retail* designation. Staff should note that the Comprehensive Plan specifically states that the City should "(e)ncourage large master planned communicates that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses." [*Goal #1; Section 02.02, Chapter 08*] In addition, staff should point out that the *commercial* area provides a buffer between the proposed residential land uses (*i.e. the Type 'E' lots*) adjacent to Wylie Lane and S. Goliad Street [*SH-205*]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 01 | Goal 02; Policy 1*: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

(2) *CH. 01 | Goal 02; Policy 2*: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.

(3) CH. 01 | Goal 02; Policy 3: The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

(4) CH. 08 | Sec. 2.02 | Goal 04; Policy 2: Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

Staff Response (1), (2), (3) & (4): Based on these sections of the Comprehensive Plan staff incorporated language into the Planned Development District ordinance addressing the design and size of the required buffers between residential and commercial land uses. In addition, staff incorporated a *PD Development Plan* requirement to ensure that there is connectivity provided between the two (2) land uses. *The applicant has consented to the language included in the Planned Development District ordinance.*

(5) CH. 04 | Sec. 02.01 | Goal 01; Policy 2: Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.

Staff Response to (5): When this concept plan was originally submitted there were six (6) cul-de-sacs proposed. Staff requested that the number of cul-de-sacs be reduced to better conform to the Comprehensive Plan. The applicant informed staff that the two (2) cul-de-sacs proposed off of the entryway at FM-549 were to accommodate the property owners of 5459 FM-549 (*see Figure 2 & 3 below*). Specifically, this property owners' house is directly adjacent to this area and preferred to have homes side as opposed to back to their house. In addition, they also requested that a cul-de-sac be incorporated at the rear of their property (*see Figure 2 below*); however, after reviewing this request staff requested that this cul-de-sac be removed in favor of having the houses face onto the proposed street (*see Figure 3 below*). In lieu of this cul-de-sac, staff requested that the developer incorporate a 50-foot landscape buffer, with a five (5) foot berm, and two (2) staggered rows of evergreen trees in this area. In making this request staff observed that by facing these homes onto the street it would [*1*] reduce the number of public streets the City would be required to maintain in the future, [*2*] provide a more pleasing aesthetic by having homes face onto a street as opposed to side to a street, and [*3*] move future homes further away from the existing home (*i.e. from 734-feet to 857-feet*). The applicant has stated that he agrees with staff's request and made the change to the plan. Excluding the cul-de-sacs that the property owners at 5459 FM-549 requested and the removal of the cul-de-sac requested by staff, the proposed concept plan only incorporates two (2) additional cul-de-sacs.

FIGURE 2. ORIGINAL CONCEPT PLAN

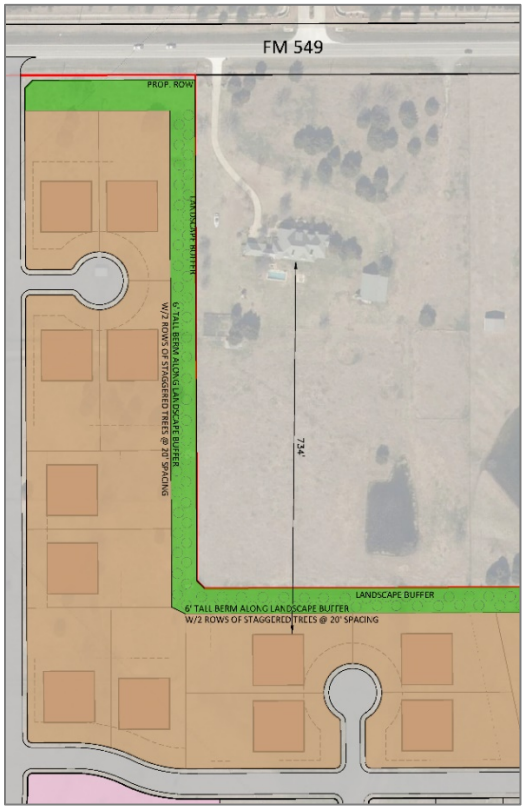


FIGURE 3. REVISED CONCEPT PLAN



(6) CH. 07 | Goal 01; Policy 1: Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.

Staff Response to (6): Staff has suggested to the applicant that the entry portal along S. Goliad Street [*SH-205*] -- *in the area designated for commercial land uses* -- would be an ideal location for entry signage for the City. Based on this, the applicant has incorporated language into the Planned Development District that would require a sign -- *similar in design to the gateway sign constructed in the median of SH-66* -- to be constructed at the southwest corner of the intersection of S. Goliad Street [*SH-205*] and Wylie Lane (*see Figure 2 below*).

FIGURE 2: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



(7) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response to (7): If *a Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20.00%. *The applicant has chosen to request 19.79% Flat Front Entry garages and 80.21% J-Swing or Traditional Swing garages, and has consented to upgraded garage door and driveway requirements. In addition, the added five (5) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map for commercial and the nature of this Planned Development District, makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 23, 2022, staff mailed 41 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way 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 received nine (9) responses from nine (9) property owners inside the City limits and two (2) responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) Five (5) property owner notifications from five (5) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(3) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
(4) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

(1) *Unknown*. One (1) email from a property owner who did not provide an address stating they are opposed to the applicant's request.
(2) *Heath*. One (1) email response from one (1) person in the City of Heath opposed to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius … such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to *28.43%* of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, 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) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 28.40-acre tract of *Commercial* land from a *Low Density Residential* designation to a *Commercial/Retail* designation.

(3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.

(4) Building elevations and a construction schedule for the proposed monument sign shall be established with the *PD Development Plan* for the *Commercial* land.

(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

STAFF USE 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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549 Rockwall, TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: West of SH 205 & South of FM549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Ag — CURRENT USE: Ag

PROPOSED ZONING: PD — PROPOSED USE: Single Family & Commercial

ACREAGE: 264.5 — LOTS [CURRENT]: — LOTS [PROPOSED]: 384

☐ *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	Rockwall Highgate, Ltd.	☑ APPLICANT	Corsan Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd #900	ADDRESS	4925 Greenville Ave. #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 _____ DAY OF August, 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."

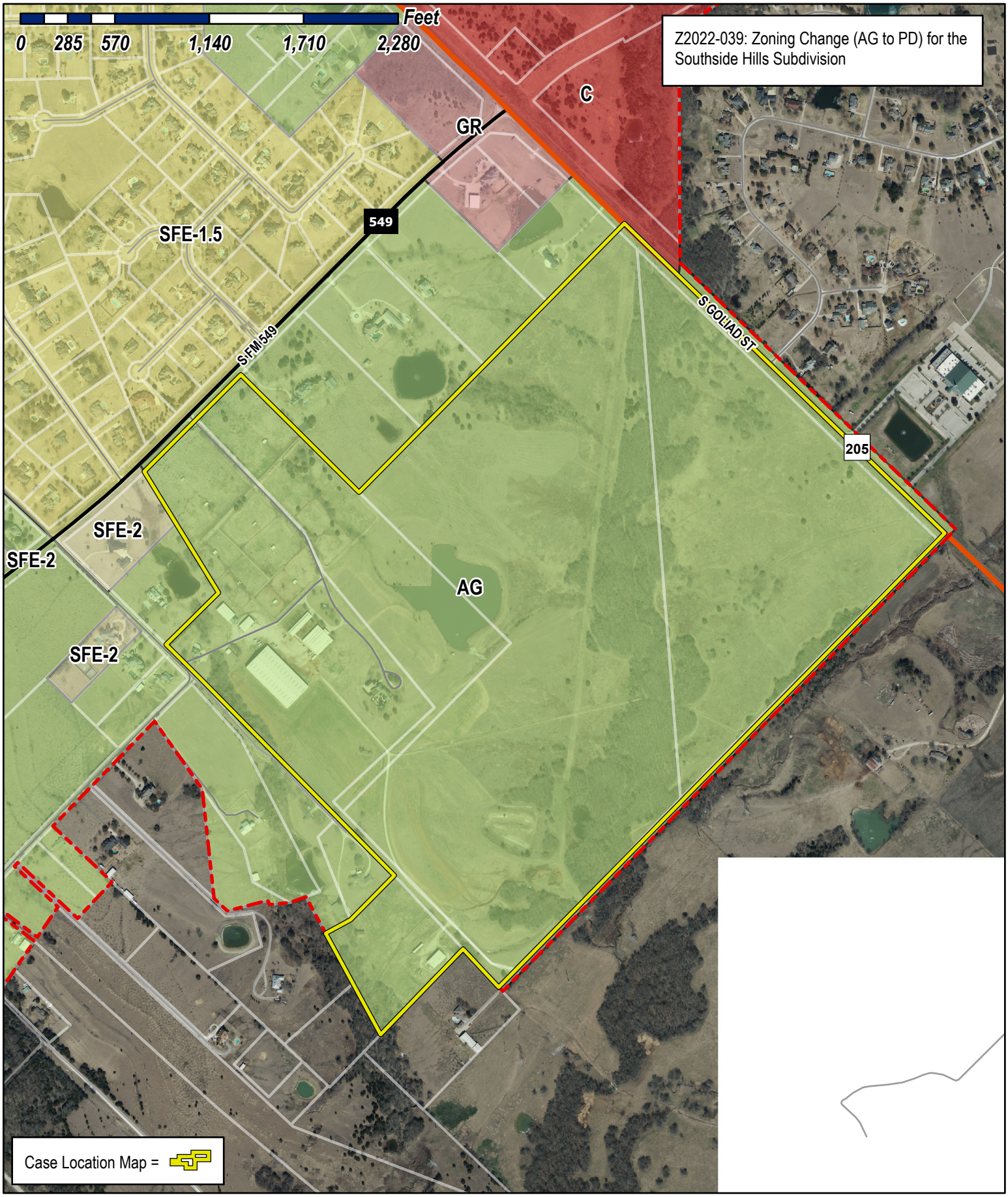
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF August, 2022.

OWNER'S SIGNATURE: Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tennessee — Lisa D. Randolph

MY COMMISSION EXPIRES May 9, 2026

Lisa L. Randolph — State of Tennessee — Notary Public — County of Davidson



City of Rockwall

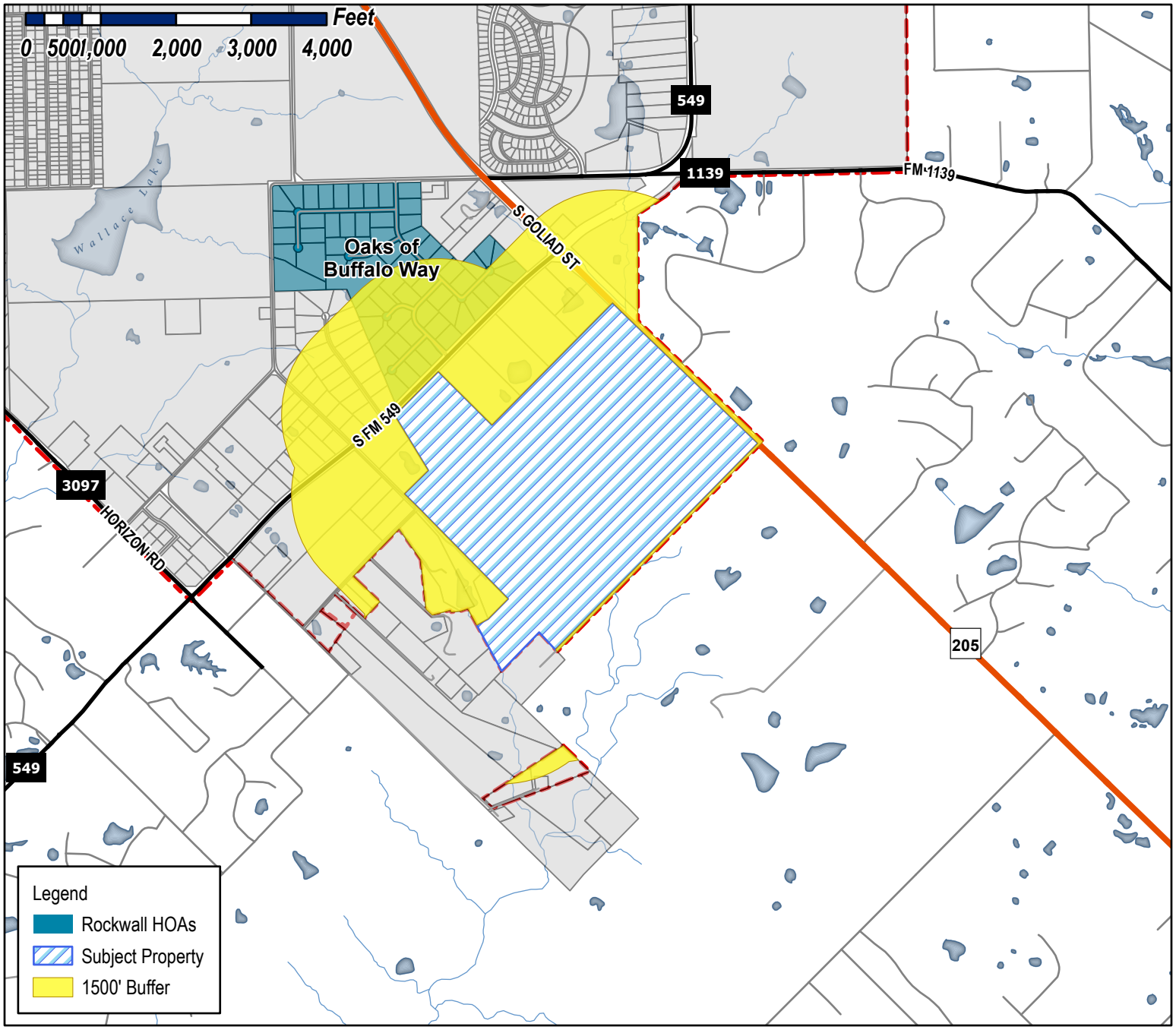
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

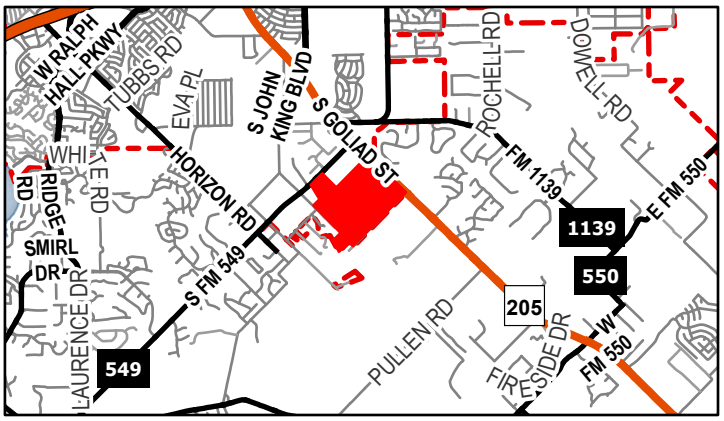
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Case Number: Z2022-039
Case Name: Zoning Change (AG to PD) for the Southside Hills Subdivision
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM 549 and Hwy 205

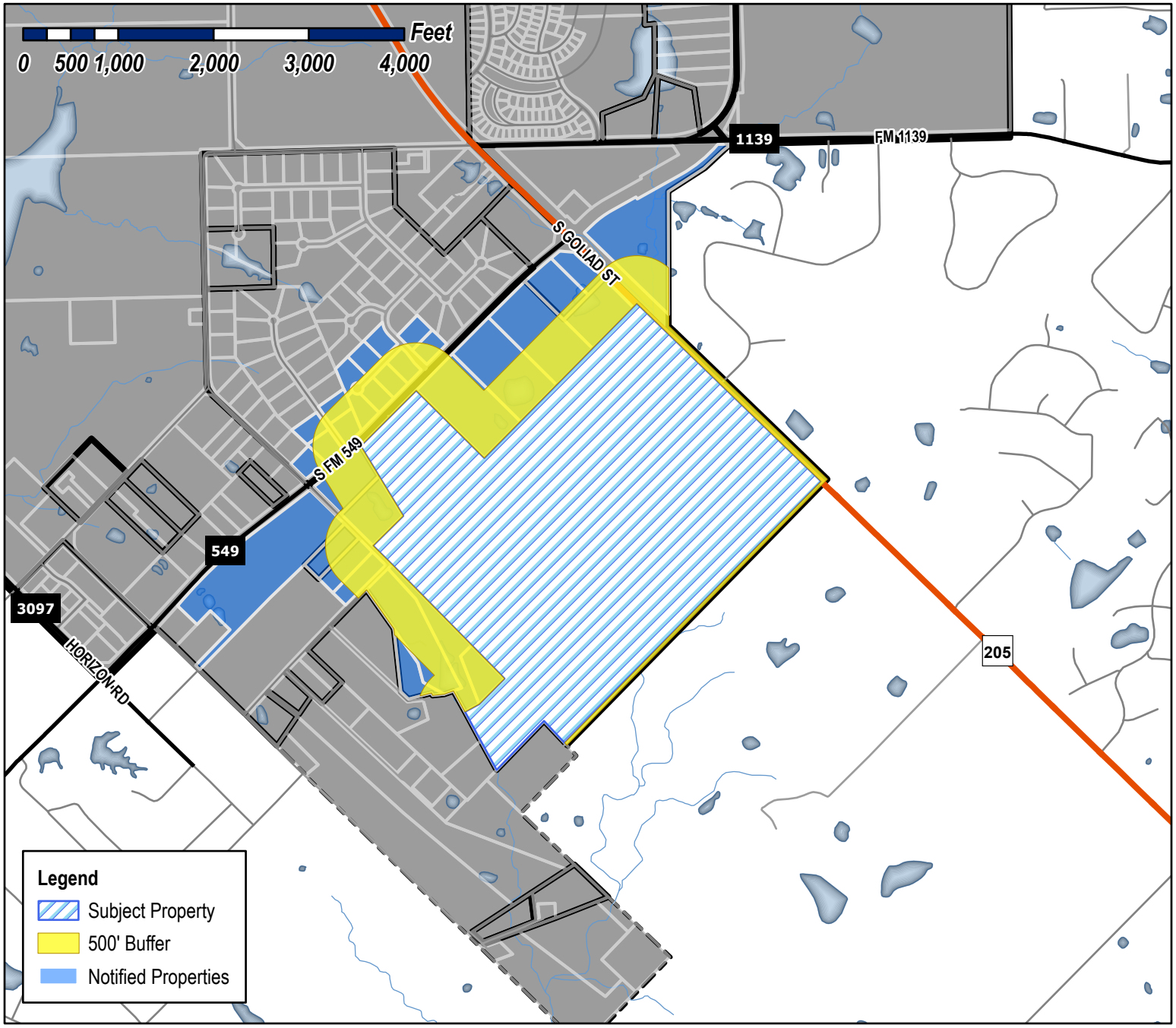
Date Saved: 8/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

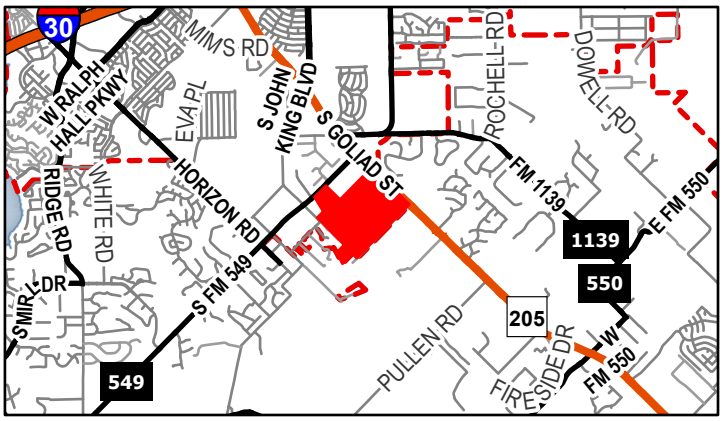
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For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

ROCKWALL HIGHGATE LTD
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DALLAS, TX 75240

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ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

OCCUPANT
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
448 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

OCCUPANT
5133 S FM549
ROCKWALL, TX 75032

OCCUPANT
5205 S FM549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW & AMY DENISE
5459 S. FM 549
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
5565 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

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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:

Ryan Miller
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.

