



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

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 Estate of Karl W Erwin

APPLICANT Skorborg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

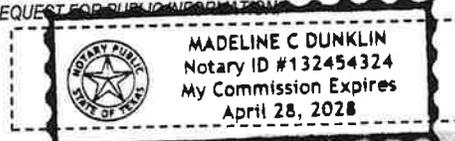
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

OWNER'S SIGNATURE

Karl W Erwin
Madeline Dunklin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 13, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the November 26, 2024 Planning and Zoning Meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

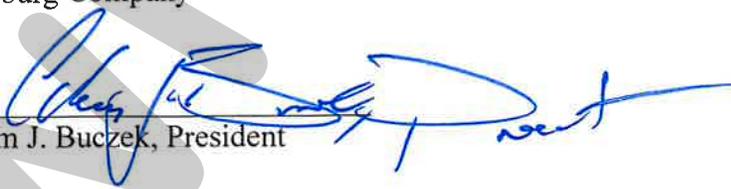
The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

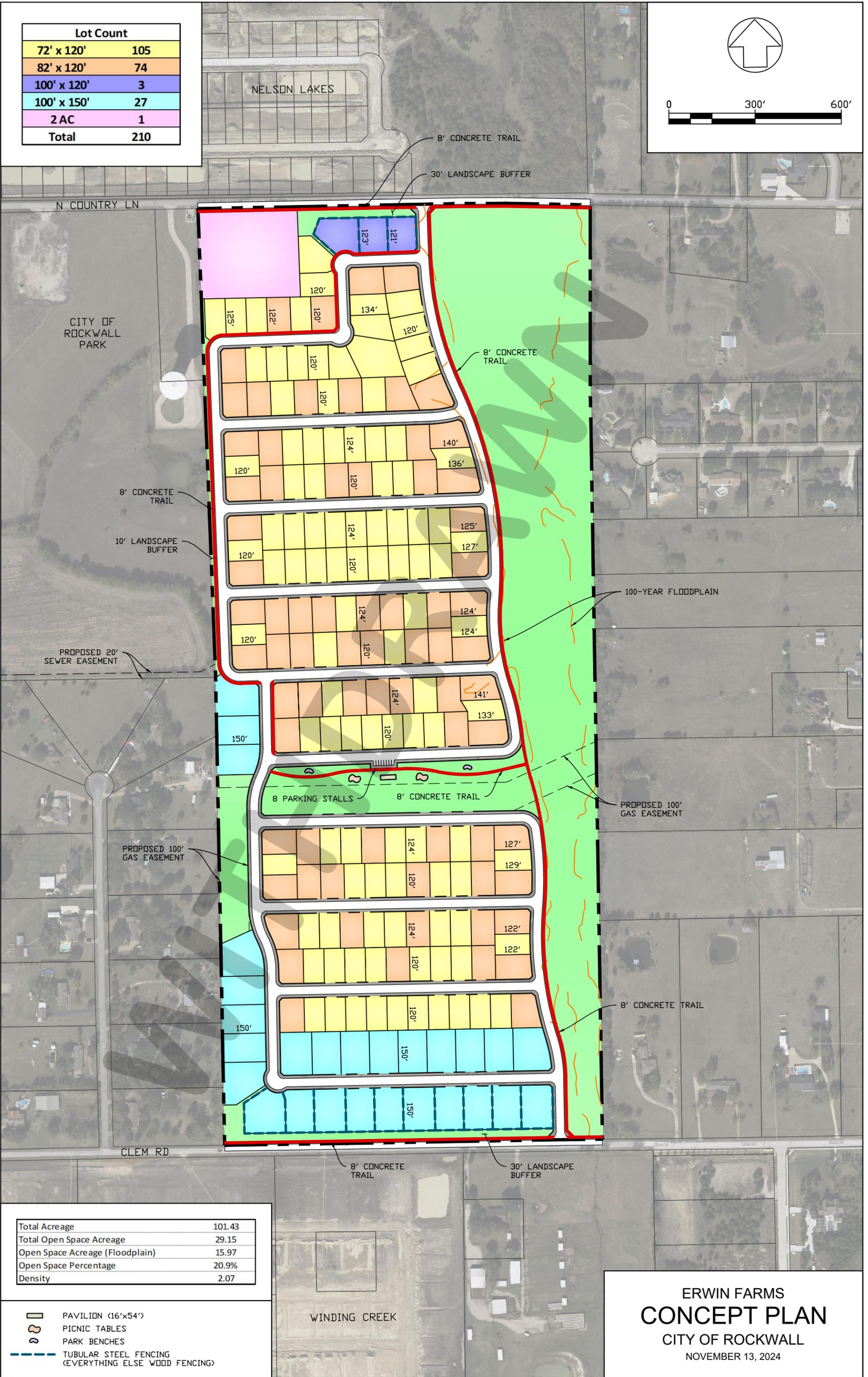
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210

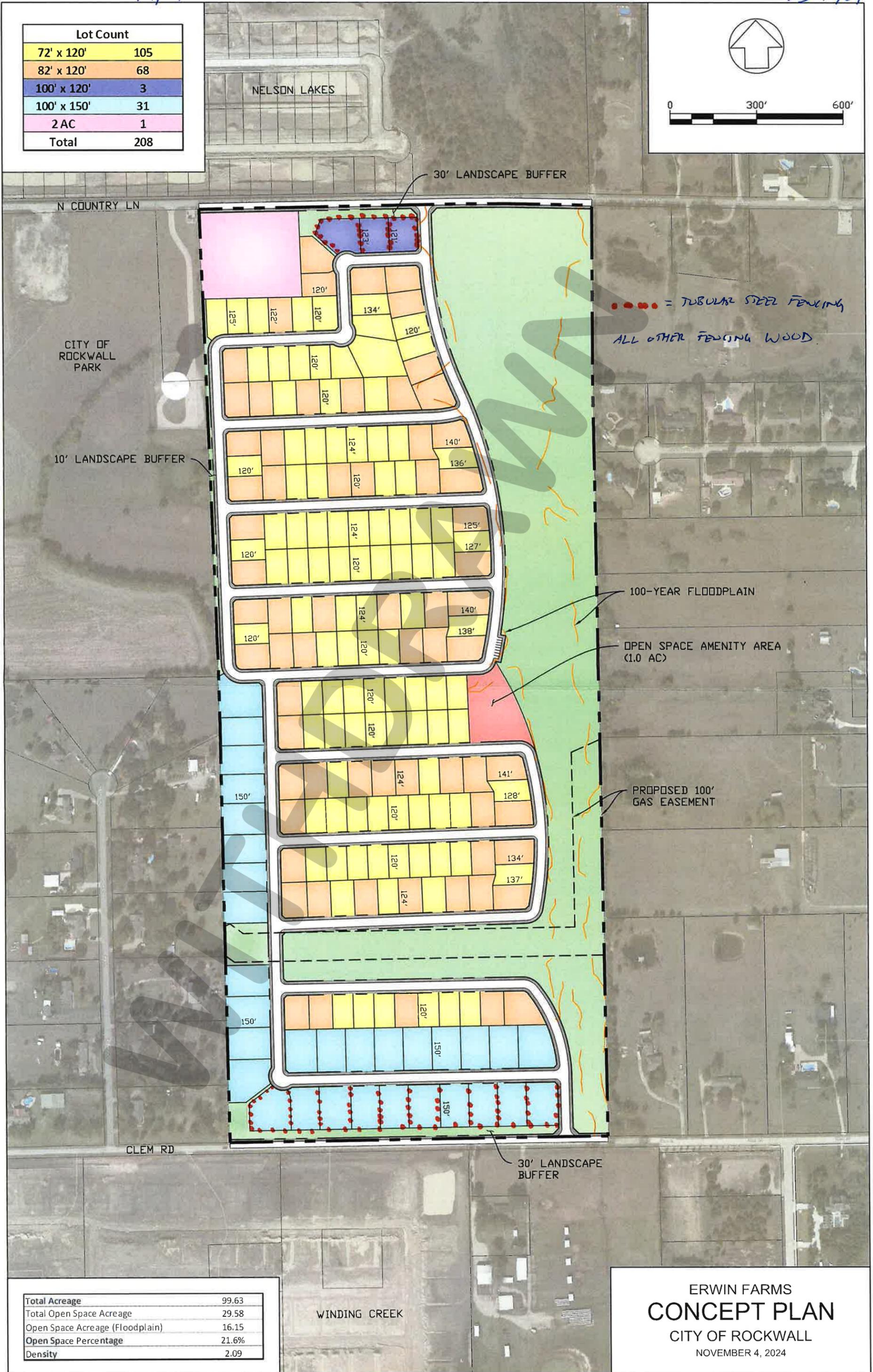
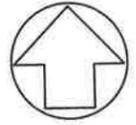


Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024

Lot Count	
72' x 120'	105
82' x 120'	68
100' x 120'	3
100' x 150'	31
2 AC	1
Total	208



N COUNTRY LN

CITY OF ROCKWALL PARK

10' LANDSCAPE BUFFER

CLEM RD

NELSON LAKES

30' LANDSCAPE BUFFER

••••• = TUBULAR STEEL FENCING
 ALL OTHER FENCING WOOD

100-YEAR FLOODPLAIN

OPEN SPACE AMENITY AREA (1.0 AC)

PROPOSED 100' GAS EASEMENT

WINDING CREEK

Total Acreage	99.63
Total Open Space Acreage	29.58
Open Space Acreage (Floodplain)	16.15
Open Space Percentage	21.6%
Density	2.09

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 4, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302

CITY OF ROCKWALL

ORDINANCE NO. 25-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 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.43-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Adam Buczek of the Skorburg Company on behalf of Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 101.428-acre tract of land identified as being part of the John M. Gass Survey, Abstract No. 88, 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____, 202]

2nd Reading: [_____, 202]

Exhibit 'A':
Legal Description

101.428 +/- acres

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres

Exhibit 'A':
Legal Description

of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B':
Property Depiction

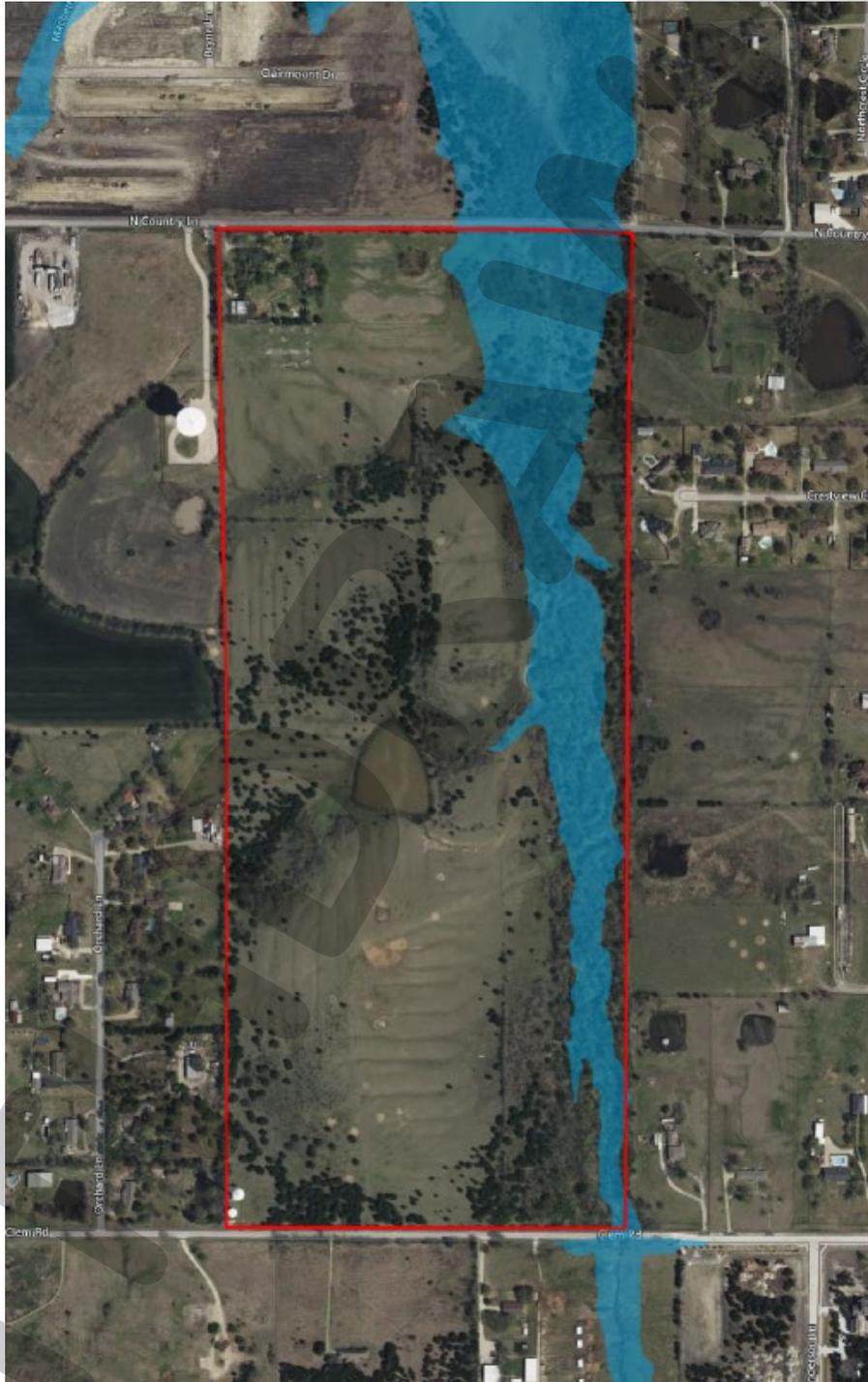
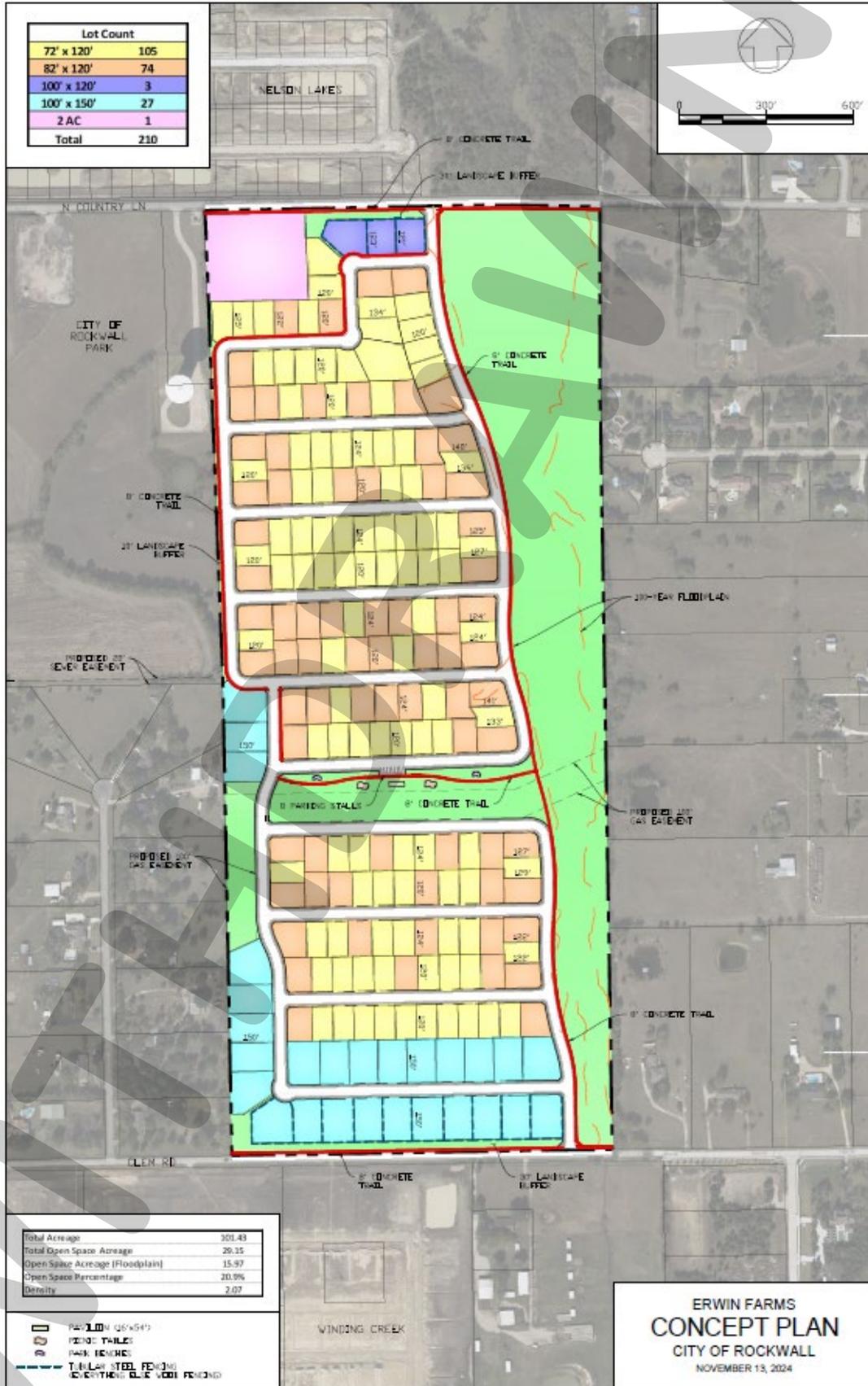


Exhibit 'C': Concept Plan



**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.23%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	2-acres	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.05 dwelling units per gross acre of land; however, in no case should the proposed development exceed 208 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes: **[RYAN – For Erik Erwin’s retained 2-acre lot, I want to make sure his existing home and existing improvements remain grandfathered. Do we need any language to that affect in this ordinance?]**

- 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 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.

Exhibit 'D':
Density and Development Standards

- 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. No more than 20% of the *Type 'A' Lots* (21 lots) may have a flat-front entry only garage configuration.
- 7: No more than 20% of the *Type 'A' Lots* (21 lots) may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement**. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. 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 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

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**. This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots**. The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 20% of these lots (*i.e. 21 Lots*)

Exhibit 'D':
Density and Development Standards

or 10.0% of the total lots) shall be permitted to be oriented in a flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

Figure 1. Example of coach lighting



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'D':
Density and Development Standards

FIGURE 3: EXAMPLES OF UPGRADED GARAGES



- (5) *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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	2-acre	(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 or Clem 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

Exhibit 'D':
Density and Development Standards

- (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.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard 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

Exhibit 'D':
Density and Development Standards

stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, 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. See Exhibit 'C' for the location of wrought iron / tubular steel fencing as depicted on the Concept Plan.
- (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.

(7) *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 (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width. Notwithstanding the foregoing, the sections of sidewalk as depicted on *Exhibit 'C'* as being eight (8) feet in width shall be permitted to extend up to two (2) feet outside the right-of-way (inside the lot). [Ryan – please check this paragraph for the modified language for the section of 8' trail that runs in front of SF lots.]
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit*

Exhibit 'D':
Density and Development Standards

'C' of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

- (13) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (14) Amenity Center. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*. The amenities will feature 8' wide trails, one (1) pavilion, and at least two (2) benches and grills in the general location as depicted on *Exhibit 'C'*.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15 of the Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) VariANCES. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



DEVELOPMENT APPLICATION

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

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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

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 Estate of Karl W Erwin

APPLICANT Skorborg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

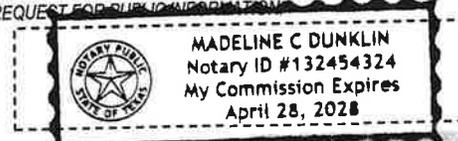
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

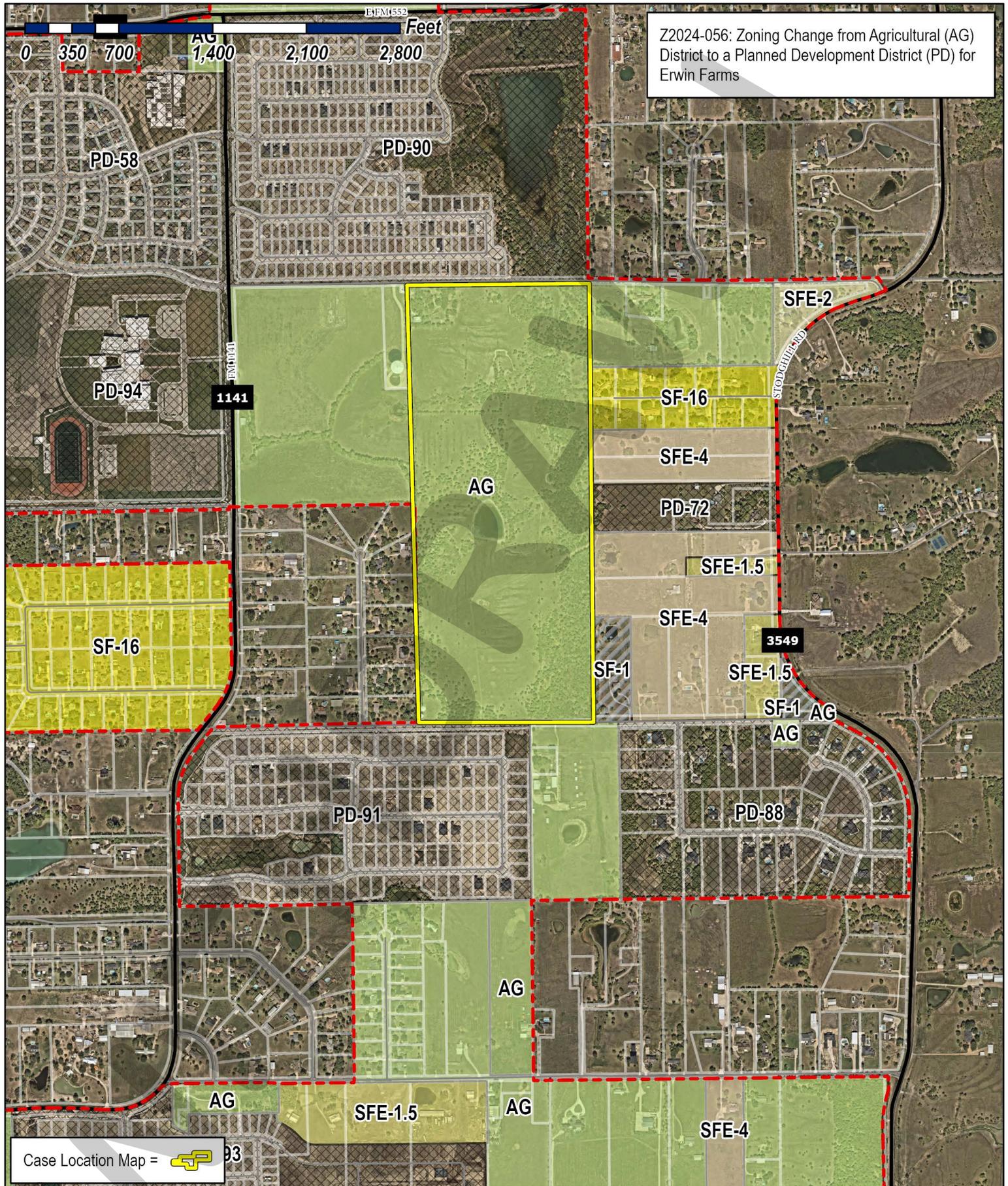
OWNER'S SIGNATURE

Karl W Erwin
Madeline Dunklin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2024-056: Zoning Change from Agricultural (AG) District to a Planned Development District (PD) for Erwin Farms

Case Location Map =  93



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.