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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. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

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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: Ben Klutts

Address: 5133 S. FM 549 Rockwall, TX 75032

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.

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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.

There is already too much traffic on 205 S. can't get in & out of the house. It's like hell. & there won't be any privacy at all!

Name: Drs. Nasreen & Mo Zeb.

Address: 5128- South 205 Rockwall TX. 75032

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.

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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.

too much traffic already. We have enough issues with water scarcity & electric grid. You, the city, put restrictions on water use but want to let developers build houses??? explain that nonsense!

Name: Erika & Jack Livingston

Address: 2235 Arrowhead Ct. Rockwall, TX 75032

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.

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Please place a check mark on the appropriate line below:

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

IN MY VIEW IN THE RECENT PAST THE CITY GOVERNMENT HAS ACTED IRRESPONSIBLY IN GRANTING PERMISSION THAT ALLOWS UNCONTROLLED AND DAMAGING GROWTH TO ROCKWALL. IT IS TIME TO PUT A STOP TO THIS MADNESS. IGNORE LOW YIELD

Name: HOWARD HADDOCK

Address: 155 WILLOWCREST, ROCKWALL

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.

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

The reason we moved to Rockwall was for the country at the time. No one wants a track of homes crammed in next to them that came here for the acreage, quiet and peacefulness.

Name: Gi'Arden Foley-Travis

Address: 403 Travis Lane — Rockwall, Tx 75032

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.

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

Inadequate infrastructure and too much traffic congestion; The area surrounding this proposed development already has a stressed water supply situation and the schools can not support the additional kids without severe overcrowding. The traffic on 205 and 549 is already horrendous and will only get much worse. Rockwall does NOT want or need this project.

Name: STEVE and JANET RUMMEL

Address: 2230 ARROWHEAD CT. ROCKWALL TX 75032

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.

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-039

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I writing to express my opposition to zoning case Z2022-039(Rockwall Highgate LTD Development project) scheduled for discussion by the City Council 19 Sept 22. Previously I expressed my opposition to the development to the Planning and Zoning Commission, but I am concerned that my neighbors' and my opposition is not being seriously considered.

I expressed to the Commission several objections to the proposed development, including the impact of traffic and city services anticipated from this high-density buildout.

My salient opposition point is that the development is not compatible with the Rockwall 2040 Development Plan, whose purpose is to guide the development of Rockwall. The 2040 plan clearly indicates that the proposed Highgate Development area is planned for a low-density housing, not the currently proposed high-density development. Following the intent of the 2040 plan requires the rejection of the Highgate Development plan as currently presented.

What is the intent and value of the 2040 plan if it is not used as the intended blueprint for a rational development of Rockwall?

In addition to the incompatibility of the project with the 2040 plan, I am concerned about the impact the traffic generated by the Development. Currently routes 205 and FM549 on both sides of the development are close to impassible during busy times of the day. Route 205 is routinely backed up in all directions with wait times to clear the FM549 intersection approach 15-20 minutes. Route 549 suffers from the same issues and adding more traffic without first upgrading the impacted routes is not reasonable. I have witnessed ambulances waiting an extended period simply because it was not possible to clear a path for them.

Adding traffic to FM549 from the northern exit of the development to FM549 will render it impossible to exit from Willowcrest. At the least, if the development is approved, mandate a traffic signal on FM549 from the Development's north exit to allow an opportunity for traffic from Willowcrest to enter FM549.

I understand that the traffic issues I cited are the responsibility of the State, but ignoring the traffic issues and just passing the issues off to the State is not a satisfactory solution. At the very least and if the development plan is approved, require an agreement with the State to improve the accesses and traffic control on both routes 549 and 205.

Just as a reminder, the mission of Rockwall's government is "… to provide responsible leadership and the services of the infrastructure necessary for a safe environment and a high quality of life for our citizens." The high-density proposal violates the mission statement in both the safe environment and quality of life aspects.

If the developer is guided to adhere to the low-density recommendations of the 2040 plan, works with the State to implement a traffic signal at the north exit on FM549, then I would find the proposed development not ideal, but acceptable.

Respondent Information

Please provide your information.

First Name *

james

Last Name *

baugher

Address *

362 willowcrest

City *

rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Ross, Bethany

From: Bretta Price <bprice@keatax.com>
Sent: Thursday, September 8, 2022 9:20 AM
To: Planning
Subject: FW: Opposition to Zoning Change - Z2022-039

Rockwall Planning and Zoning

Dale and Bretta Price
453 Cullins Road
Rockwall 75032

Dear P & Z members:

Here we are again with Corson and Cramer and not one thing has changed. However, the members of P & Z have a chance to correct a mistake they made on June 20.

I am writing this to express my opposition to the proposed zoning change request identified as Z2022-039.

We oppose this zoning change request because it does NOT meet Rockwall's very own OURhometown Comprehensive Plan 2040.

That plan calls for any development in our area to be Low Density and as such to be zoned SF-E. All of the surrounding properties around this proposed area meet this designation and any future development should be required to meet this zoning designation.

The plan the developer has presented are most in line with a high density development with a zoning designation of SF-10! Many of the homes in the developers plan are zero lot lines and front entry garages. This is unacceptable!

I'm asking that the members of the City Council please reject this zoning change. The city of Rockwall has no obligation to lower its standards to accommodate developers. There are other areas of Rockwall where the developers request is acceptable, but this one is NOT it!

Please respect the current residents opposition to the zoning change. Keep Rockwall beautiful by upholding the standards set forth in OURhometown Comprehensive Plan 2040.

Sincerely

Dale Price
214 878-7614

Bretta Price
KE Andrews

469.298.1594
bprice@keatax.com
www.keatax.com

Bretta Price
KE Andrews

469.298.1594
bprice@keatax.com
www.keatax.com

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Ross, Bethany

From: Cade Smith <teamcash.camfam@gmail.com>
Sent: Friday, September 9, 2022 4:55 AM
To: Miller, Ryan; Planning; Lee, Henry; Ross, Bethany; Gamez, Angelica; Daniels, Bennie; Moeller, Mark; Jorif, Clarence; Johannesen, Trace; Macalik, Dana; Campbell, Anna
Subject: OPPOSITION - Z2022-039

To whom it may concern

We would like to vote to oppose this development, mainly due to the change and type of zoning requested.

Rockwall is too congested as it is, especially at that intersection,

We are not opposed to development, just keeping Larger 1 & 2 acre lots would be ideal, not packing in 400 homes

Cade & Ashley Smith
1454 Lochspring Dr Rockwall Tx 75032
881 FM 1139 Rockwall Tx 75032

Cade Smith
Owner at TRUTEX Roofing & Contracting Solutions
My Digital Business Card
2142123649

Sent from my iPhone

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 HEATH

Miller, Ryan

From: Morgan Collins <morgancollins22@gmail.com>
Sent: Wednesday, September 7, 2022 8:15 PM
To: Miller, Ryan
Cc: Morgan (personal) Collins
Subject: Re: Proposal Z2022-039

Ryan,

I am writing in opposition to this zoning request.

I currently live at 2291 W FM 550 in Rockwall with my husband and son. We moved here in 2020 and have lived all over the southeast as well as out west.

We commute to Dallas some days for work and other days we are on 205 heading to the Rockwall pool for swim practice. Over the last two years traffic has exploded and little seems to be happening in terms of managing the explosion of growth. I'm not opposed to growing but with what appears to be a lack of infrastructure planning (roads, schools, utility improvements) it appears as though it's only about bringing more tax revenues to the city and county instead of preparing the area for the demands that this growth brings.

The process by which things are approved also feels less than transparent, which is unfortunate.

I look forward to a more thoughtful and transparent plan for infrastructure and growth prior to seeing more land being re-zoned for incremental housing, the county and city simply cannot handle the growth in it's current state.

Morgan & Jeremey Collins
404.804.0763
2291 W FM 550
Rockwall
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.

UNKNOWN ADDRESS AND LOCATION

Miller, Ryan

From: Tonya Miller <milhaus013@aol.com>
Sent: Wednesday, September 7, 2022 12:42 PM
To: Miller, Ryan
Subject: Development

Mr. Miller,
I wanted to contact you to let you know that I definitely oppose the building of approximately 400 homes on the corner of 205/549. That area is way too congested already. Traffic would be horrible, well, more than it already is.
Please vote no, as that's what the majority wants.
Thank you,
Tonya Miller

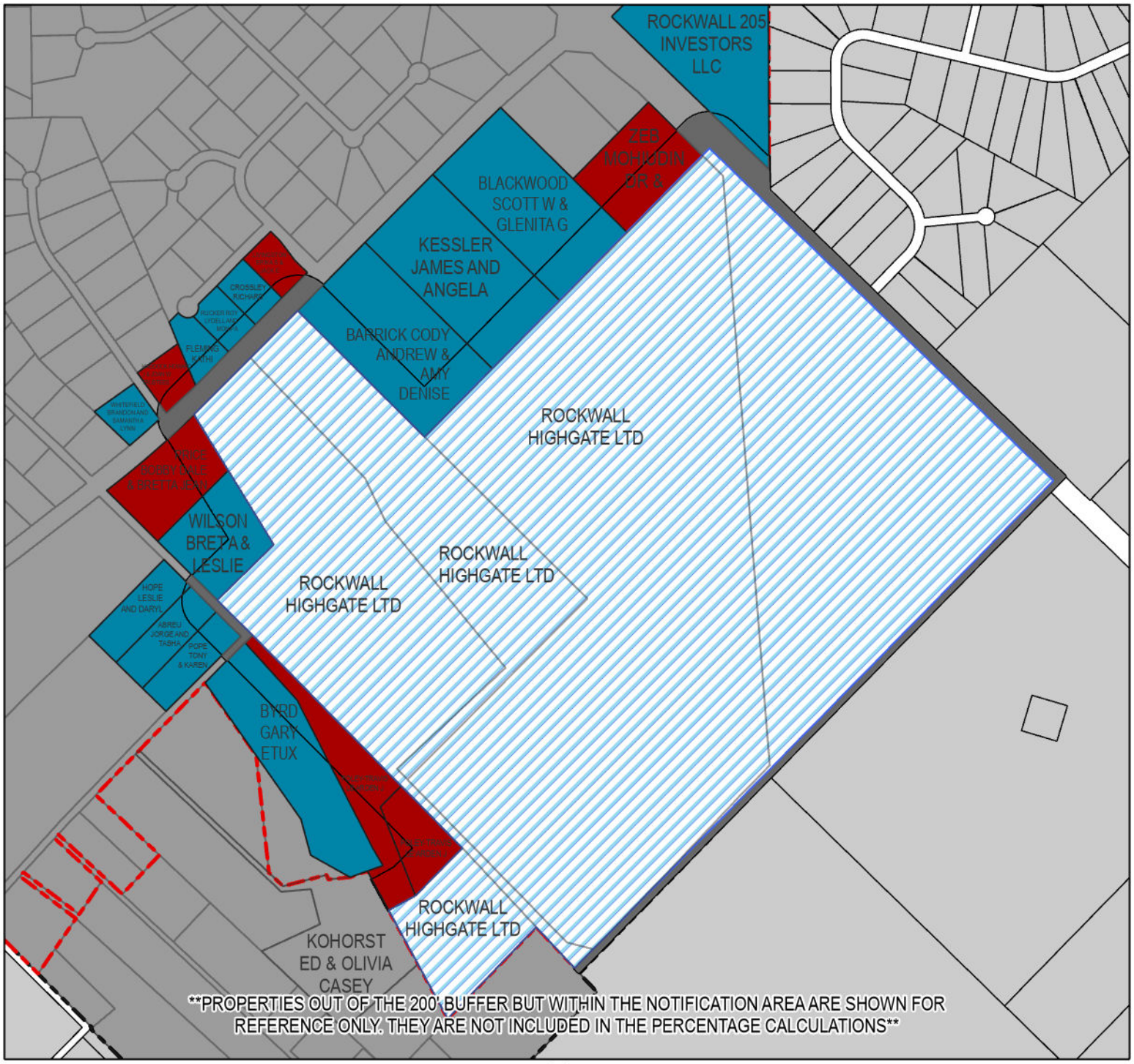
Sent from the all new AOL app for iOS

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

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

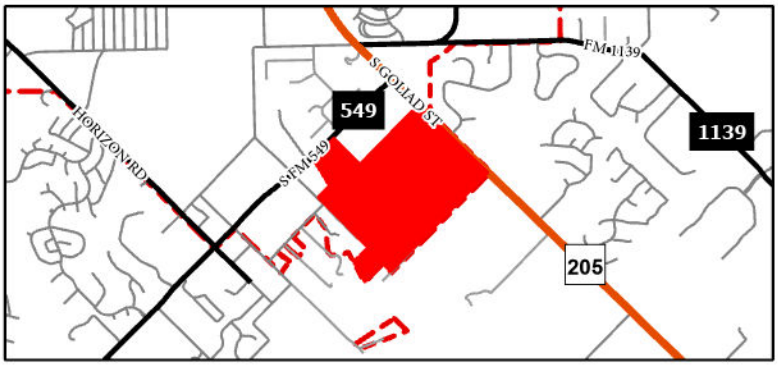
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z2022-039 Zoning Change (AG to PD) for the Southside Hills Subdivision

- Subject Property
- Against 28.43% (12.551 Acres)
- No Response 44.37% (19.586 Acres)
- ROW 27.19% (12.001 Acres)

Layer
- No Response
- Against
- Parcels200ft



Legend

Date Created: 9/9/2022

For Questions on this Case Call (972) 771-7745

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

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

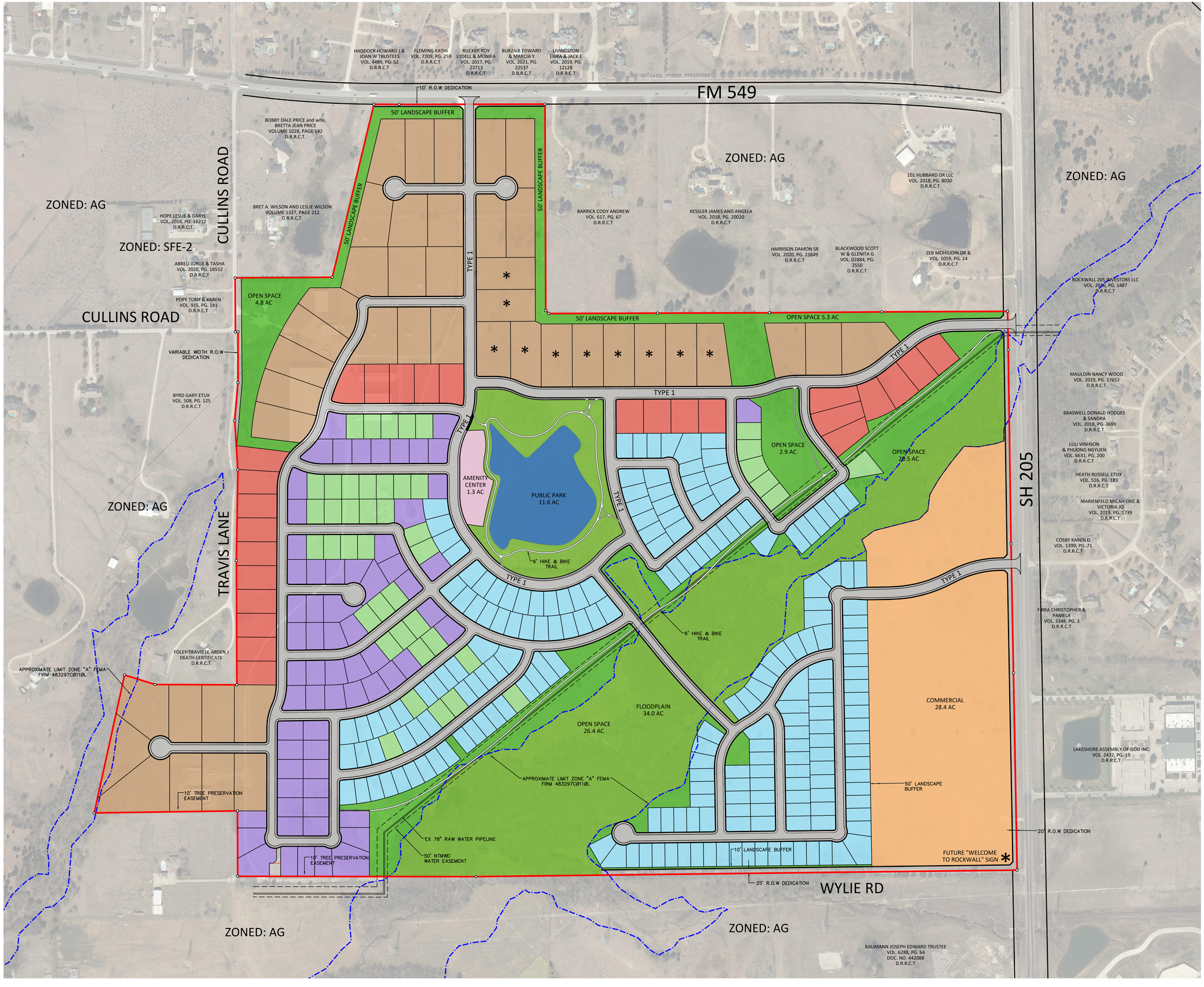
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at 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, Inc.

Tom Dayton, PE



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	**265.9**	**100.0%**

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
Open Space Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**43**	**26**	**66**	**43**	**206**
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback

**Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

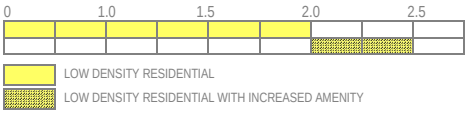
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

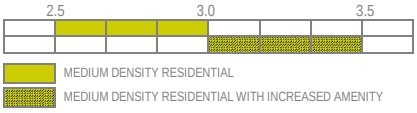
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

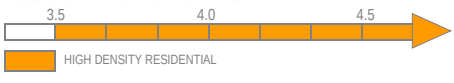
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

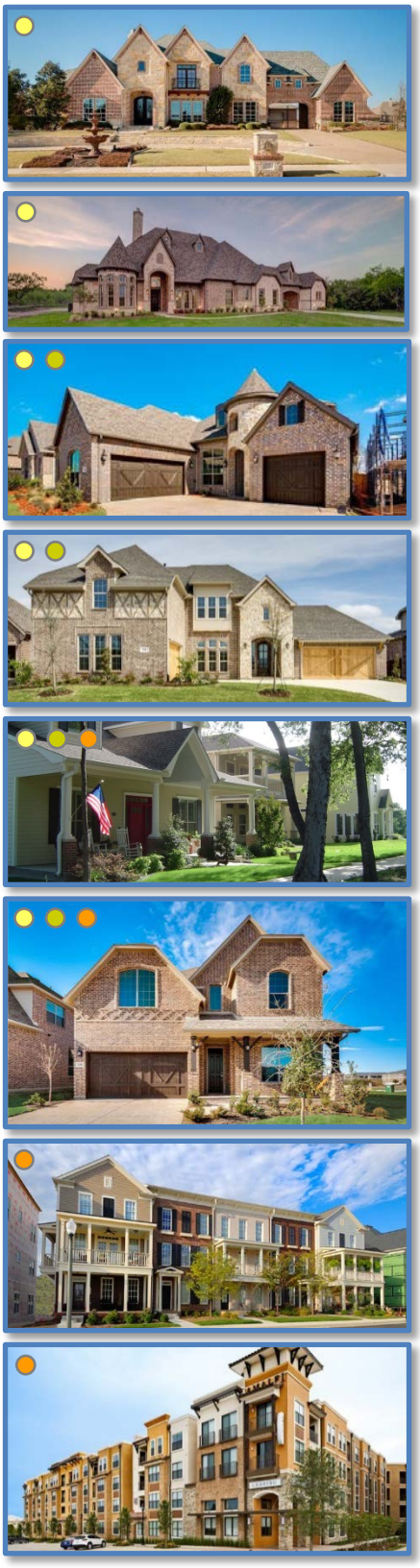
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential

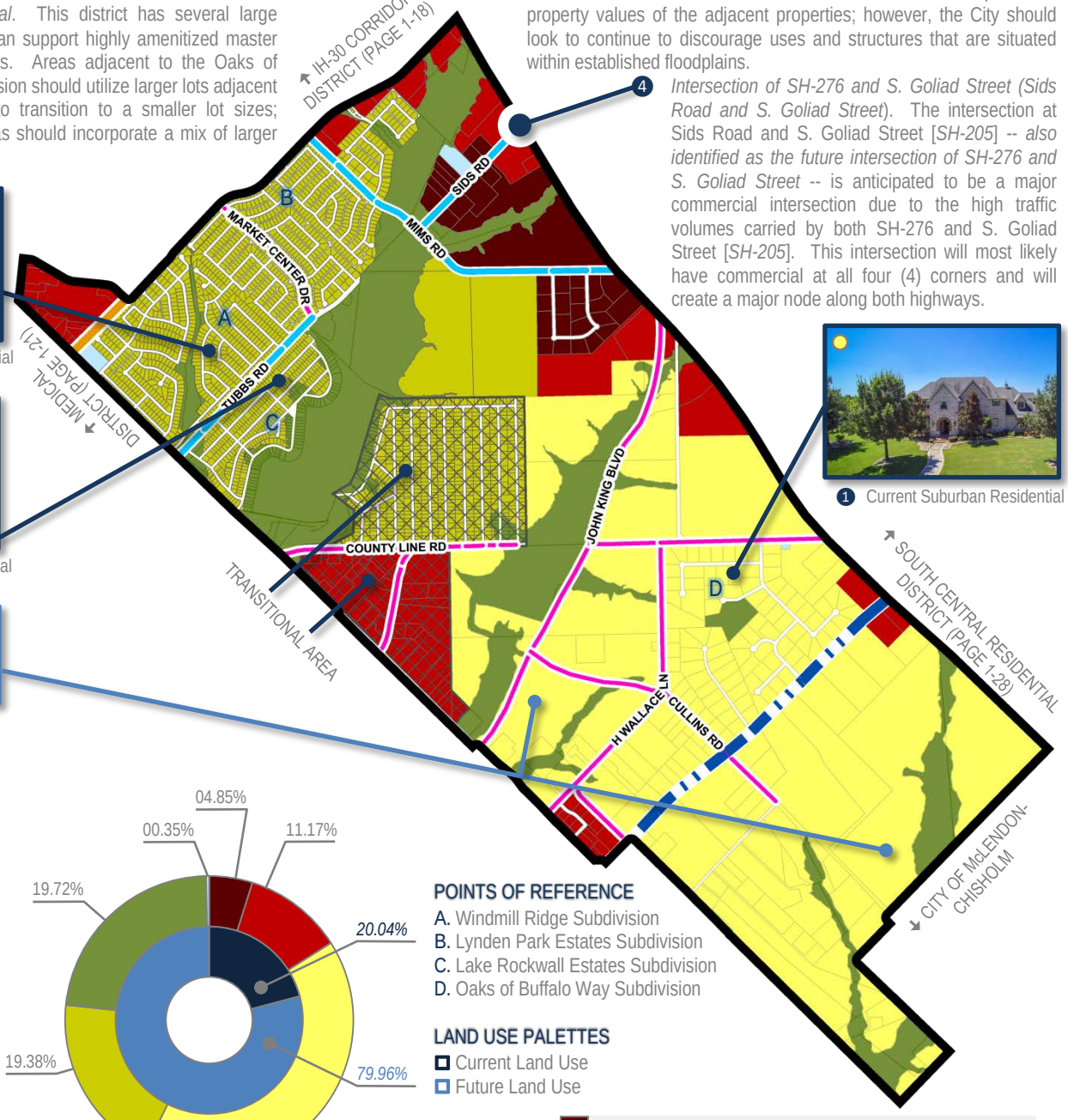


1 Current Suburban Residential



1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

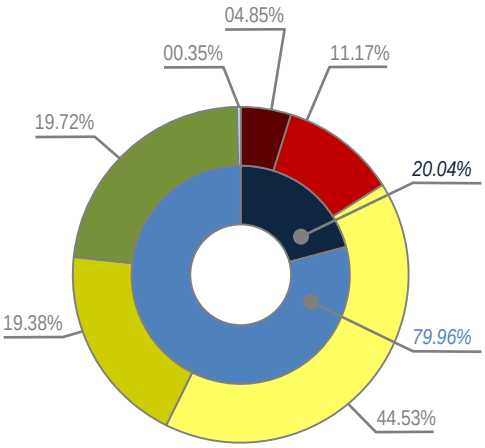
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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

DRAFT 09.15.2022

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 depicted 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 residential development on 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.

DRAFT ORDINANCE 09.15.2022

(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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 3RD DAY OF OCTOBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2022*

2nd Reading: *October 3, 2022*

DRAFT ORDINANCE 09.13.2022

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

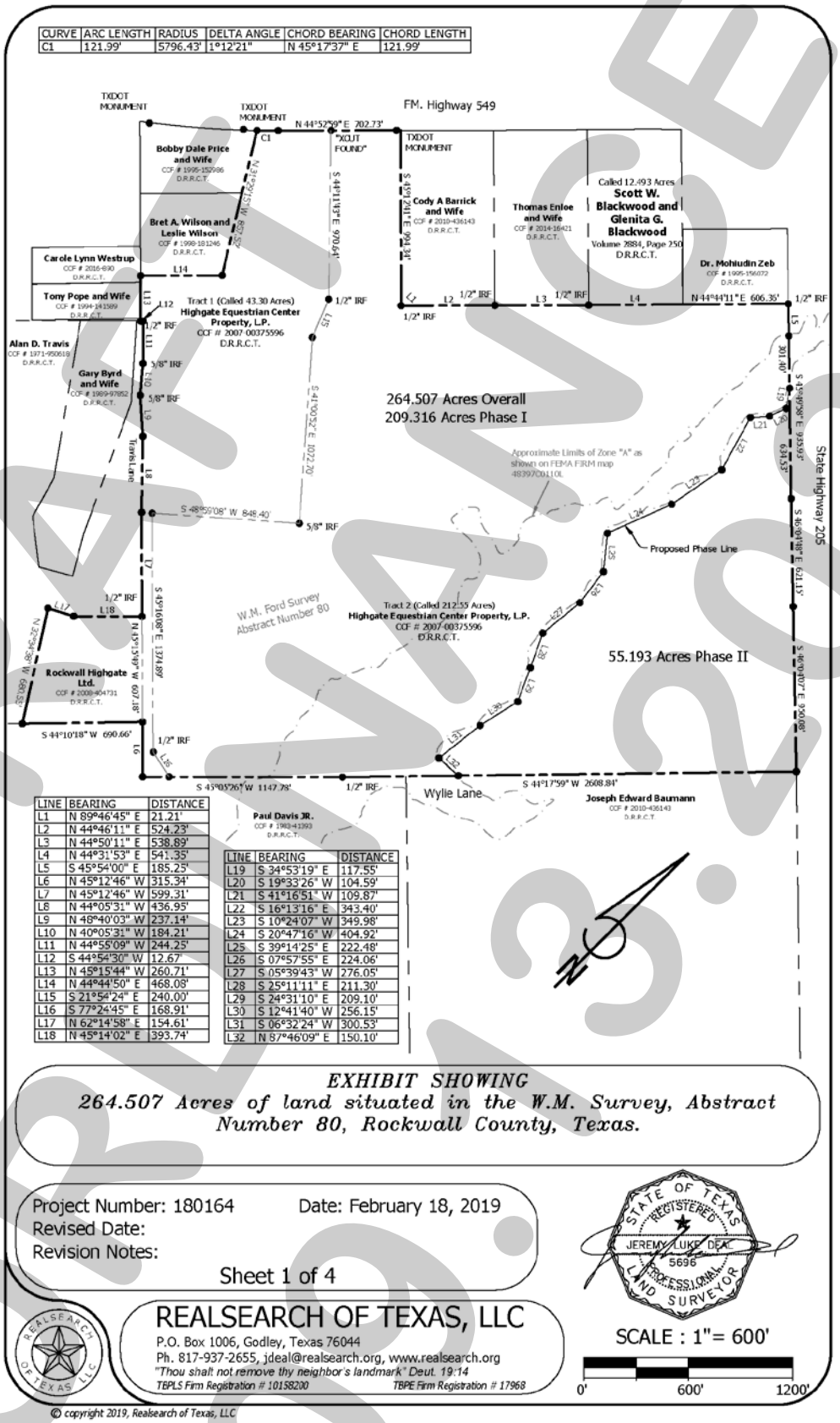
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

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Exhibit 'C':
Concept Plan

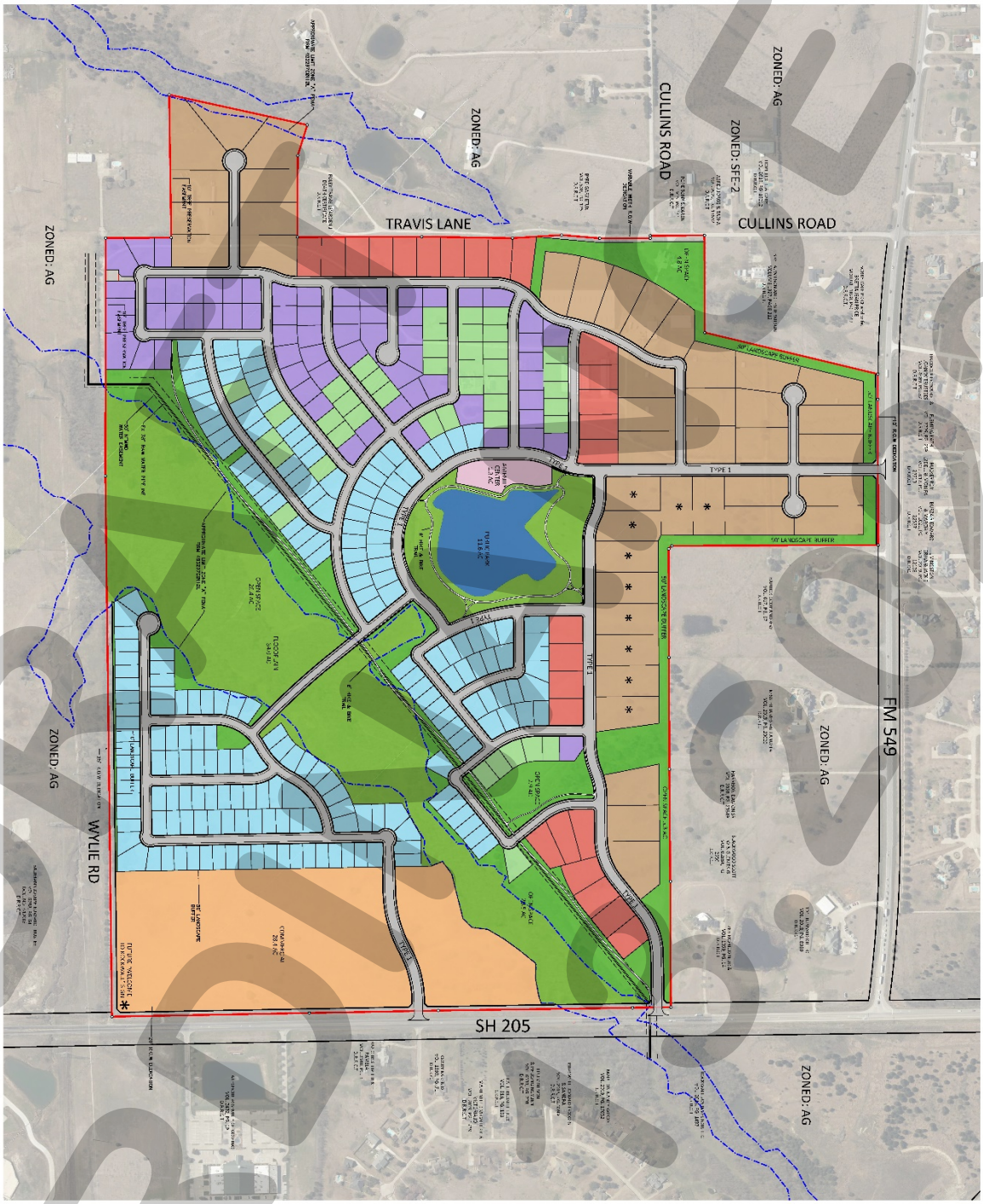

CULLINS ROAD
TRAVIS LANE
CULLINS ROAD
FM 549
WYLIE RD
SH 205
ZONED: AG
ZONED: SFE-2
ZONED: AG
ZONED: AG
ZONED: AG
ZONED: AG
TYPE 1
TYPE 1
TYPE 1
50' LANDSCAPE BUFFER
50' LANDSCAPE BUFFER
50' LANDSCAPE BUFFER
OPEN SPACE 22.4 AC
OPEN SPACE 2.4 AC
OPEN SPACE 2.4 AC
OPEN SPACE 34.0 AC
OPEN SPACE 28.1 AC
OPEN SPACE 3.3 AC
CREEKSIDE 28.1 AC
ENTRY MONUMENT SIGN
50' LANDSCAPE BUFFER
6' HIKE & BIKE TRAIL
6' HIKE & BIKE TRAIL
6' HIKE & BIKE TRAIL
30' ROW WATER EASEMENT
30' ROW WATER EASEMENT
APPROXIMATE LIMIT OF FEMA FLOOD ZONE 'A'
APPROXIMATE LIMIT OF FEMA FLOOD ZONE 'A'
APPROXIMATE LIMIT OF FEMA FLOOD ZONE 'AE

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.40% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.65% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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] & [7]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential 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

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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 approval from the Director of Planning and Zoning 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



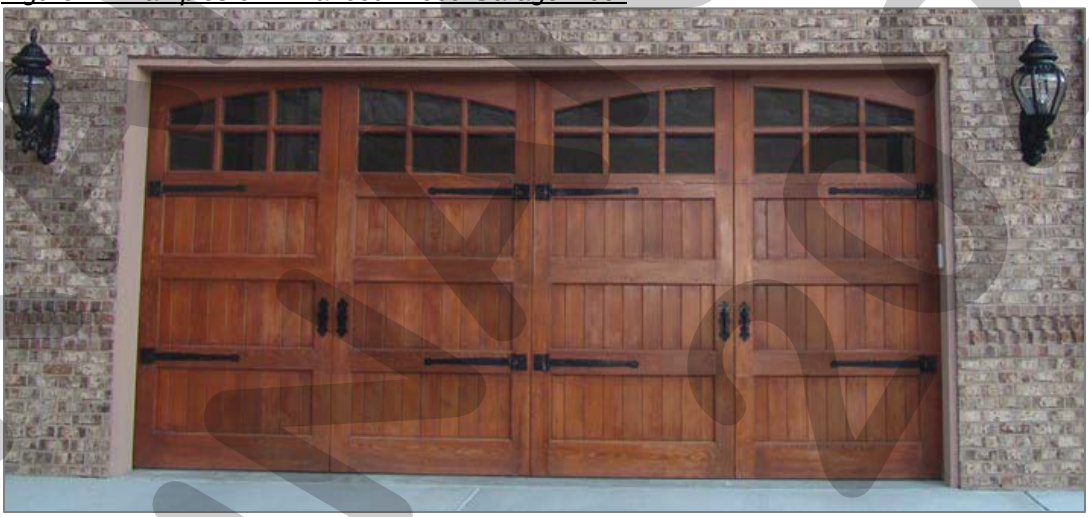
FIGURE 3: EXAMPLES OF HORIZONTAL LAP



(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 19.79% or 76 of the 384 lots may have garages that are 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 80.21% or 308 lots shall have garages that are 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

Figure 4. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road shall not

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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

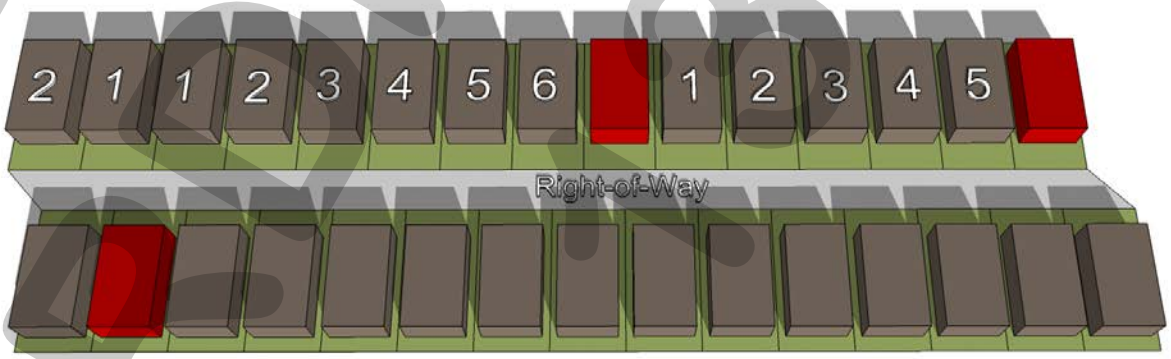
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening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



Figure 6: 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.