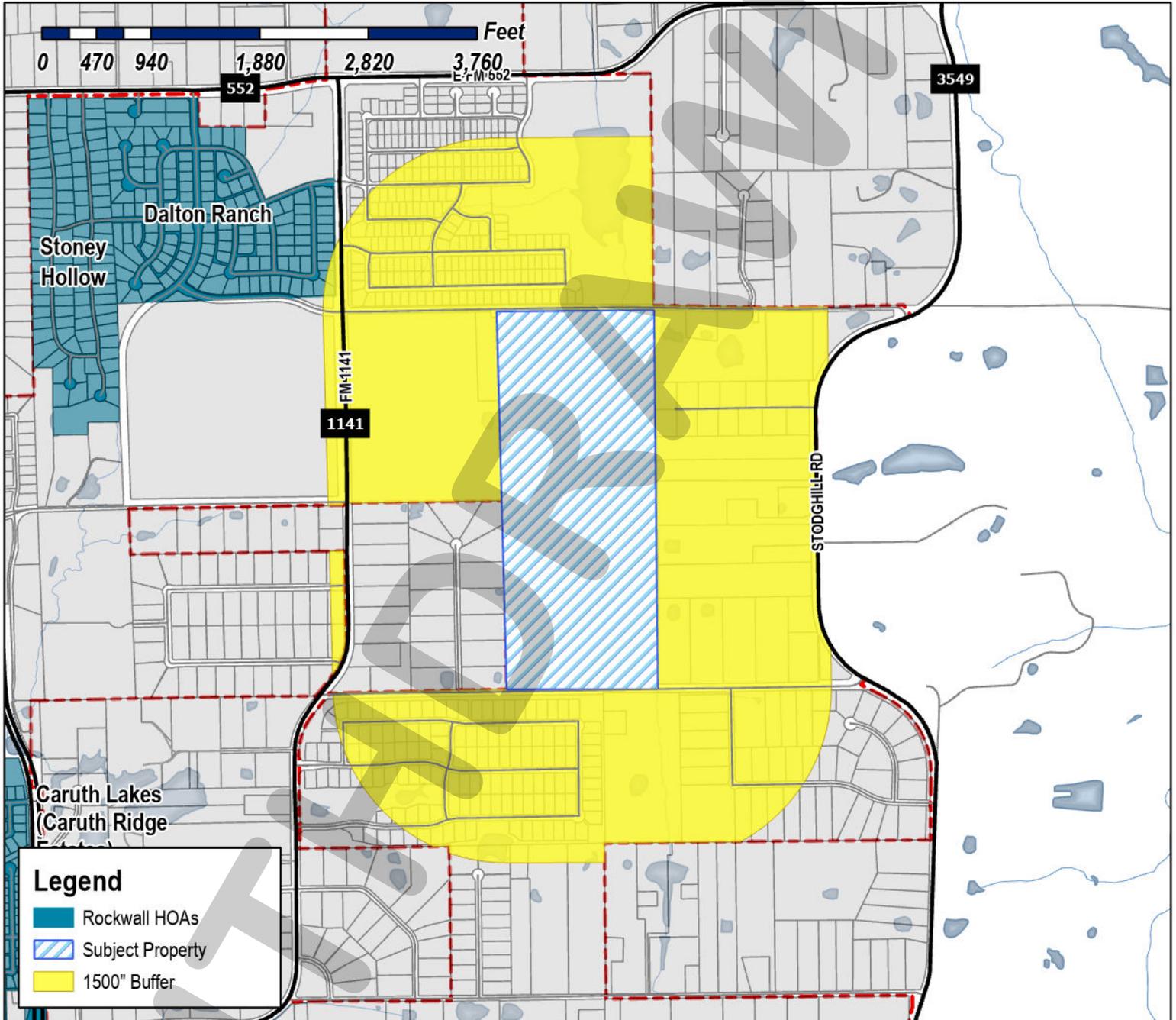




City of Rockwall

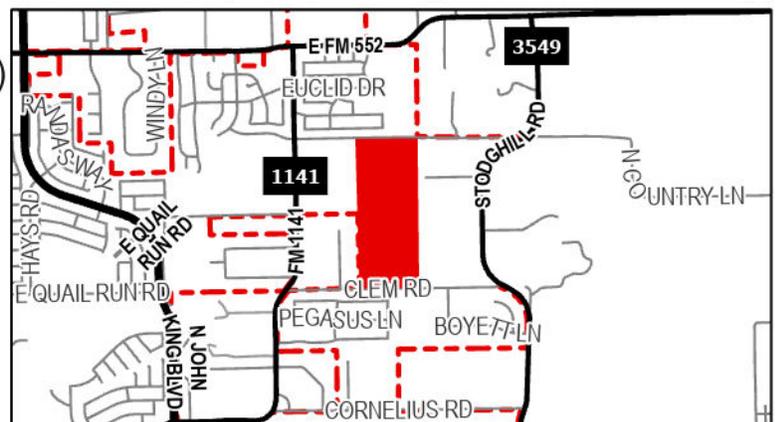
Planning & Zoning Department
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745

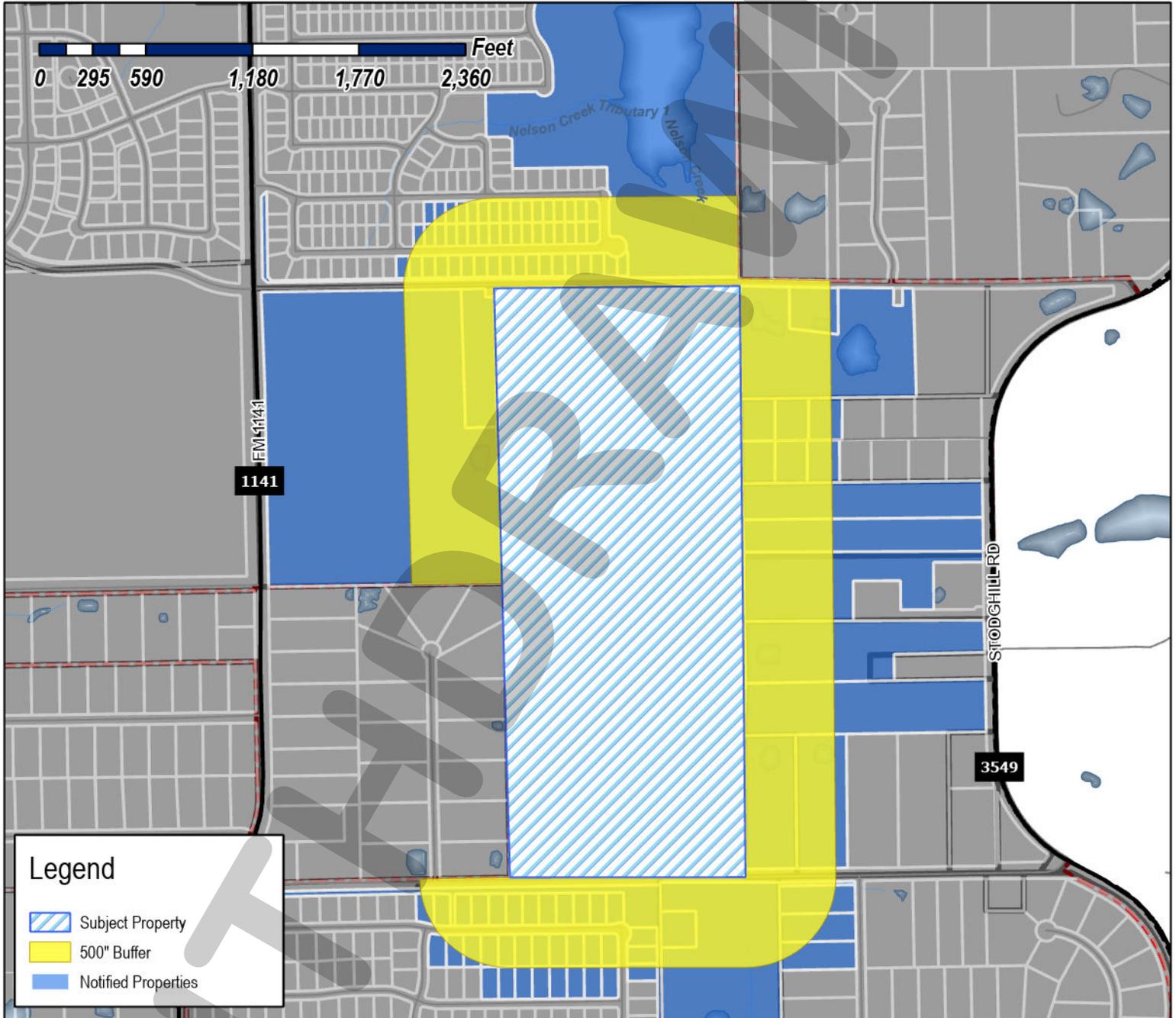




City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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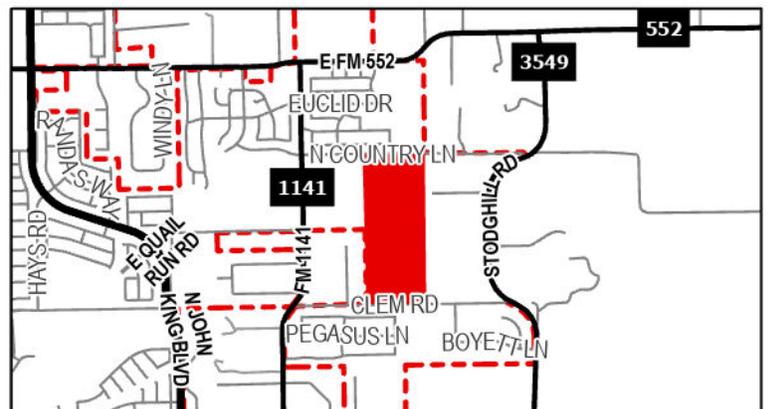
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/21/2024