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(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*. *Type 'A' & 'B' Lots* shall incorporate wrought iron/tubular steel fencing exclusively; however, only *Type 'C', 'D', & 'E'* lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. The only exception to this standard shall be the *Type 'E'* lots that back to Wylie Lane, which shall be required to construct a wood fence in accordance with the requirements of this ordinance. Wrought iron / tubular steel fences can be a maximum of six (6) feet in height.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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).

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09.13.2022

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 50-foot landscape buffer.

(2) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-landscape buffer shall be provided along the *Type 'A'* lots adjacent to 453 & 535 Cullins Road and 5459 FM-549 (*as depicted in Exhibit 'C' of this ordinance*), and shall incorporate a berm a minimum of five (5) feet in height. On the berm, two (2), staggered rows of evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* --, a minimum of six (6) feet in height shall be planted on ten (10) foot centers to create a solid living screen adjacent to these properties.

(3) *Landscape Buffer and Sidewalks (Residential SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum 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.

(4) *Landscape Buffer and Sidewalks (Non-Residential SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum 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 20-foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(6) *Landscape Buffer in the Open Spaces and Public Park*. The open space and public park shall require a ten (10) foot landscape buffer that incorporates ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) canopy tree and one (1) accent tree per 50-linear feet shall be required to be planted.

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(7) *Landscape Buffer (Adjacent to the Type 'E' Lots on Wylie Lane)*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the *Type 'E'* along Wylie Lane. This landscape buffer shall incorporate a *built-up* berm and evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -- on 25-foot centers along entire length of the frontage.

(8) *Tree Preservation Easement Along Wylie Lane*. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in *Exhibit 'C'* of this ordinance. This area shall be established to preserve the existing natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).

(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 that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. 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 detention areas, 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 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 a minimum of 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

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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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.60-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. The developer shall provide enhanced landscaping areas at all entry points

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to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(18) *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*), detention and drainage easements, 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*.

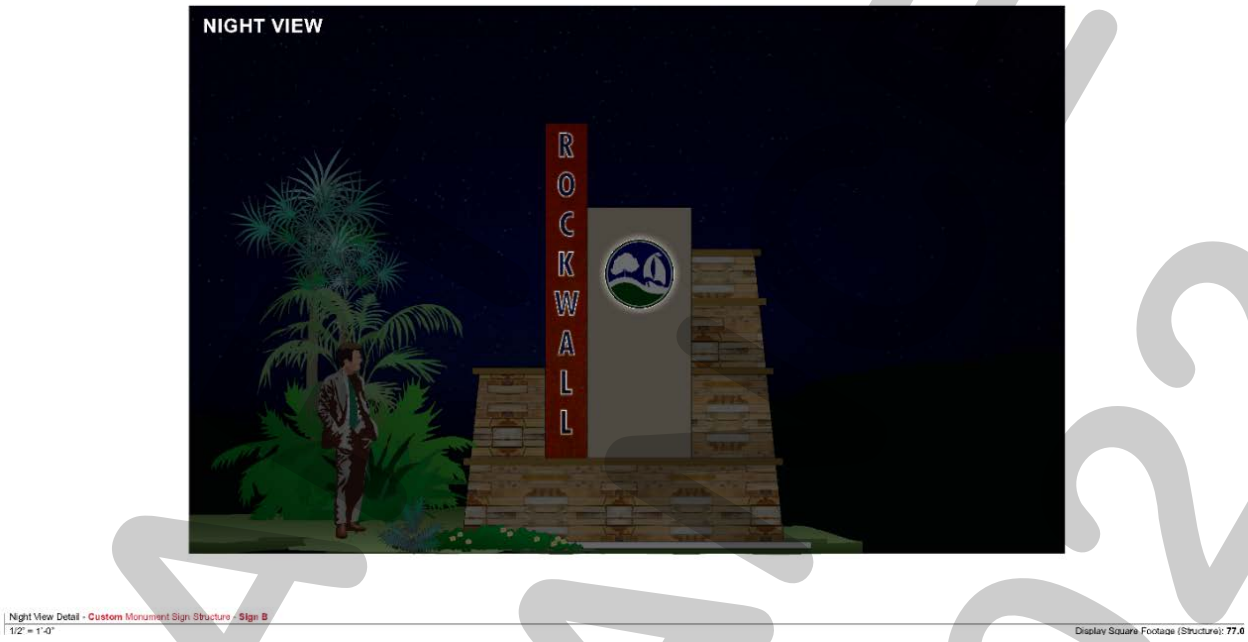
(19) *Gateway Signage*. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

FIGURE 7: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



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FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)



(20) *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.

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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:	September 19, 2022
APPLICANT:	Brian Cramer; *Corson Cramer Development*
CASE NUMBER:	Z2022-039; *Zoning Change (AG to PD) for the Southside Hills Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a ***Zoning Change*** from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 495-lot single-family, residential subdivision that was to consist of five (5) lot sizes (*i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. After postponing the public hearing on January 11, 2022, the applicant ultimately requested that the Planning and Zoning Commission allow the case to be withdrawn. This request was granted by the Planning and Zoning Commission by a vote of 7-0 on January 25, 2022. According to the applicant's letter the reason the case was withdrawn was to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case.

Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 490-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 27, 110' x 190' lots; [B] 51, 90' x 120' lots; [C] 60, 80' x 115' lots; [D] 84, 80' x 110' lots; and [E] 268, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. On June 14, 2022, the Planning and Zoning Commission held a public hearing and approved a motion to recommend approval of the applicant's request by a vote of 3-1, with Commissioner Chodun dissenting and Commissioners Womble, Thomas, and Conway absent. Despite this approval, the applicant sent an email requesting the City Council withdraw the case on June 20, 2022. This request was approved by a vote of 4-1, with Council Member Jorif dissenting and Council Members Campbell and Johannesen absent. According to the applicant's letter the purpose of the request was to schedule a work session with the

City Council to discuss the subject property. Following this withdraw request, the applicant held a work session with the City Council on July 18, 2022.

PURPOSE

On August 19, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 384-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 43, 130' x 240' lots; [B] 26, 110' x 190' lots; [C] 66, 80' x 115' lots; [D] 43, 80' x 110' lots; and [E] 206, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located between FM-549, SH-205 (*S. Goliad Street*), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

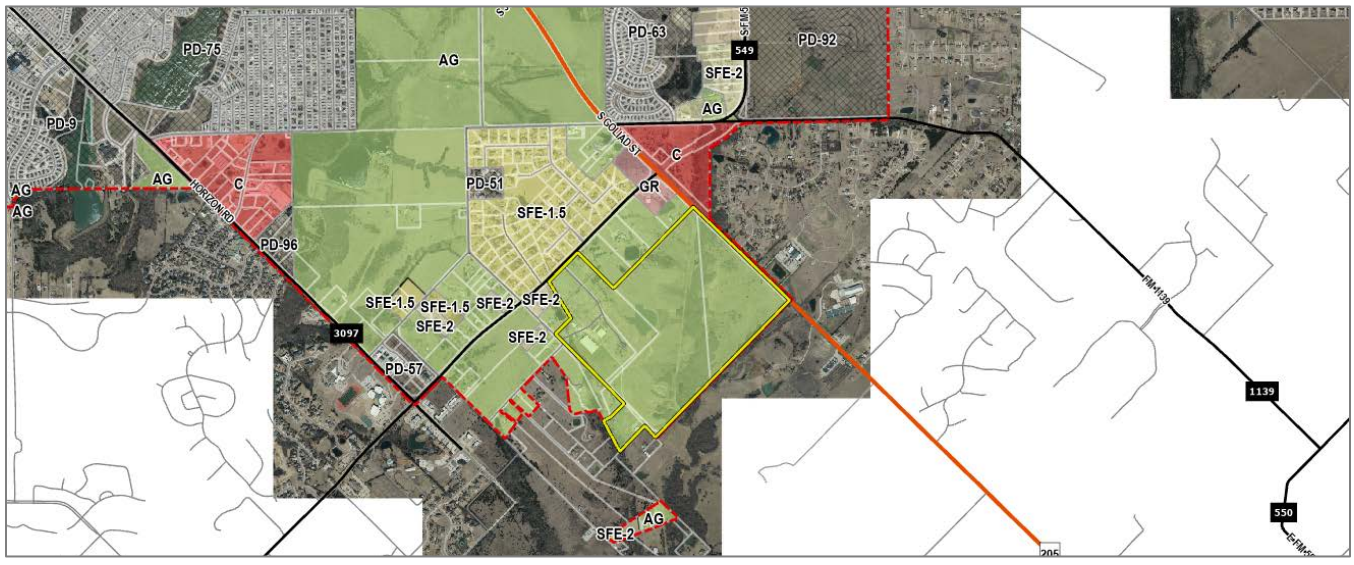
North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

South: Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisolm and its Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), 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. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Travis Lane, which is identified as an R2U (*i.e. residential, two [2] lane, undivided roadways*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 384 residential lots, a public park, and open space. The proposed 384 single-family residential lots will consist of five (5) lot types: [*1*] 43 *Type 'A'* lots that are a minimum of 130' x 240', [*2*] 26 *Type 'B'* lots that are a minimum of 110' x 190', [*3*] 66 *Type 'C'* lots that are a minimum of 80' x 115', [*4*] 43 *Type 'D'* lots that are a minimum of 80' x 110', and [*5*] 206 *Type 'E'* lots that are a minimum of 62' x 110'. Staff should note that the proposed 384-lots represent a 106-lot reduction from the concept plan proposed with *Case No. Z2022-028*, this translates to a gross density of *1.45* dwelling units per acre for the total proposed development (*i.e. 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 3,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will 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 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	*A*	*B*	*C*	*D*	*E*
Minimum Lot Width (1)	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback (2), (5) & (6)	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement (7)	20'	20'	20'	20'	20'
Maximum Height (3)	35'	35'	35'	35'	35'
Minimum Rear Yard Setback (4)	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5)

feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

The proposed concept plan shows that the development will consist of 25.40-acres of private open space, a 1.30-acre amenity center, and a 11.60-acre public park. This -- *with the 34.00-acres of floodplain* -- represents a total of 72.30-acres of open space and which translates to 20.90% (*i.e. [34.00-acres of floodplain/2] + 38.3 = 55.3-acres/264.51-acres gross = 20.90%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 52.902-acres*) by 00.90% (*or ~2.398-acres*). In addition, the proposed development will incorporate a minimum of a 50-foot landscape buffer with a six (6) foot meandering trail for all residential adjacency to FM-549 and a 30-foot landscape buffer with a six (6) foot meandering trail along SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of the subject property. In addition, the applicant has consented to incorporating a 50-foot landscape buffer, five (5) foot berm, and two (2) staggered rows of evergreen trees adjacent to 453 & 535 Cullins Road and 5459 FM-549. The applicant has also included a *Tree Preservation Easement* along Wylie Lane Road for the *Type 'C'* lots at the southwest corner of the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed 28.40-acres designated for limited Commercial (C) District land uses, staff has identified all of the land uses within the Commercial (C) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, a landscape buffer meeting the SH-205 Overlay (SH-205 OV) District requirements has been required.

For the purposes of comparing this request with the two (2) previous zoning cases submittals (*i.e. Z2021-057 & Z2022-028*), staff has prepared the following summary:

TABLE 3: COMPARISON OF PREVIOUS AND CURRENT ZONING CASES

Requirement	*Case No. Z2021-057*	*Case No. Z2022-028*	*Current Request*
Commercial Acreage	28.40-Acres	28.40-Acres	28.40-Acres
Residential Acreage	236.11-Acres	236.11-Acres	236.11-Acres
Number of Lots	495	490	384
Gross Dwelling Units/Acre	1.87 DU/AC	1.85 DU/AC	1.45 DU/AC
Net of Commercial Dwelling Units/Acre	2.10 DU/AC	2.08 DU/AC	1.63 DU/AC
Lot Sizes			
130' x 240' (43,560 SF)	0	0	43
120' x 200' (30,000 SF)	35	0	0
110' x 190' (24,000 SF)	0	27	26
90' x 125' (14,000 SF)	55	0	0
90' x 120' (14,000 SF)	0	51	0
80' x 115' (11,000 SF)	70	60	66
80' x 110' (9,600 SF)	53	84	43
62' x 110' (7,200 SF)	282	268	206
Dwelling Unit Sizes	2,200 SF – 2,500 SF	2,200 SF – 2,500 SF	2,200 SF - 3,800 SF
Open Space Percentage	19.47%	20.57%	20.90%
Amenity Center	1.50-Acres	1.50-Acres	1.30-Acres
Private Open Space	20.40-Acres	23.20-Acres	25.40-Acres
Public Park	12.60-Acres	12.70-Acres	11.60-Acres
Floodplain	34-Acres	34-Acres	34-Acres

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, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [*1*] constructing 24-feet of the roadway or [*2*] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Cullins Road, right-of-way dedication -- *25-feet as measured from the centerline* -- will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (*i.e. 50-feet of right-of-way or 25-feet as measured from the centerline*). All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.

(2) *Water*. The *Water Distribution Master Plan* indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (*SH-205*), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.

(3) *Wastewater*. The *Wastewater Collection System Master Plan* shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations *#1 & #2* along FM-3097. In addition, the applicant will be required to pay a $432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.

(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 Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.21% *J-Swing* or *Traditional Swing* garages and 19.79% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of: [*A*] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [*B*] carriage style hardware and lighting, [*C*] decorative wood doors or wood overlays on insulated metal doors, and [*D*] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages, a minimum of a 25-foot

driveway is being provided. The following image of an upgraded wood garage door was included in the Planned Development District ordinance:

FIGURE 1. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



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 *Southwest 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 *1.42* dwelling units per acre (*or 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and an 11.60-acre public park. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a *Low Density Residential* land use designation to a *Commercial/Retail* designation. Staff should note that the Comprehensive Plan specifically states that the City should "(e)ncourage large master planned communicates that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses." [*Goal #1; Section 02.02, Chapter 08*] In addition, staff should point out that the *commercial* area provides a buffer between the proposed residential land uses (*i.e. the Type 'E' lots*) adjacent to Wylie Lane and S. Goliad Street [*SH-205*]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 01 | Goal 02; Policy 1*: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

(2) CH. 01 | Goal 02; Policy 2: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.

(3) CH. 01 | Goal 02; Policy 3: The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

(4) CH. 08 | Sec. 2.02 | Goal 04; Policy 2: Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

Staff Response (1), (2), (3) & (4): Based on these sections of the Comprehensive Plan staff incorporated language into the Planned Development District ordinance addressing the design and size of the required buffers between residential and commercial land uses. In addition, staff incorporated a *PD Development Plan* requirement to ensure that there is connectivity provided between the two (2) land uses. *The applicant has consented to the language included in the Planned Development District ordinance.*

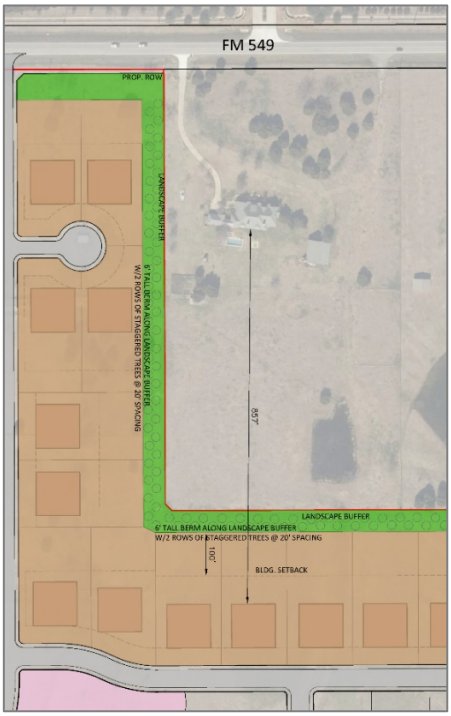
(5) CH. 04 | Sec. 02.01 | Goal 01; Policy 2: Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.

Staff Response to (5): When this concept plan was originally submitted there were six (6) cul-de-sacs proposed. Staff requested that the number of cul-de-sacs be reduced to better conform to the Comprehensive Plan. The applicant informed staff that the two (2) cul-de-sacs proposed off of the entryway at FM-549 were to accommodate the property owners of 5459 FM-549 (*see Figure 2 & 3 below*). Specifically, this property owners' house is directly adjacent to this area and preferred to have homes side as opposed to back to their house. In addition, they also requested that a cul-de-sac be incorporated at the rear of their property (*see Figure 2 below*); however, after reviewing this request staff requested that this cul-de-sac be removed in favor of having the houses face onto the proposed street (*see Figure 3 below*). In lieu of this cul-de-sac, staff requested that the developer incorporate a 50-foot landscape buffer, with a five (5) foot berm, and two (2) staggered rows of evergreen trees in this area. In making this request staff observed that by facing these homes onto the street it would [*1*] reduce the number of public streets the City would be required to maintain in the future, [*2*] provide a more pleasing aesthetic by having homes face onto a street as opposed to side to a street, and [*3*] move future homes further away from the existing home (*i.e. from 734-feet to 857-feet*). The applicant has stated that he agrees with staff's request and made the change to the plan. Excluding the cul-de-sacs that the property owners at 5459 FM-549 requested and the removal of the cul-de-sac requested by staff, the proposed concept plan only incorporates three (3) additional cul-de-sacs.

FIGURE 2. ORIGINAL CONCEPT PLAN



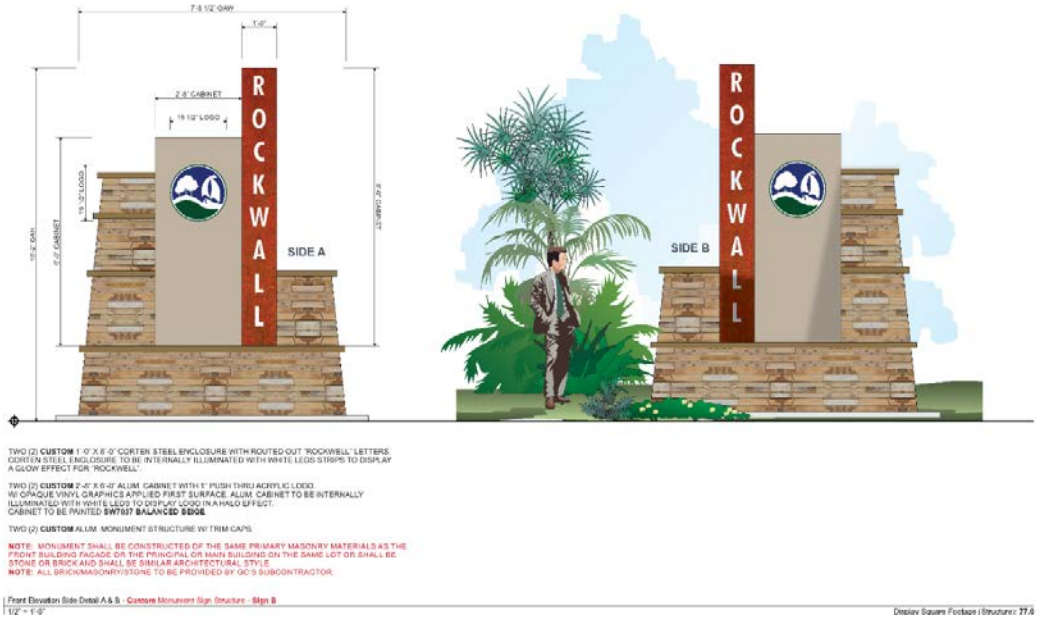
FIGURE 3. REVISED CONCEPT PLAN



(6) CH. 07 | Goal 01; Policy 1: Explore opportunities for the incorporation of gateway elements (*e.g. signage, plantings, and/or architectural elements*) that can be used to create a sense of destination or arrival.

Staff Response to (6): Staff has suggested to the applicant that the entry portal along S. Goliad Street [*SH-205*] -- *in the area designated for commercial land uses* -- would be an ideal location for entry signage for the City. Based on this, the applicant has incorporated language into the Planned Development District that would require a sign -- *similar in design to the gateway sign constructed in the median of SH-66* -- to be constructed at the southwest corner of the intersection of S. Goliad Street [*SH-205*] and Wylie Lane (*see Figure 2 below*).

FIGURE 2: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



(7) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response to (7): If *a Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20.00%. *The applicant has chosen to request 19.79% Flat Front Entry garages and 80.21% J-Swing or Traditional Swing garages, and has consented to upgraded garage door and driveway requirements. In addition, the added five (5) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map for commercial and the nature of this Planned Development District, makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 23, 2022, staff mailed 41 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way 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 received nine (9) responses from nine (9) property owners inside the City limits and two (2) responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) email from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(3) Seven (7) property owner notifications from five (5) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(4) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
(5) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

(1) *Unknown*. One (1) email from a property owner who did not provide an address stating they are opposed to the applicant's request.
(2) *Heath*. One (1) email response from one (1) person in the City of Heath opposed to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius … such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to *29.59%* of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, 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) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 28.40-acre tract of *Commercial* land from a *Low Density Residential* designation to a *Commercial/Retail* designation.

(3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.

(4) Building elevations and a construction schedule for the proposed monument sign shall be established with the *PD Development Plan* for the *Commercial* land.

(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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the ***Zoning Change*** by a vote of 6-0, with Commissioner Welch absent.

DEVELOPMENT APPLICATION

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

STAFF USE 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)
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE)
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE)
- ☐ REPLAT ($300.00 + $20.00 ACRE)
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549 Rockwall, TX

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: West of SH 205 & South of FM549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Ag — CURRENT USE: Ag

PROPOSED ZONING: PD — PROPOSED USE: Single Family & Commercial

ACREAGE: 264.5 — LOTS [CURRENT]: — LOTS [PROPOSED]: 384

☐ *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	Rockwall Highgate, Ltd.	☑ APPLICANT	Corsan Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd #900	ADDRESS	4925 Greenville Ave. #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	sasbury@3realtygroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 _____ DAY OF August, 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."

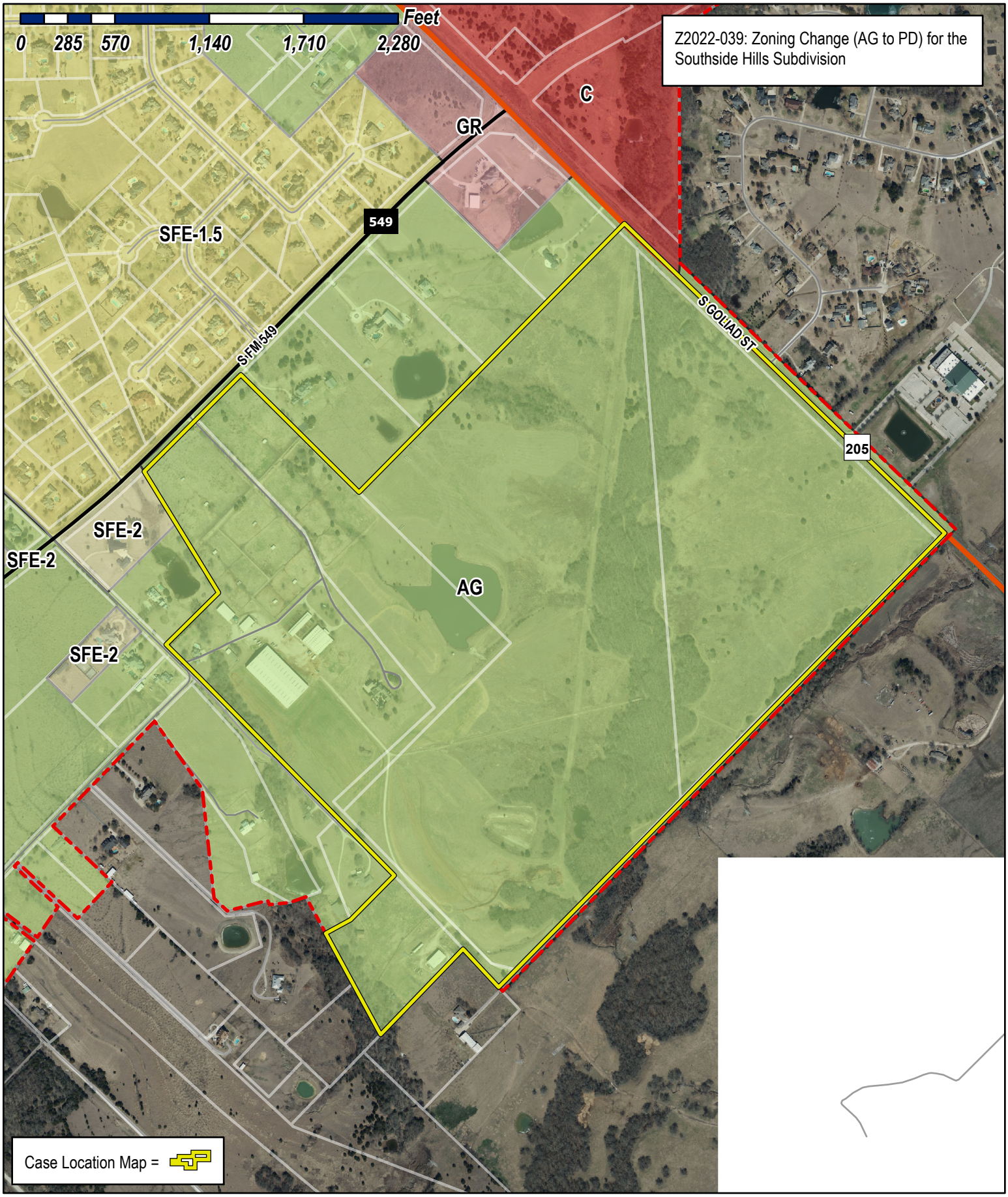
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF August, 2022.

OWNER'S SIGNATURE: Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tennessee — Lisa D. Randolph

MY COMMISSION EXPIRES May 9, 2026

Lisa L. Randolph — State of Tennessee — Notary Public — County of Davidson



City of Rockwall

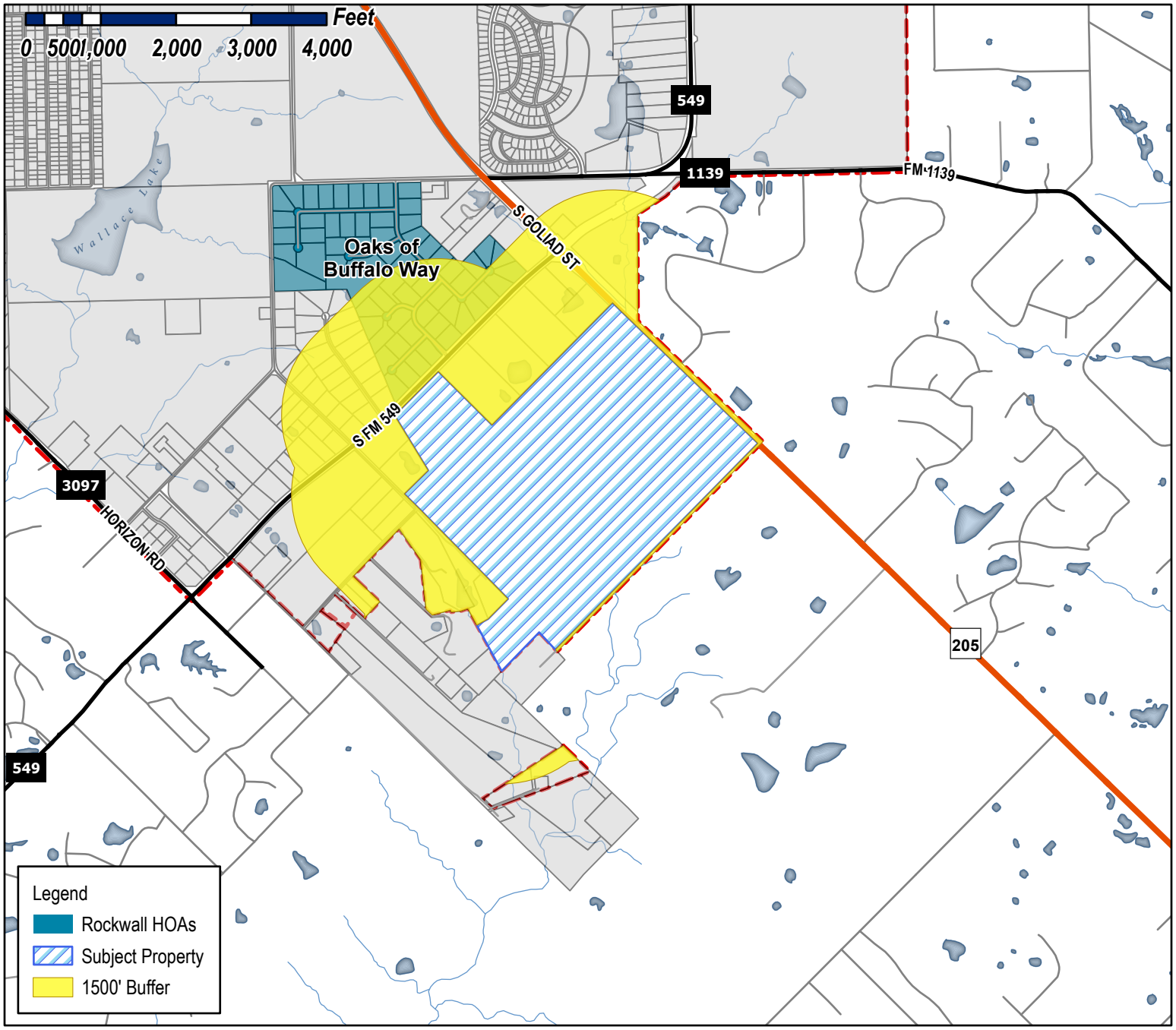
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

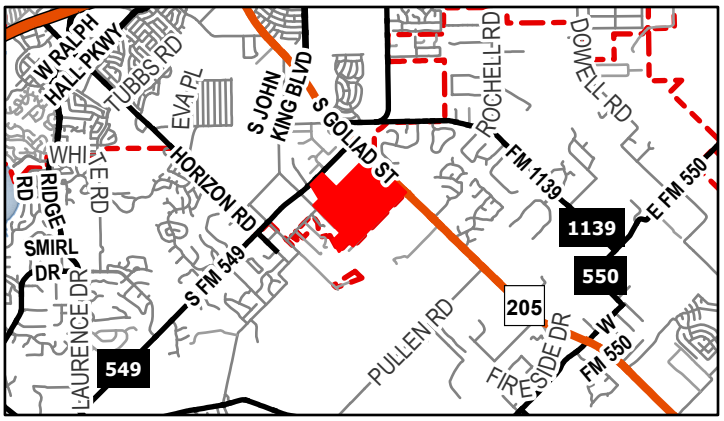
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Case Number: Z2022-039
Case Name: Zoning Change (AG to PD) for the Southside Hills Subdivision
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM 549 and Hwy 205

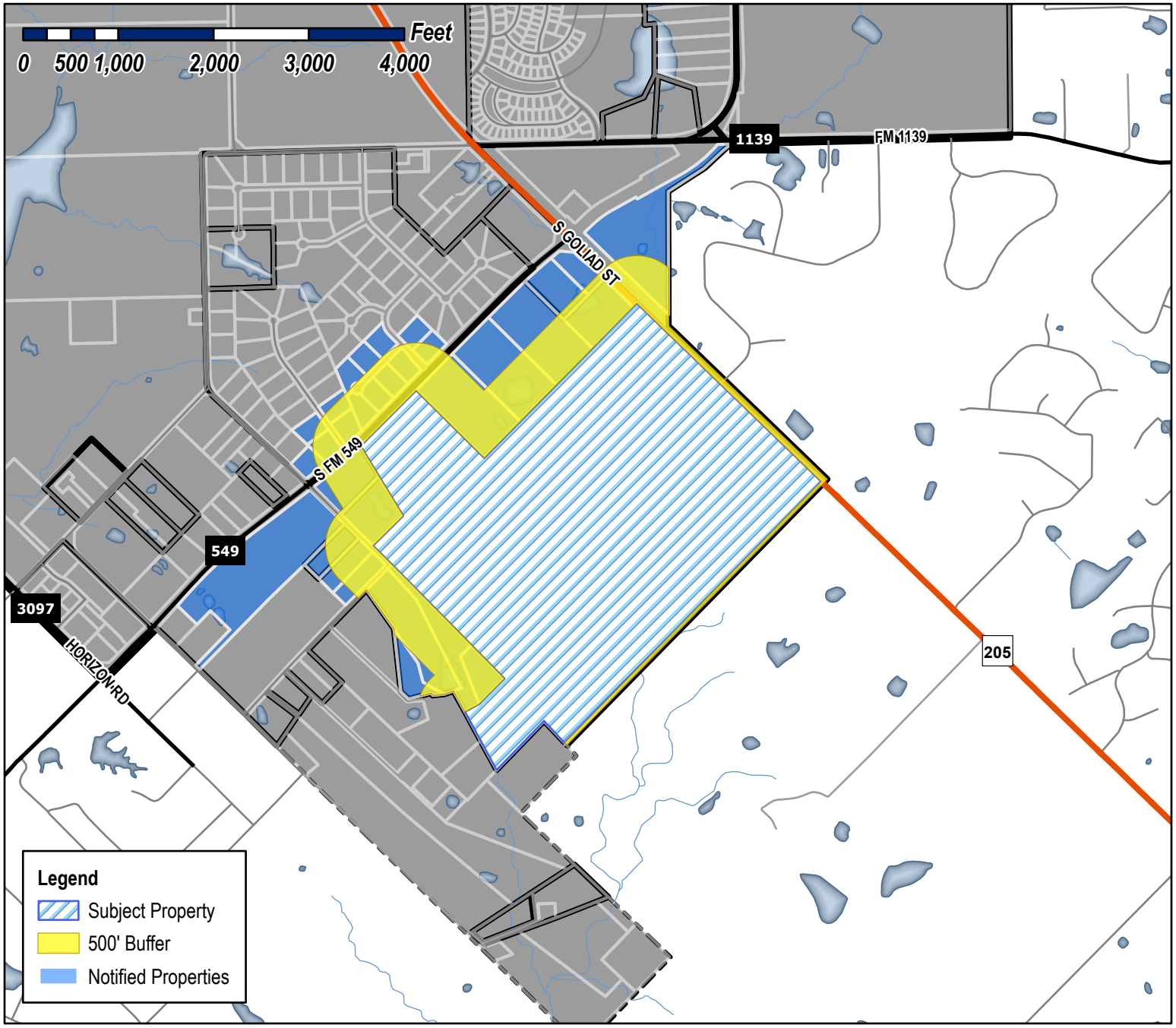
Date Saved: 8/18/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

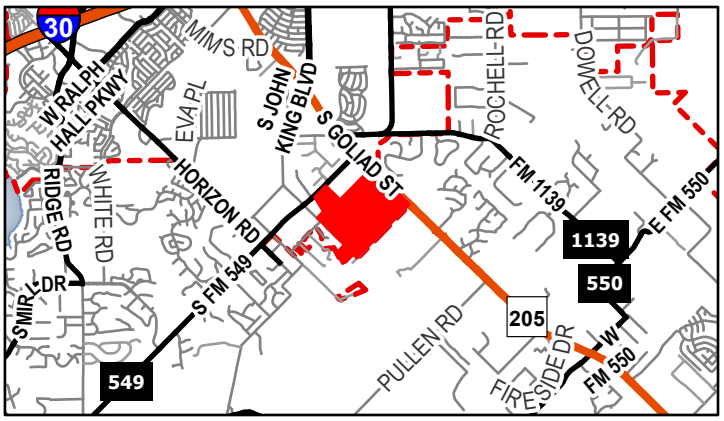
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Date Saved: 8/18/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

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13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

OCCUPANT
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
448 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

OCCUPANT
5133 S FM549
ROCKWALL, TX 75032

OCCUPANT
5205 S FM549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW & AMY DENISE
5459 S. FM 549
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
5565 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

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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:

Ryan Miller
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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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:

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Ross, Bethany

From: Leslie Wilson <leslieporterwilson@gmail.com>
Sent: Monday, September 12, 2022 12:10 PM
To: Planning
Cc: Miller, Ryan; Leslie Wilson; Bret Wilson
Subject: Re: Case No. Z2022-039 Zoning Change from AG to PD for C & SF-10

To Whom It May Concern,

Bret and I reluctantly favor supporting the change of zoning for Highgate from AG to PD, ONLY as it pertains to the development plan put forth by Corson Cramer. Actually, we don't technically support it; the truth is, we have decided to stop fighting against this development and the desire of the owner to sell and for the parcel to be developed into a subdivision—again ONLY with the most recent plan submitted by Corson Cramer.

Along with our affected neighbors, we originally requested minimum 1-1.5 acre lots, but it doesn't seem like that is going to be a possibility.