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



RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

WALKER MICHAEL D & JANICE E
100 ORCHARD LN
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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2114 WICKERSHAM RD
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2117 CLAIRMOUNT DR
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ROCKWALL, TX 75087

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2122 DRACO DR
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2124 WICKERSHAM RD
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2201 CLAIRMOUNT DR
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2202 WICKERSHAM RD
ROCKWALL, TX 75087

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2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

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2203 DRACO DR
ROCKWALL, TX 75087

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2206 WICKERSHAM RD
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2207 DRACO DR
ROCKWALL, TX 75087

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2207 WICKERSHAM RD
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2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

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2210 DRACO DR
ROCKWALL, TX 75087

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2210 WICKERSHAM RD
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2211 DRACO DR
ROCKWALL, TX 75087

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2211 WICKERSHAM RD
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2213 CLAIRMOUNT DR
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2214 DRACO DR
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2214 PEGASUS LN
ROCKWALL, TX 75087

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2214 WICKERSHAM RD
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2215 CLAIRMOUNT DR
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2215 DRACO DR
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2215 WICKERSHAM RD
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2218 PEGASUS LN
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2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

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2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
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RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
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2320 PEGASUS LN
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RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

RESIDENT
2652 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

ANTHONY BRANDON M & STEFANIE E
556 N COUNTRY LN
ROCKWALL, TX 75087

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
BRIAN S & NICOLE DEJARNETT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

CARRINGTON CHRISTOPHER & DIANE
720 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

WITHHOLD DRAFT



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 13, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the November 26, 2024 Planning and Zoning Meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

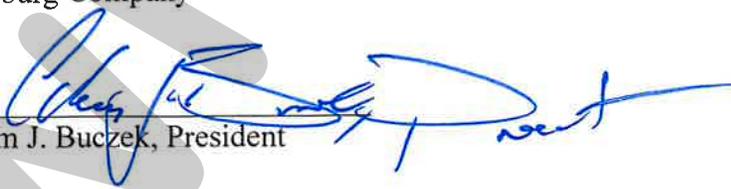
The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

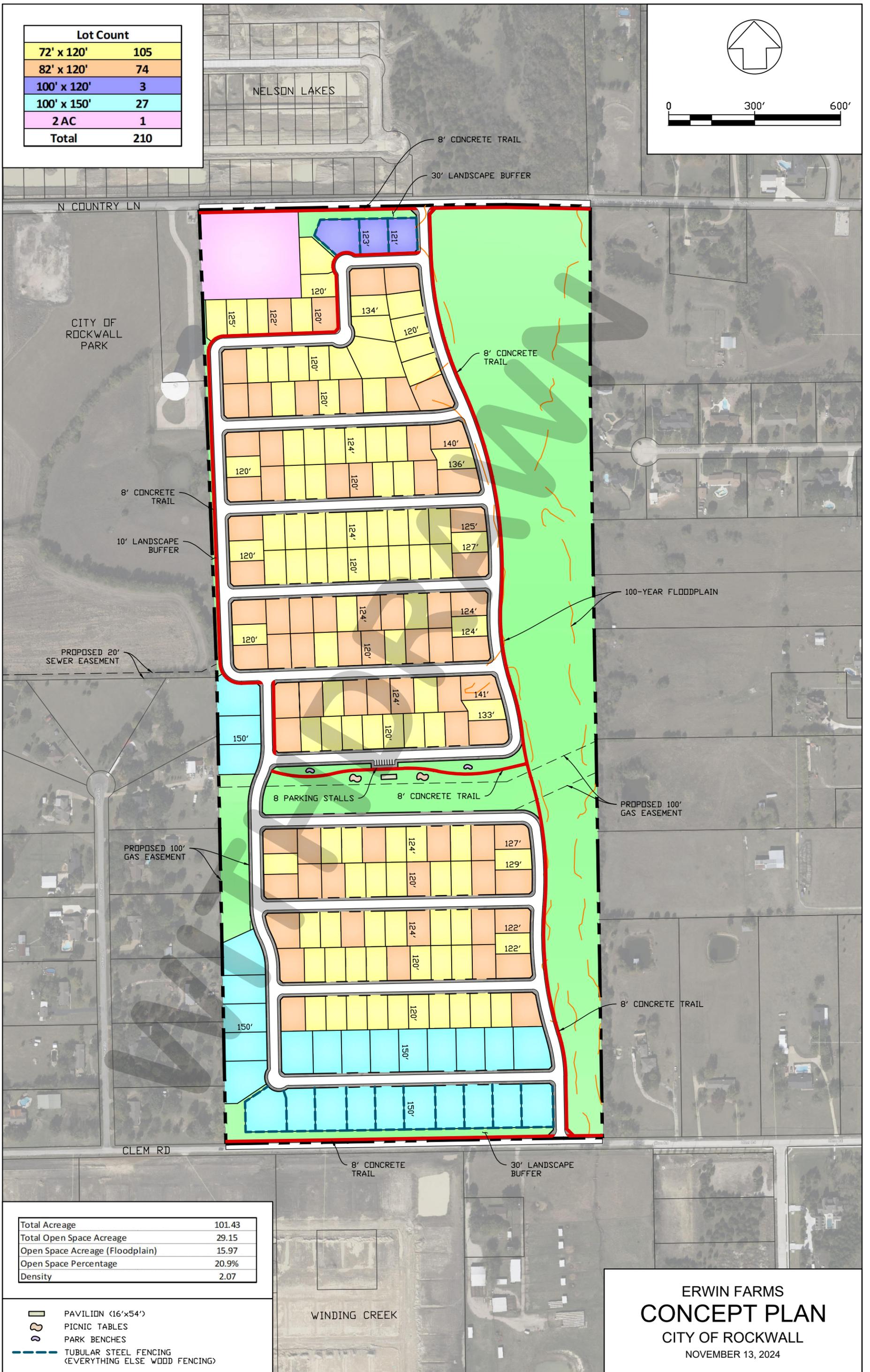
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210