Also, compared to past history with proposed developments with this parcel, which borders us on two sides, Corson Cramer has put forth a more palatable, less invasive planned development. They have met with, listened to, and worked with area residents to come up with a plan that takes into account our current lives and situation and does as little as possible to disrupt it. And because we have no idea what the next developer might propose, even though we would prefer to have it stay AG and be open space, we'd rather go with a planned development we can live with.

Many thanks to the current city council, Ryan Miller, and other P & Z employees for your steadfast support, listening ears, and encouragement of the area residents throughout this process.

Regards,
Bret and Leslie Wilson
535 Cullins Road
Rockwall, TX 75032
214-505-5336

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.

PUBLIC NOTICE

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

Please see attached document

Name: John Mueller

Address: 201 Willowcrest Rockwall TX 75032

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.

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10 September 2022

Reference Rockwall Planning and Zoning Case No. Z2022-039 Rockwall Highgate LTD

We are strongly OPPOSE this Development for the following reasons:

1. The plan is to build 485 new homes with a density of 2 houses per acre. The existing housing around the proposed development is One (1) acre plus per house lots.

2. There will be an additional 970 to 1400 plus vehicles traveling on FM 549 two lane road, SH 205 two lane road, Horizon Road two lane road and I-30 every day - all of which are already highly congested.

3. The existing City and County Services Police, Fire, EMS will be overburdened to support this new development in addition to local infrastructure (municipal water system, drainage and power).

4. Property taxes will be increased to accommodate the expansion of services and infrastructure required to support this large development.

5. The local schools will also have to absorb the additional students.

6. Property values will go down in the area due to the addition of a high-density tract housing (HUD style) neighborhood.

7. This planned high-density tract housing **Development** project is in **incompatible with** the City of Rockwall's "***Hometown 2040***" Plan, Land Use and Growth Management Plan for the Southwest Residential District, Page 1-30, which has designated and planned for this area to be Low Density Residential (LDR) properties.

8. The land should ***ONLY*** be Developed In Accordance With the City of Rockwall's ***Hometown 2040 Plan*** which is Low Density Residential properties.

9. This project is similar to the Rezoning Plan proposed in 2011, 2019,2021 and 2022 that were canceled to due overwhelming citizen objections.

John Mueller

John Mueller and Melanie Bear

201 Willowcrest

Rockwall, Texas 75032

PLEASE RETURN THE BELOW FORM

Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

See attached

Name: Kathleen Flemister

Address: 2165 Arrowhead Ct., Rockwall, TX 75032

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.

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September 6, 2022

To Whom it May Concern:

I have attended the meetings, I have addressed the panel, and I have seen the revised plans, but no one is addressing the issue of traffic. Traffic is the largest issue at hand.

When I spoke, I told the panel of the two vehicles that left 549 and landed in my backyard. The last one took out a 25 year old Live Oak Tree. One of the original trees planted when The Oaks of Buffalo Way, first came to be. The driver's truck was totaled.

The new intersection that is supposed to be happening at 205, and 549 will help move the traffic we currently have. It will not be adequate to deal with this development, or future developments.

Altura is working on a new development on Pullen Road. The Hodges family sold their property to the Huffines Group. That closed December of 2021. 895 acres to be developed. The Lofland property is right out the back gate of the Oaks of Buffalo Way, to be developed. The Wallace Property has sold.

Rockwall does not have the roads to handle this kind of developing.

The roads to handle these developments are 205, 549, Lofland, 3097, and 550. All two lane roads, no shoulder, with the exception of a small portion of 3097. This is nothing more than a traffic nightmare, in the making.

Rockwall has had many, many years to look ahead, and take action, to prevent this nightmare. Does no one in this town understand the word infrastructure?

I am not opposed to development. I am opposed to irresponsible development, which is what is being proposed.

Widen the streets, and then bring in the developments.

Cordially,

Kathleen Fleming
2165 Arrowhead Court
Rockwall, Texas. 75032

PUBLIC NOTICE

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

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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: Ben Klutts

Address: 5133 S. FM 549 Rockwall, TX 75032

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

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

There is already too much traffic on 205 S. can't get in & out of the house. It's like hell. & there won't be any privacy at all!

Name: Drs. Nasreen & Mo Zeb.

Address: 5128- South 205 Rockwall TX. 75032

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too much traffic already. We have enough issues with water scarcity & electric grid. You, the city, put restrictions on water use but want to let developers build houses??? explain that nonsense!

Name: Erika & Jack Livingston

Address: 2235 Arrowhead Ct. Rockwall, TX 75032

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

IN MY VIEW IN THE RECENT PAST THE CITY GOVERNMENT HAS ACTED IRRESPONSIBLY IN GRANTING PERMISSION THAT ALLOWS UNCONTROLLED AND DAMAGING GROWTH TO ROCKWALL. IT IS TIME TO PUT A STOP TO THIS MADNESS. IGNORE LOW YIELD

Name: HOWARD HADDOCK

Address: 155 WILLOWCREST, ROCKWALL

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.

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

The reason we moved to Rockwall was for the country at the time. No one wants a track of homes crammed in next to them that came here for the acreage, quiet and peacefulness.

Name: Gi'Arden Foley-Travis

Address: 403 Travis Lane — Rockwall, Tx 75032

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.

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Director of Planning & Zoning

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

Inadequate infrastructure and too much traffic congestion; The area surrounding this proposed development already has a stressed water supply situation and the schools can not support the additional kids without severe overcrowding. The traffic on 205 and 549 is already horrendous and will only get much worse. Rockwall does NOT want or need this project.

Name: STEVE and JANET RUMMEL

Address: 2230 ARROWHEAD CT. ROCKWALL TX 75032

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-039

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I writing to express my opposition to zoning case Z2022-039(Rockwall Highgate LTD Development project) scheduled for discussion by the City Council 19 Sept 22. Previously I expressed my opposition to the development to the Planning and Zoning Commission, but I am concerned that my neighbors' and my opposition is not being seriously considered.

I expressed to the Commission several objections to the proposed development, including the impact of traffic and city services anticipated from this high-density buildout.

My salient opposition point is that the development is not compatible with the Rockwall 2040 Development Plan, whose purpose is to guide the development of Rockwall. The 2040 plan clearly indicates that the proposed Highgate Development area is planned for a low-density housing, not the currently proposed high-density development. Following the intent of the 2040 plan requires the rejection of the Highgate Development plan as currently presented.

What is the intent and value of the 2040 plan if it is not used as the intended blueprint for a rational development of Rockwall?

In addition to the incompatibility of the project with the 2040 plan, I am concerned about the impact the traffic generated by the Development. Currently routes 205 and FM549 on both sides of the development are close to impassible during busy times of the day. Route 205 is routinely backed up in all directions with wait times to clear the FM549 intersection approach 15-20 minutes. Route 549 suffers from the same issues and adding more traffic without first upgrading the impacted routes is not reasonable. I have witnessed ambulances waiting an extended period simply because it was not possible to clear a path for them.

Adding traffic to FM549 from the northern exit of the development to FM549 will render it impossible to exit from Willowcrest. At the least, if the development is approved, mandate a traffic signal on FM549 from the Development's north exit to allow an opportunity for traffic from Willowcrest to enter FM549.

I understand that the traffic issues I cited are the responsibility of the State, but ignoring the traffic issues and just passing the issues off to the State is not a satisfactory solution. At the very least and if the development plan is approved, require an agreement with the State to improve the accesses and traffic control on both routes 549 and 205.

Just as a reminder, the mission of Rockwall's government is "… to provide responsible leadership and the services of the infrastructure necessary for a safe environment and a high quality of life for our citizens." The high-density proposal violates the mission statement in both the safe environment and quality of life aspects.

If the developer is guided to adhere to the low-density recommendations of the 2040 plan, works with the State to implement a traffic signal at the north exit on FM549, then I would find the proposed development not ideal, but acceptable.

Respondent Information

Please provide your information.

First Name *

james

Last Name *

baugher

Address *

362 willowcrest

City *

rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Ross, Bethany

From: Bretta Price <bprice@keatax.com>
Sent: Thursday, September 8, 2022 9:20 AM
To: Planning
Subject: FW: Opposition to Zoning Change - Z2022-039

Rockwall Planning and Zoning

Dale and Bretta Price
453 Cullins Road
Rockwall 75032

Dear P & Z members:

Here we are again with Corson and Cramer and not one thing has changed. However, the members of P & Z have a chance to correct a mistake they made on June 20.

I am writing this to express my opposition to the proposed zoning change request identified as Z2022-039.

We oppose this zoning change request because it does NOT meet Rockwall's very own OURhometown Comprehensive Plan 2040.

That plan calls for any development in our area to be Low Density and as such to be zoned SF-E. All of the surrounding properties around this proposed area meet this designation and any future development should be required to meet this zoning designation.

The plan the developer has presented are most in line with a high density development with a zoning designation of SF-10! Many of the homes in the developers plan are zero lot lines and front entry garages. This is unacceptable!

I'm asking that the members of the City Council please reject this zoning change. The city of Rockwall has no obligation to lower its standards to accommodate developers. There are other areas of Rockwall where the developers request is acceptable, but this one is NOT it!

Please respect the current residents opposition to the zoning change. Keep Rockwall beautiful by upholding the standards set forth in OURhometown Comprehensive Plan 2040.

Sincerely

Dale Price
214 878-7614

Bretta Price
KE Andrews

469.298.1594
bprice@keatax.com
www.keatax.com

Bretta Price
KE Andrews

469.298.1594
bprice@keatax.com
www.keatax.com

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Ross, Bethany

From: Cade Smith <teamcash.camfam@gmail.com>
Sent: Friday, September 9, 2022 4:55 AM
To: Miller, Ryan; Planning; Lee, Henry; Ross, Bethany; Gamez, Angelica; Daniels, Bennie; Moeller, Mark; Jorif, Clarence; Johannesen, Trace; Macalik, Dana; Campbell, Anna
Subject: OPPOSITION - Z2022-039

To whom it may concern

We would like to vote to oppose this development, mainly due to the change and type of zoning requested.

Rockwall is too congested as it is, especially at that intersection,

We are not opposed to development, just keeping Larger 1 & 2 acre lots would be ideal, not packing in 400 homes

Cade & Ashley Smith
1454 Lochspring Dr Rockwall Tx 75032
881 FM 1139 Rockwall Tx 75032

Cade Smith
Owner at TRUTEX Roofing & Contracting Solutions
My Digital Business Card
2142123649

Sent from my iPhone

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CITY OF HEATH

Miller, Ryan

From: Morgan Collins <morgancollins22@gmail.com>
Sent: Wednesday, September 7, 2022 8:15 PM
To: Miller, Ryan
Cc: Morgan (personal) Collins
Subject: Re: Proposal Z2022-039

Ryan,

I am writing in opposition to this zoning request.

I currently live at 2291 W FM 550 in Rockwall with my husband and son. We moved here in 2020 and have lived all over the southeast as well as out west.

We commute to Dallas some days for work and other days we are on 205 heading to the Rockwall pool for swim practice. Over the last two years traffic has exploded and little seems to be happening in terms of managing the explosion of growth. I'm not opposed to growing but with what appears to be a lack of infrastructure planning (roads, schools, utility improvements) it appears as though it's only about bringing more tax revenues to the city and county instead of preparing the area for the demands that this growth brings.

The process by which things are approved also feels less than transparent, which is unfortunate.

I look forward to a more thoughtful and transparent plan for infrastructure and growth prior to seeing more land being re-zoned for incremental housing, the county and city simply cannot handle the growth in it's current state.

Morgan & Jeremey Collins
404.804.0763
2291 W FM 550
Rockwall
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.

UNKNOWN ADDRESS AND LOCATION

Miller, Ryan

From: Tonya Miller <milhaus013@aol.com>
Sent: Wednesday, September 7, 2022 12:42 PM
To: Miller, Ryan
Subject: Development

Mr. Miller,
I wanted to contact you to let you know that I definitely oppose the building of approximately 400 homes on the corner of 205/549. That area is way too congested already. Traffic would be horrible, well, more than it already is.
Please vote no, as that's what the majority wants.
Thank you,
Tonya Miller

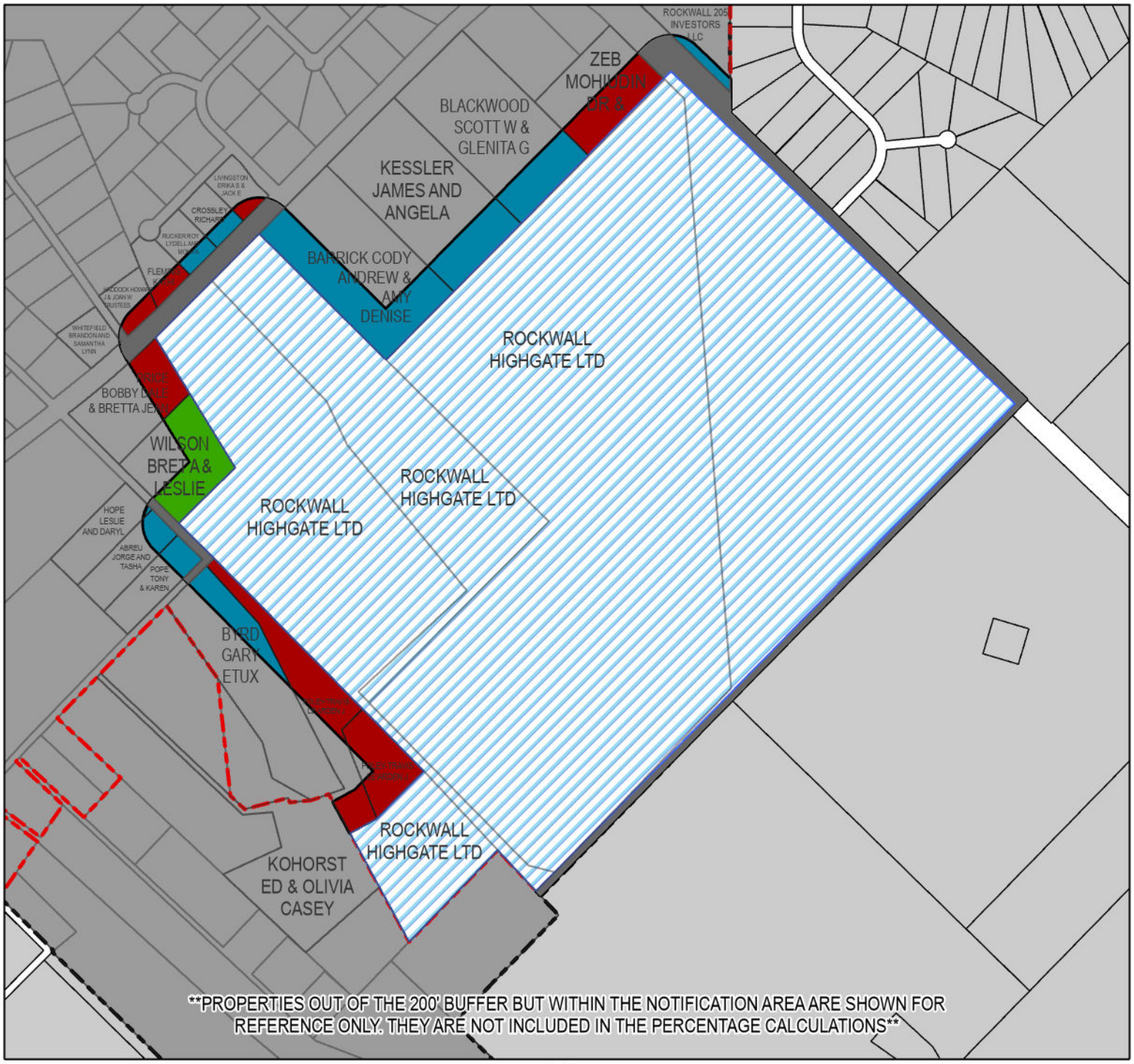
Sent from the all new AOL app for iOS

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

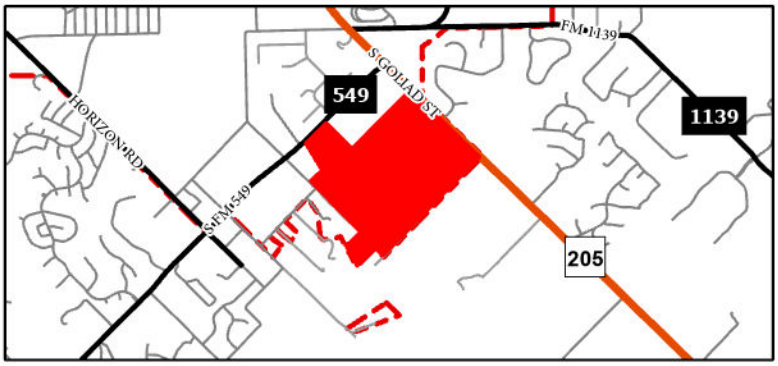
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Z2022-039 Zoning Change (AG to PD) for the Southside Hills Subdivision

- Subject Property
- Against 29.59% (13.06 Acres)
- No Response 35.38% (15.62 Acres)
- For 7.84% (3.46 Acres)
- ROW 27.19% (12.001 Acres)



Legend

Date Created: 9/14/2022

For Questions on this Case Call (972) 771-7745

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

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

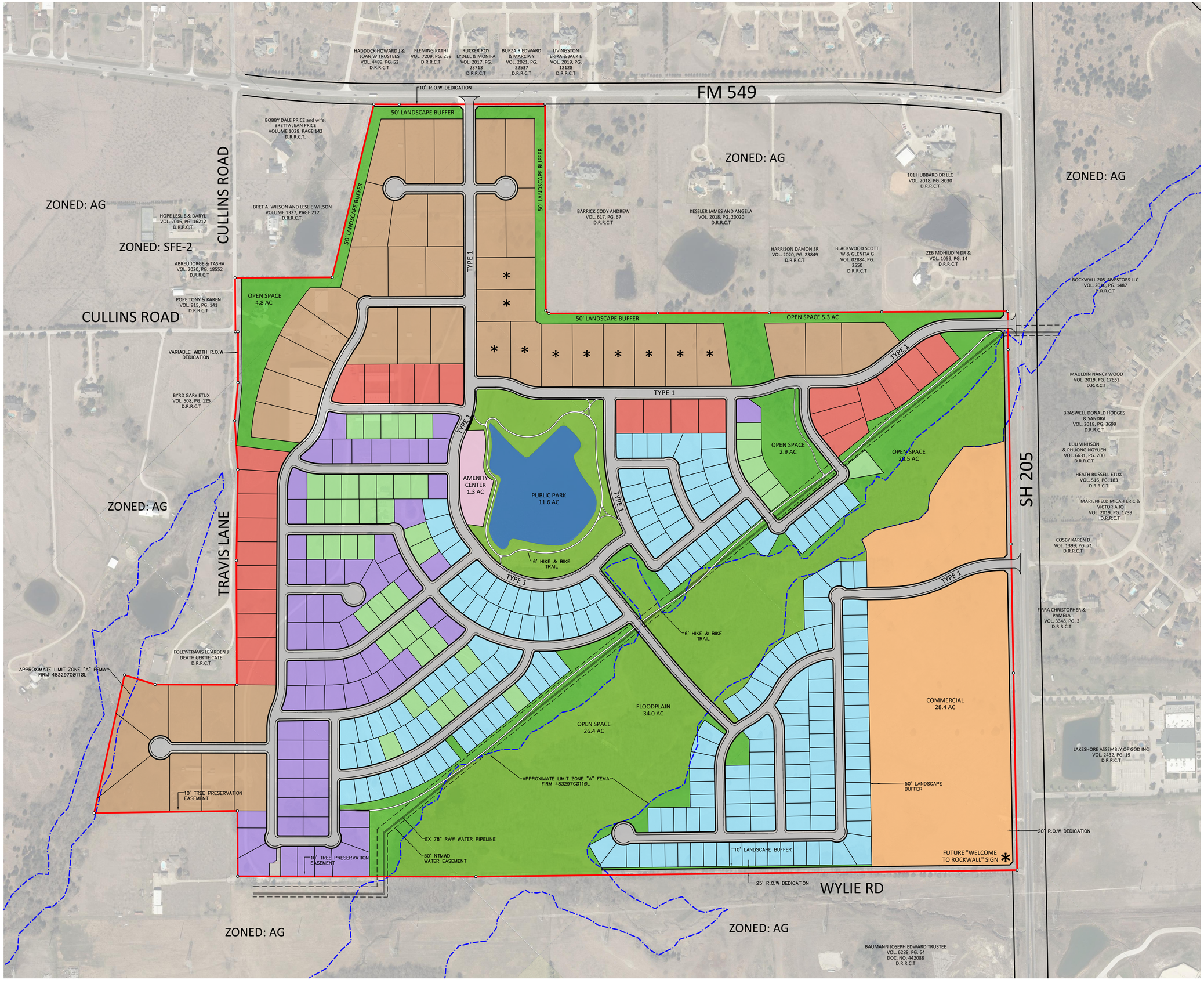
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at 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, Inc.

Tom Dayton, PE



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	**265.9**	**100.0%**

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
Open Space Provided (including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	**43**	**26**	**66**	**43**	**206**
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback

**Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

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

ZONING CASE #2022-028

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangentcurve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's FileNumber 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

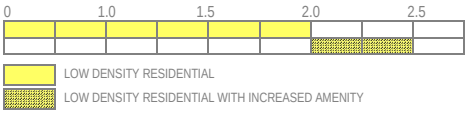
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

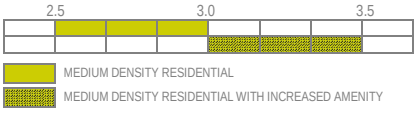
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

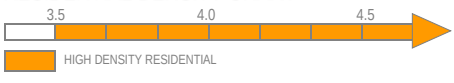
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

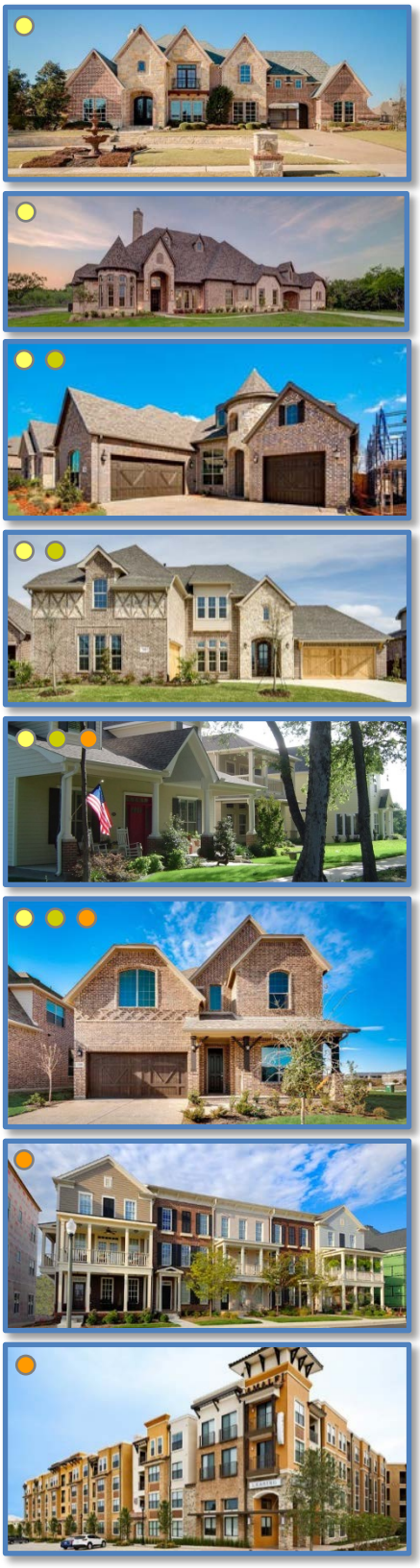
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center







COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road





BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower





18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential

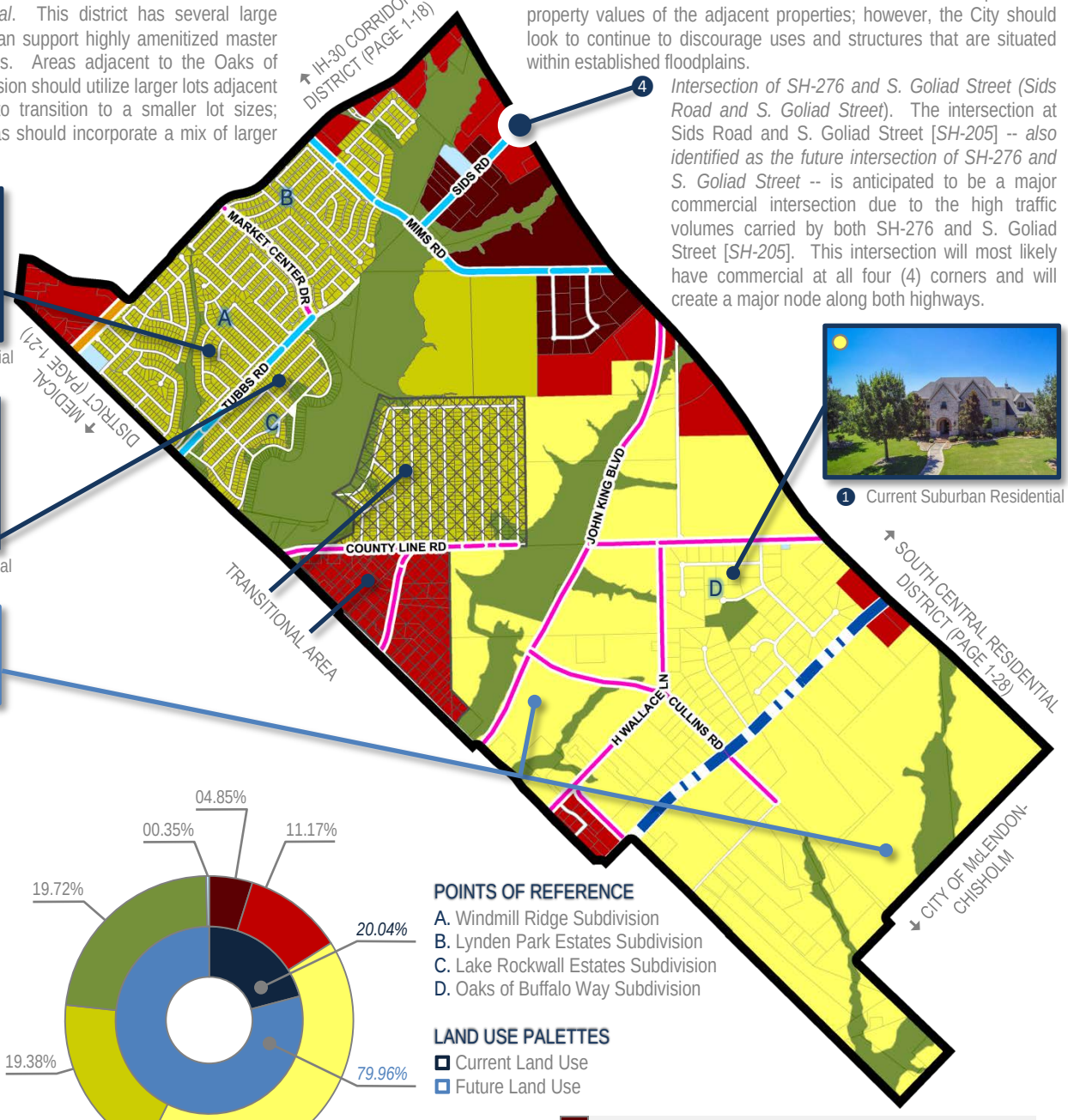


1 Current Suburban Residential



1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

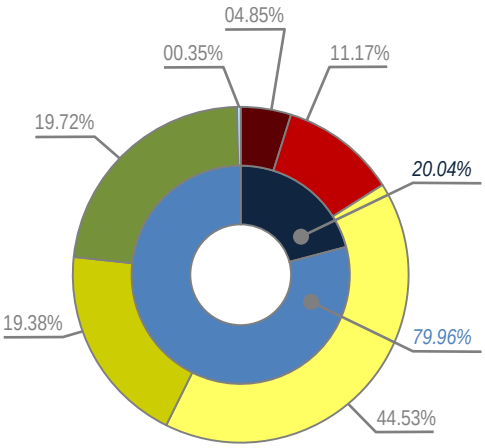
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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

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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 depicted 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 residential development on 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.

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(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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 3RD DAY OF OCTOBER, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 19, 2022*

2nd Reading: *October 3, 2022*

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Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

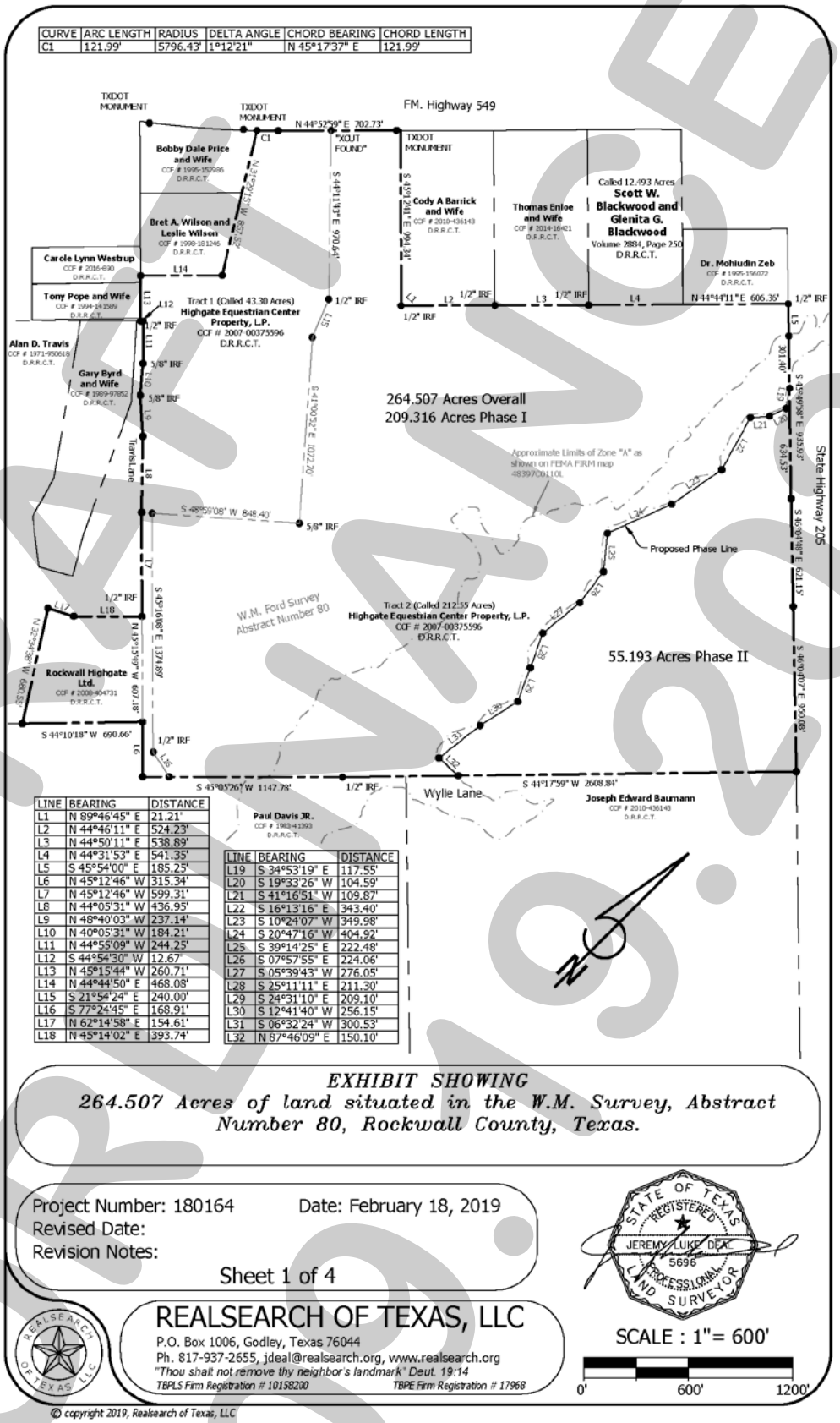
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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Exhibit 'B':
Survey



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

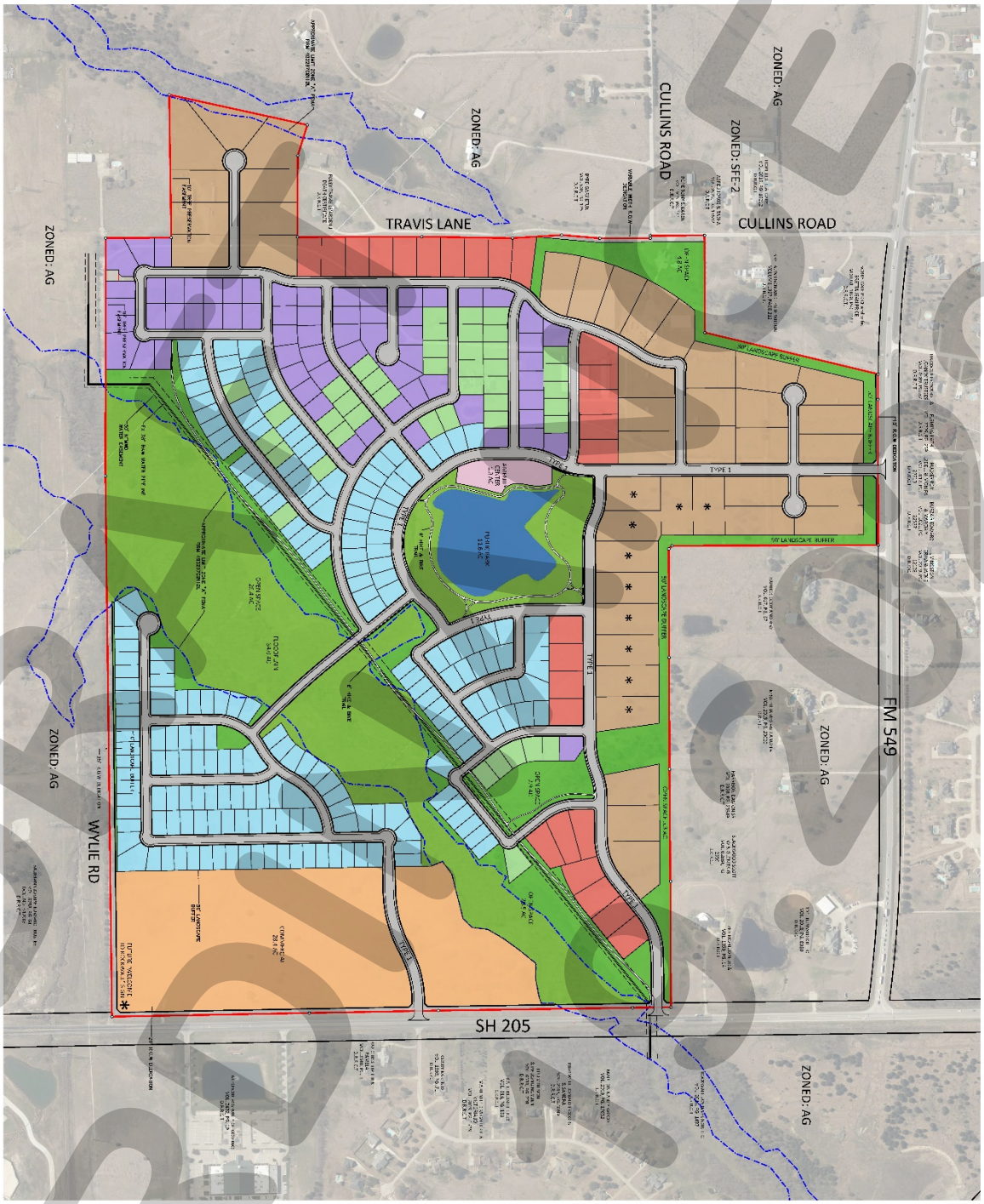
REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

SCALE : 1"= 600'
0' 600' 1200'

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Exhibit 'C':
Concept Plan



CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

JOHNSON VOLK CONSULTING

ZONING CASE #2022-028

LEGEND
TYPE A LOT
TYPE B LOT
TYPE C LOT
TYPE D LOT
TYPE E LOT
AMENITY CENTER
COMMERCIAL

SCALE: 1" = 200'

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	264.5	100.0%
SF-7 (TYPE A)	154.0	58.2%
SF-7 (TYPE B)	27.5	10.4%
SF-7 (TYPE C)	32.2	12.2%
SF-7 (TYPE D)	24.6	9.3%
SF-7 (TYPE E)	7.4	2.8%
AMENITY CENTER	2.3	0.9%
HOMEOWNER	44.0	16.6%
OPEN SPACE TOTAL	72.3	27.3%
TOTAL	264.5	100.0%

Open Space Provided: 27.3% (72.3 Acres)
Open Space Required: 15.0% (39.7 Acres)

LOT DIMENSION STANDARDS

	A	B	C	D	E
MINIMUM LOT SIZE	6,500	7,200	8,400	9,600	12,000
MINIMUM LOT WIDTH	60'	65'	70'	80'	90'
MINIMUM LOT DEPTH	120'	120'	120'	120'	120'
MINIMUM FRONT YARD SETBACK	15'	15'	15'	15'	15'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO STREET	15'	15'	15'	15'	15'
MAXIMUM LOT COVERAGE	70%	70%	70%	70%	70%
MINIMUM LIVING AREA	1,800	2,000	2,200	2,400	2,800
MINIMUM NUMBER OF FRONT YARD TREES	2	2	2	2	2
MINIMUM NUMBER OF REAR YARD TREES	2	2	2	2	2
MINIMUM NUMBER OF SIDE YARD TREES	1	1	1	1	1
MINIMUM NUMBER OF TREES	5	5	5	5	5
MINIMUM NUMBER OF ACCENT TREES	25	30	35	40	45
MINIMUM NUMBER OF SHRUBS	20	20	20	20	20
MINIMUM NUMBER OF ORNAMENTAL TREES	25	30	35	40	45
MINIMUM NUMBER OF ACCENT TREES	25	30	35	40	45