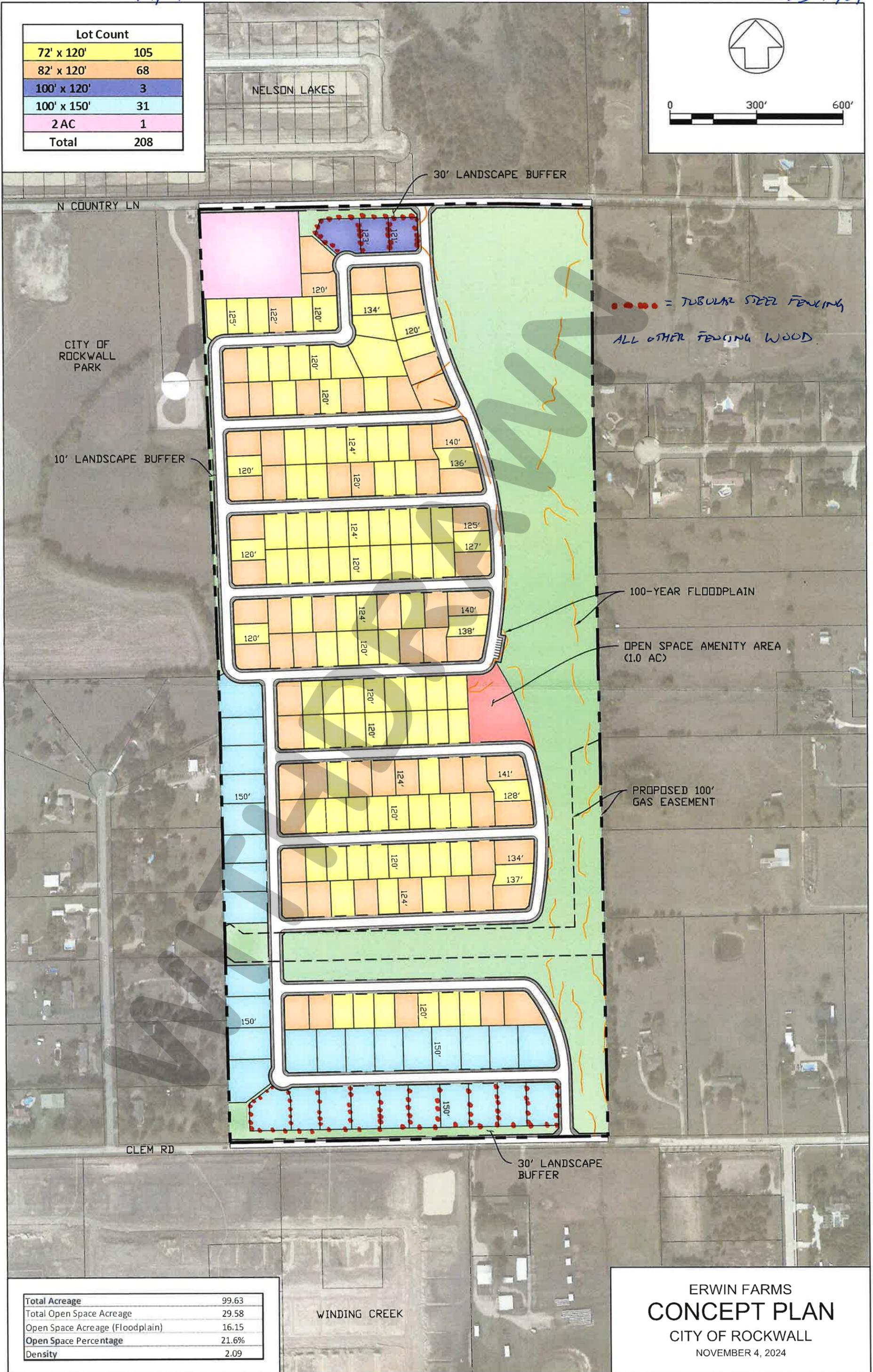
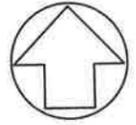


Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

-  PAVILION (16'x54')
-  PICNIC TABLES
-  PARK BENCHES
-  TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024

Lot Count	
72' x 120'	105
82' x 120'	68
100' x 120'	3
100' x 150'	31
2 AC	1
Total	208



N COUNTRY LN

CITY OF ROCKWALL PARK

10' LANDSCAPE BUFFER

CLEM RD

NELSON LAKES

30' LANDSCAPE BUFFER

..... = TUBULAR STEEL FENCING
 ALL OTHER FENCING WOOD

100-YEAR FLOODPLAIN

OPEN SPACE AMENITY AREA (1.0 AC)

PROPOSED 100' GAS EASEMENT

WINDING CREEK

Total Acreage	99.63
Total Open Space Acreage	29.58
Open Space Acreage (Floodplain)	16.15
Open Space Percentage	21.6%
Density	2.09

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 4, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302

CITY OF ROCKWALL

ORDINANCE NO. 25-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 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.43-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Adam Buczek of the Skorburg Company on behalf of Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 101.428-acre tract of land identified as being part of the John M. Gass Survey, Abstract No. 88, 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____, 202]

2nd Reading: [_____, 202]

Exhibit 'A':
Legal Description

101.428 +/- acres

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres

Exhibit 'A':
Legal Description

of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B':
Property Depiction

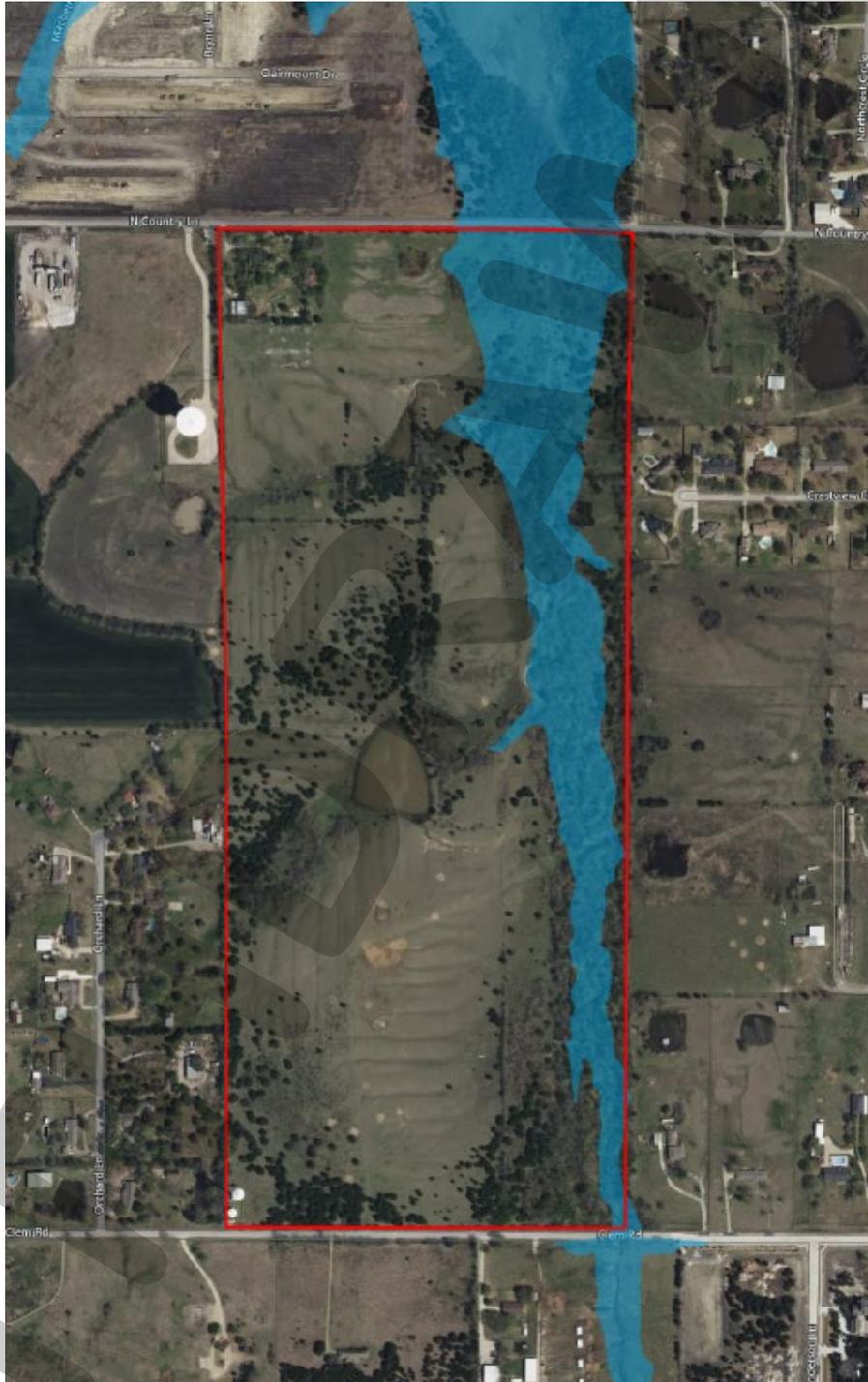
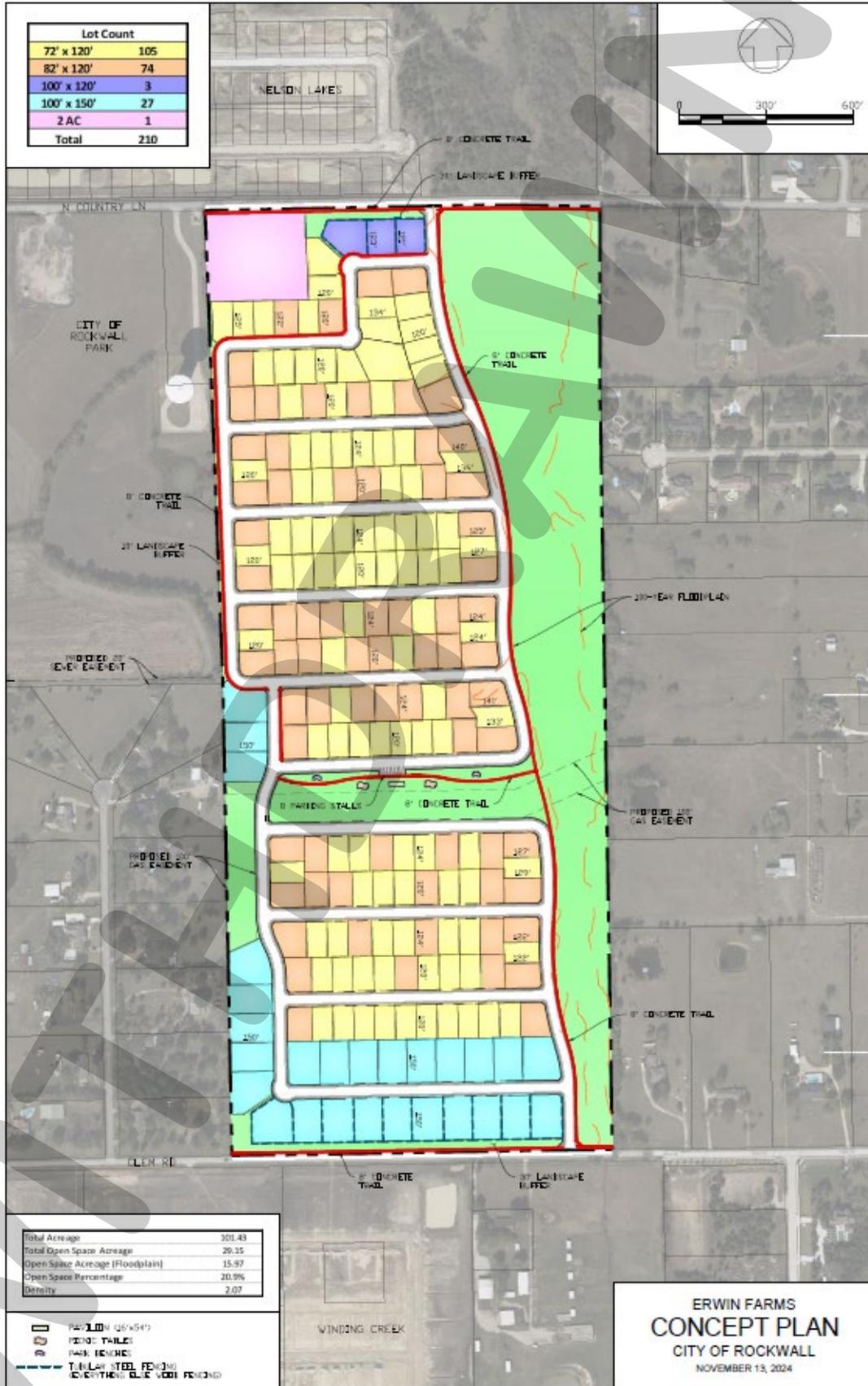