STREET DESIGNATIONS

CLASSIFICATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MAJOR COLLECTOR	70'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	31'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE NOTED OTHERWISE

DRAFT 05/09/2022

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.40% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.65% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	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] & [7]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential 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

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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 approval from the Director of Planning and Zoning 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



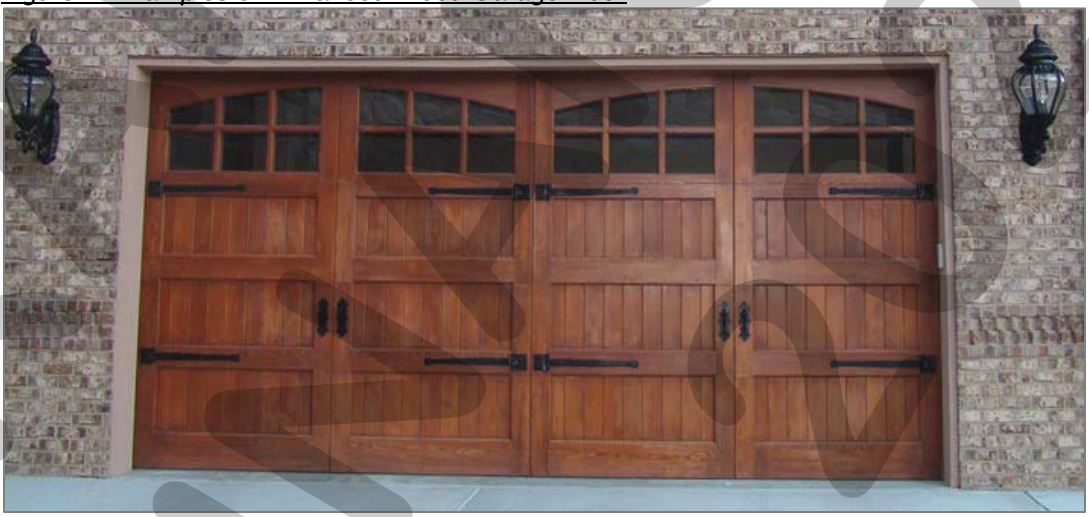
FIGURE 3: EXAMPLES OF HORIZONTAL LAP



(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 19.79% or 76 of the 384 lots may have garages that are 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 80.21% or 308 lots shall have garages that are 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

Figure 4. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road shall not

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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

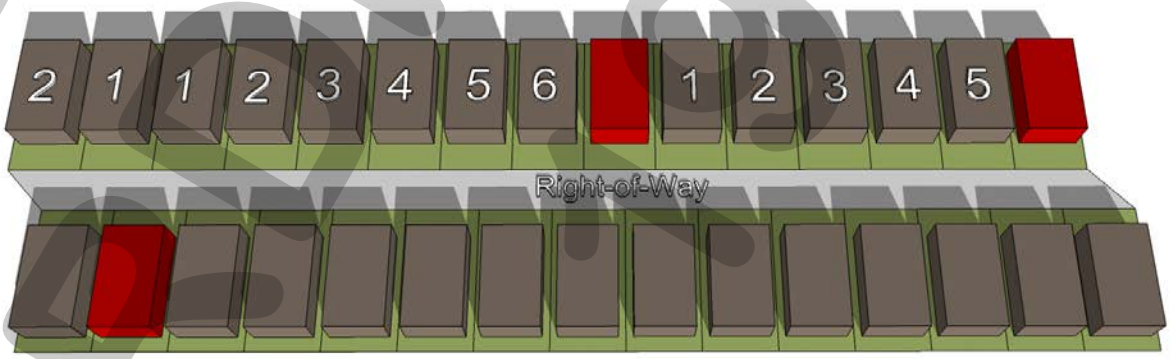
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening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



Figure 6: 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.

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(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*. *Type 'A' & 'B' Lots* shall incorporate wrought iron/tubular steel fencing exclusively; however, only *Type 'C', 'D', & 'E'* lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. The only exception to this standard shall be the *Type 'E'* lots that back to Wylie Lane, which shall be required to construct a wood fence in accordance with the requirements of this ordinance. Wrought iron / tubular steel fences can be a maximum of six (6) feet in height.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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).

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(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 50-foot landscape buffer.

(2) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-landscape buffer shall be provided along the *Type 'A'* lots adjacent to 453 & 535 Cullins Road and 5459 FM-549 (*as depicted in Exhibit 'C' of this ordinance*), and shall incorporate a berm a minimum of five (5) feet in height. On the berm, two (2), staggered rows of evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* --, a minimum of six (6) feet in height shall be planted on ten (10) foot centers to create a solid living screen adjacent to these properties.

(3) *Landscape Buffer and Sidewalks (Residential SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum 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.

(4) *Landscape Buffer and Sidewalks (Non-Residential SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum 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 20-foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(6) *Landscape Buffer in the Open Spaces and Public Park*. The open space and public park shall require a ten (10) foot landscape buffer that incorporates ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) canopy tree and one (1) accent tree per 50-linear feet shall be required to be planted.

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03.31.22

(7) *Landscape Buffer (Adjacent to the Type 'E' Lots on Wylie Lane)*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the *Type 'E'* along Wylie Lane. This landscape buffer shall incorporate a *built-up* berm and evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -- on 25-foot centers along entire length of the frontage.

(8) *Tree Preservation Easement Along Wylie Lane*. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in *Exhibit 'C'* of this ordinance. This area shall be established to preserve the existing natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).

(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 that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. 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 detention areas, 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 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 a minimum of 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

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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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.60-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. The developer shall provide enhanced landscaping areas at all entry points

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to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(18) *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*), detention and drainage easements, 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*.

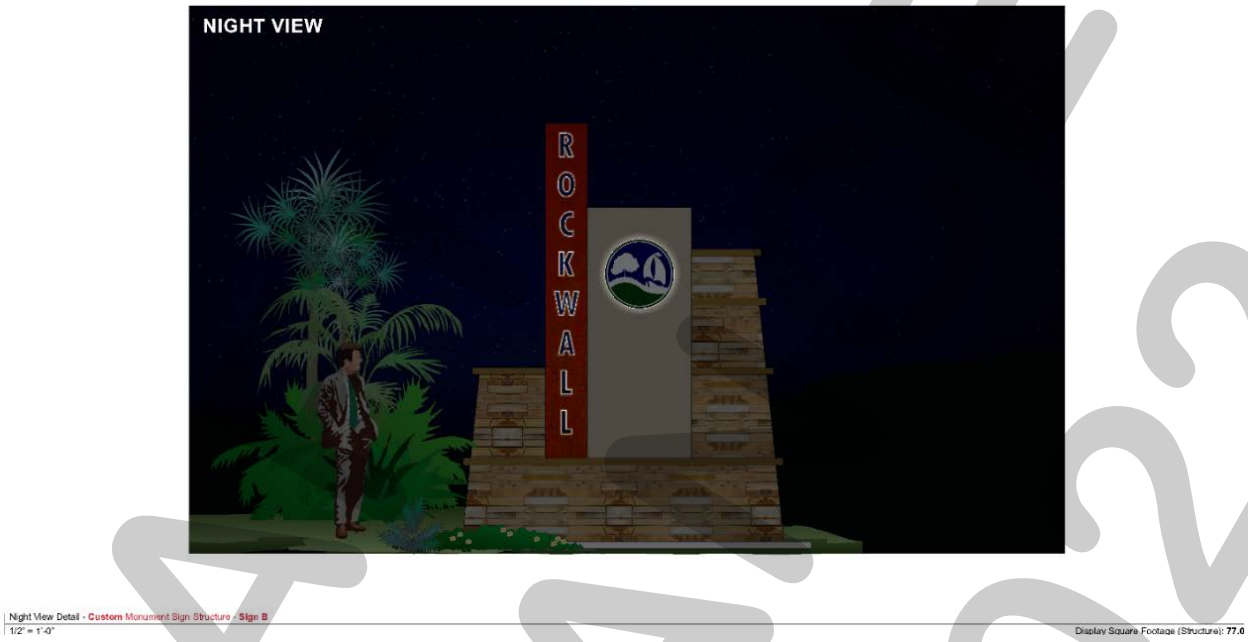
(19) *Gateway Signage*. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

FIGURE 7: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



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FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)



(20) *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.

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Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Tuesday, August 23, 2022 3:31 PM
To: Miller, Ryan
Subject: Southside Hills submittal

Ryan,

We have another change from our neighbors in our submittal. Can you please change the Type B lots minimum square footage to 3,200 in Table 2: Lot Dimensional Requirements in Exhibit D?

I think we are done otherwise, but will remain flexible.

Thanks,

Brian Cramer
bcramer@ccdevtx.com
(214) 734-5924
CORSON CRAMER DEVELOPMENT
www.corsoncramer.com

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Miller, Ryan

From: Miller, Ryan
Sent: Friday, August 26, 2022 8:16 AM
To: 'Brian Cramer'
Cc: 'sasbury@3LRealtyGroup.com'
Subject: Project Comments: Z2022-039
Attachments: Engineering Comments (08.26.2022).pdf; Project Comments (08.26.2022).pdf; Draft Ordinance (08.22.2022).pdf

Brian … Attached are the project comments, engineering comments, and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: August 30, 2022
Planning and Zoning Commission Public Hearing: September 13, 2022
City Council Public Hearing/1st Reading: September 19, 2022
City Council 2nd Reading: October 3, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Monday, August 29, 2022 2:50 PM
To: Miller, Ryan
Subject: RE: Updated Ordinance

Ryan,

This all looks good and we are in agreement. Thanks again for the cooperation.

Brian Cramer
bcramer@ccdevtx.com
(214) 734-5924
CORSON CRAMER DEVELOPMENT
www.corsoncramer.com

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, August 29, 2022 2:46 PM
To: Brian Cramer <bcramer@ccdevtx.com>
Subject: Updated Ordinance

Brian … Per our conversation, I changed the fence requirements for the *Type E Lots* along Wylie Lane and added a landscape buffer section addressing the requirements adjacent to these lots. If you have any additional changes please let me know. Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Monday, August 29, 2022 2:50 PM
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Sent: Monday, August 29, 2022 2:46 PM
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Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Monday, September 19, 2022 1:35 PM
To: Miller, Ryan
Cc: Larry Corson
Subject: In support letter
Attachments: Letter of Support 07_15.pdf

Ryan,

Here is a letter of support we received for one of our neighbors (Olivia Casey and Ed Kohorst – 831 Cullins Rd.) to the West in the ETJ.

Thanks,
Brian

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.

October 26, 2022

TO: Brian Cramer
Corson Cramer Development
4925 Greenville Avenue, Suite 604
Dallas, Texas 75206

CC: Scott Asbury
Rockwall Highgate, LTD
13155 Noel Road, Suite 900
Dallas, Texas 75240

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-039; *Zoning Change (AG to PD) for the Southside Hills Subdivision*

Mr. Cramer:

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 October 3, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 28.40-acre tract of *Commercial* land from a *Low Density Residential* designation to a *Commercial/Retail* designation.
(3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.
(4) Building elevations and a construction schedule for the proposed monument sign shall be established with the *PD Development Plan* for the *Commercial* land.
(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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

On October 3, 2022, the City Council approved a motion to approve the Zoning Change with a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-51*, 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,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-51

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 98 (PD-98) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas 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 depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

Exhibit 'B':
Survey

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B':
Survey

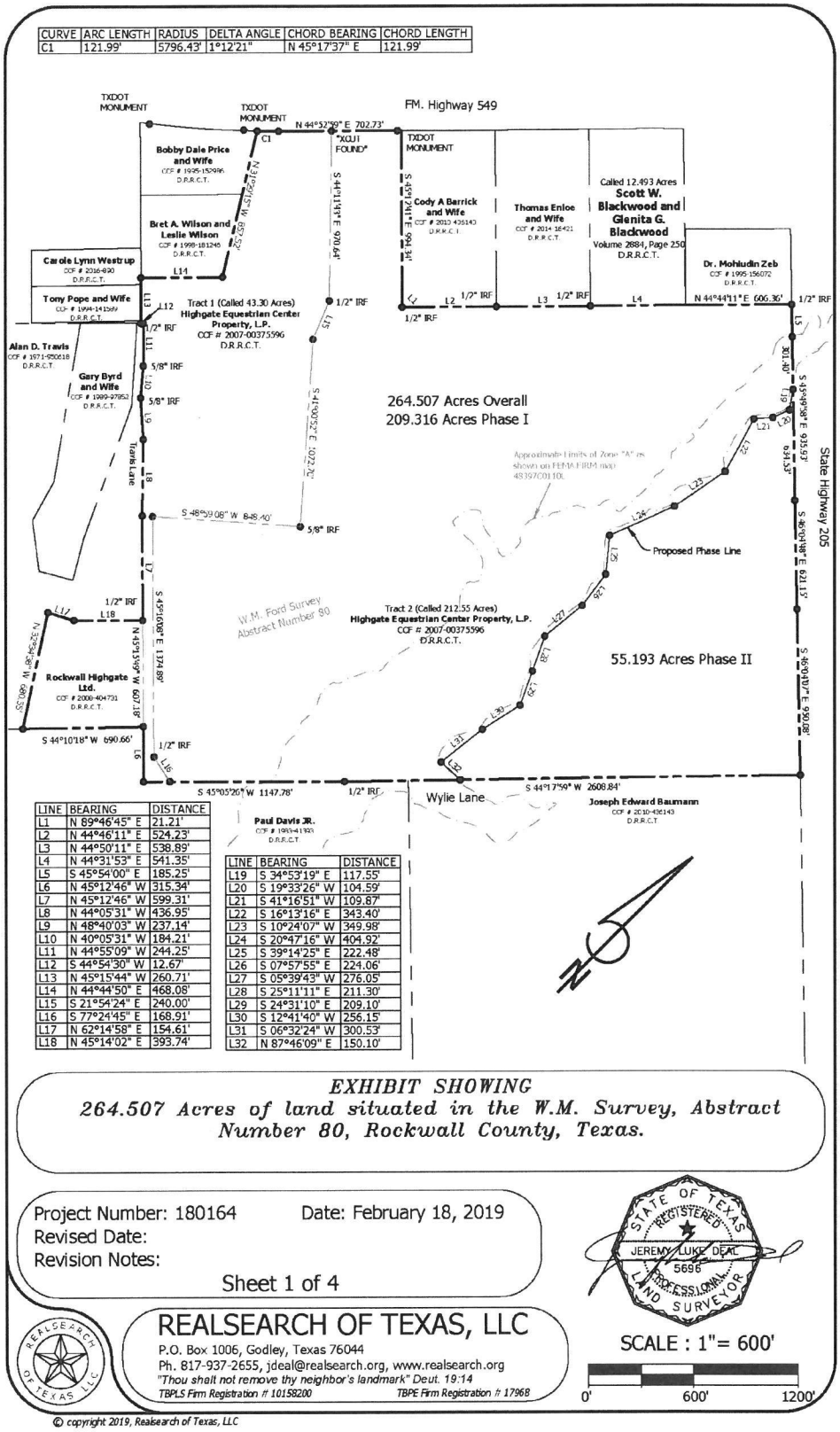


Exhibit 'C':
Concept Plan



CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

JOHNSON VOLK CONSULTING

ZONING CASE #2022-028

LEGEND
TYPE A LOT
TYPE B LOT
TYPE C LOT
TYPE D LOT
TYPE E LOT
AMENITY CENTER
COMMERCIAL

LAND USE TABLE

LOT DIMENSION STANDARDS

STREET DESIGNATIONS

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for 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).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential 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	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11, 000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *384* units provided [*1*] a minimum of 46.40% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 53.65% *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 for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.45* dwelling units per gross acre of land; however, in no case should the proposed development exceed *384* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	*A*	*B*	*C*	*D*	*E*
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560	24,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement [7]	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800	3,200	2,500	2,500	2,200
Maximum Lot Coverage	50%	50%	65%	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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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 maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential 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 approval from the Director of Planning and Zoning 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 19.79% or 76 of the 384 lots may have garages that are 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 80.21% or 308 lots shall have garages that are 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, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

Figure 4. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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 spaces, FM-549 or Wylie Road 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 5: Properties line up on the opposite side of the street. Where RED is the subject property.



Figure 6: 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*. *Type 'A' & 'B' Lots* shall incorporate wrought iron/tubular steel fencing exclusively; however, only *Type 'C', 'D', & 'E'* lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. The only exception to this standard shall be the *Type 'E'* lots that back to Wylie Lane, which shall be required to construct a wood fence in accordance with the requirements of this ordinance. Wrought iron / tubular steel fences can be a maximum of six (6) feet in height.

(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 North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a 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).

Exhibit 'D':
Density and Development Standards

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*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 shrubbery shall have a minimum height of 48-inches each. 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 50-foot landscape buffer.

(2) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-landscape buffer shall be provided along the *Type 'A'* lots adjacent to 453 & 535 Cullins Road and 5459 FM-549 (*as depicted in Exhibit 'C' of this ordinance*), and shall incorporate a berm a minimum of five (5) feet in height. On the berm, two (2), staggered rows of evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* --, a minimum of six (6) feet in height shall be planted on ten (10) foot centers to create a solid living screen adjacent to these properties.

(3) *Landscape Buffer and Sidewalks (Residential SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum 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.

(4) *Landscape Buffer and Sidewalks (Non-Residential SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum 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 20-foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(6) *Landscape Buffer in the Open Spaces and Public Park*. The open space and public park shall require a ten (10) foot landscape buffer that incorporates ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) canopy tree and one (1) accent tree per 50-linear feet shall be required to be planted.

(7) *Landscape Buffer (Adjacent to the Type 'E' Lots on Wylie Lane)*. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the *Type 'E'* along Wylie Lane. This landscape buffer shall incorporate a *built-up* berm and evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -- on 25-foot centers along entire length of the frontage.

(8) *Tree Preservation Easement Along Wylie Lane*. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in *Exhibit 'C'* of this ordinance. This area shall be established to preserve the existing natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).

(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 that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. 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 detention areas, 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 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 a minimum of 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) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.60-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(16) *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, and shall provide connectivity to the proposed *Public Park*.

(17) *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*. 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*.

(18) *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*), detention and drainage easements, 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*.

(19) *Gateway Signage*. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

FIGURE 7: STANDARD GATEWAY SIGANGE FOR THE CITY OF ROCKWALL



FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)



(20) *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.