Exhibit 'C': Concept Plan



**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.23%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	2-acres	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.05 dwelling units per gross acre of land; however, in no case should the proposed development exceed 208 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes: **[RYAN – For Erik Erwin’s retained 2-acre lot, I want to make sure his existing home and existing improvements remain grandfathered. Do we need any language to that affect in this ordinance?]**

- 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 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.

Exhibit 'D':
Density and Development Standards

- 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. No more than 20% of the *Type 'A' Lots* (21 lots) may have a flat-front entry only garage configuration.
- 7: No more than 20% of the *Type 'A' Lots* (21 lots) may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. 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 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

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.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 20% of these lots (*i.e. 21 Lots*)

Exhibit 'D':
Density and Development Standards

or 10.0% of the total lots) shall be permitted to be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a *traditional swing (or j-swing) garage configuration* -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing (or j-swing) garage configuration*, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing) configuration*.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

Figure 1. Example of coach lighting



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

Exhibit 'D':
Density and Development Standards

FIGURE 3: EXAMPLES OF UPGRADED GARAGES



- (5) *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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	2-acre	(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 or Clem 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

Exhibit 'D':
Density and Development Standards

- (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.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard 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

Exhibit 'D':
Density and Development Standards

stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, 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. See Exhibit 'C' for the location of wrought iron / tubular steel fencing as depicted on the Concept Plan.
- (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.

(7) 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 (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width. Notwithstanding the foregoing, the sections of sidewalk as depicted on *Exhibit 'C'* as being eight (8) feet in width shall be permitted to extend up to two (2) feet outside the right-of-way (inside the lot). [Ryan – please check this paragraph for the modified language for the section of 8' trail that runs in front of SF lots.]
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit*

Exhibit 'D':
Density and Development Standards

'C' of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

- (13) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (14) Amenity Center. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*. The amenities will feature 8' wide trails, one (1) pavilion, and at least two (2) benches and grills in the general location as depicted on *Exhibit 'C'*.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15 of the Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) VariANCES. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: Z2024-056
PROJECT NAME: Zoning Change AG to PD for Erwin Farms
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	11/21/2024	Approved w/ Comments

11/21/2024: Z2024-056; Zoning Change (AG to PD) Erwin Farms
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 land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2024-056) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(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."

Staff Response: The proposed garage configurations do NOT conform to the Engineering Standards of Design and Construction and the Unified Development Code (UDC). This will require the discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

(3) Parking. No parking space or parking area shall be designed so as to require a vehicle to back into a public street or across a public sidewalk, except in the case of one (1)

and two (2) family dwelling units. (Section 2.20(B), The City of Rockwall Engineering Standards of Design and Construction)

Staff Response: Please update your parking area for the amenity area to reflect this.

(1) 1.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast 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 generally conform to this designation at 2.07 units per acre. According to the OURHometown Vision 2040 Comprehensive Plan, "(t)he 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." According to Chapter 08, Residential, Section 2.03, Single Family/Suburban Residential, Goal #1, Unique and Distinctive Neighborhoods, Policy #6, "(i)increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (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." The proposed increase in density above two (2) units per acre will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff Suggestion: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will help with justifying the increase density.

1.6 Northeast Residential District. The following are the pertinent District Strategies of the Northeast Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.

Staff Response: The concept plan does not show a mix of larger to mid-sized lots. It does appear to match the lot sizes used on the development north of the subject property (i.e. Nelson Lakes Subdivision), but does not have enough lots similar to the subdivisions south of the subject property (i.e. Winding Creek Subdivision and Northgate Subdivision) to be considered conforming to this goal. Staff suggests incorporating a higher number of larger to mid-sized lots mixed within the development especially in the southern portions of the proposed development to provide a better transition. This could help the proposed plan better conform to this aspect of the Comprehensive Plan.

1.7 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines 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 Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(2) CH. 1; Section 2.01; Goal #1 | Policy #8 (Page 1-2). Ensure there is ample recreation and parkland amenities for residents.

Staff's Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.

(3) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions to create a consistent development theme throughout the area. Staff has made changes to the Planned Development District ordinance that can better conform to these developments; however, the applicant should consider incorporating larger more comparable lot sizes on the southside of the development.

(4) CH. 8; Section 2.03; Goal #1 | Policy #6 (Page 8-3). Only allow increased densities (i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR]) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased

amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (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.

Staff's Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.

I.9 PD Ordinance. Based on the above information staff has made the following changes to the proposed PD Standards in the draft PD Ordinance:

- (1) Revised the underlying zoning designation from Single-Family 8.4 (SF-8.4) District to Single-Family 10 (SF-10) District, as the City of Rockwall does not have a Single-Family 8.4 (SF-8.4) District.
- (2) Updated the ordinance to specify a density of 2.07 units per acre, with a maximum allowance of 210 units.
- (3) Erik Erwin's lot will be classified as legally non-conforming upon the enactment of this zoning change.
- (4) Revised "Amenity Center" to "Amenities" to reflect the absence of a dedicated amenity center in the current proposal.
- (5) Increased the masonry percentage to 100.00% to be in conformance with currently adopted Planned Development Districts.
- (6) Added language to address Keystone Lots.
- (7) Included residential lot landscaping provisions to address the removal of trees on the subject property. The proposed landscaping will help mitigate the impact of the tree removal.
- (8) Incorporated language specifying that the landscape buffers will generally align with the provided concept plan.
- (9) Included provisions addressing the placement of fences within easements.
- (10) Incorporated a note for side setback requirements for Keystone lots.

M.10 Based on the submitted plans, please make the following corrections or provide the requested information by December 3, 2024:

- (1) Provide an exhibit showing that all lots less than 12,000 SF are located within 800-feet of a public or private open space.
- (2) Show the open space calculation (i.e. ½ floodplain + parks + open space) on the concept plan.
- (3) The parking for the amenity center cannot back onto a public street. Revise the parking area on the Concept Plan to show conformance to the Engineering Standards of Design.

M.11 In addition to the above required changes, staff is recommending the following:

- (1) Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.
- (2) Incorporate a higher number of larger to mid-sized lots mixed within the development in addition to existing along the perimeter. This is specifically important in the southern portions of the proposed subdivision.

M.12 Please review the attached draft ordinance prior to the November 26, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by December 3, 2024. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.13 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 December 3, 2024; 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 December 10, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.14 The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved w/ Comments

11/19/2024: General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Additional comments may be provided at time of Site Plan.

Streets/Paving:

- TIA is required.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City driveway spacing requirements must be met.
- Any medians must be curbed, and streets draining away from medians.
- Must construct all roadways on the current Master Thoroughfare Plan
- A Major Collector, Undivided 4-Lane Roadway (M4U), with a 65' ROW dedication will be required for N. Country Lane (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadway if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- A Minor Collector, Undivided 2-Lane Roadway (MC), with a 60' ROW will be required for Clem Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Water and Wastewater Items:

- An Infrastructure study will be required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water main per City master plans. Dedicate easements.
- Must install a 8" and 10" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Water not served by the City. This property is located within the Mount Zion WSC CCN.
- May pursue opting out of the Mount Zion WSC. If not, must have flow reports that verify fire flow and TCEQ min. standards are met.
- Possible pro-ratas to be paid

Drainage/Floodplain/Lakes:

- Existing flow patterns must be maintained.
- Flood Study is required
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.

- Detention must be permanently irrigated.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention cannot be located in the 100yr floodplain. Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of its own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.

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".
- No berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210

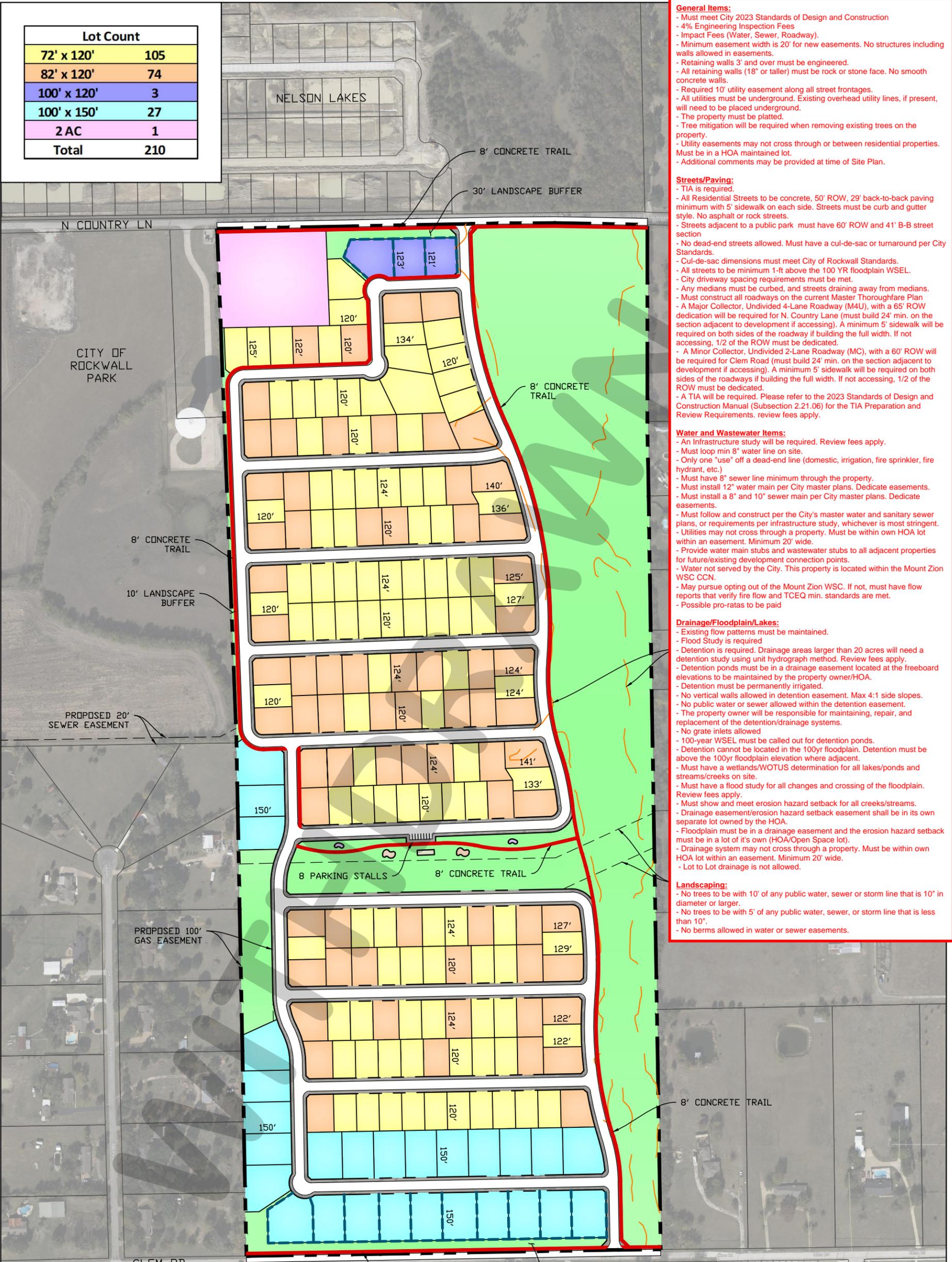
- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
 - Additional comments may be provided at time of Site Plan.

- Streets/Paving:**
- TIA is required.
 - All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
 - Streets adjacent to a public park must have 60' ROW and 41' B-B street section
 - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
 - Cul-de-sac dimensions must meet City of Rockwall Standards.
 - All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
 - City driveway spacing requirements must be met.
 - Any medians must be curbed, and streets draining away from medians.
 - Must construct all roadways on the current Master Thoroughfare Plan
 - A Major Collector, Undivided 4-Lane Roadway (M4U), with a 65' ROW dedication will be required for N. Country Lane (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadway if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
 - A Minor Collector, Undivided 2-Lane Roadway (MC), with a 60' ROW will be required for Clem Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
 - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

- Water and Wastewater Items:**
- An Infrastructure study will be required. Review fees apply.
 - Must loop min 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Must have 8" sewer line minimum through the property.
 - Must install 12" water main per City master plans. Dedicate easements.
 - Must install a 8" and 10" sewer main per City master plans. Dedicate easements.
 - Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
 - Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
 - Water not served by the City. This property is located within the Mount Zion WSC CCN.
 - May pursue opting out of the Mount Zion WSC. If not, must have flow reports that verify fire flow and TCEQ min. standards are met.
 - Possible pro-ratas to be paid

- Drainage/Floodplain/Lakes:**
- Existing flow patterns must be maintained.
 - Flood Study is required
 - Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
 - Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
 - Detention must be permanently irrigated.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - Detention cannot be located in the 100yr floodplain. Detention must be above the 100yr floodplain elevation where adjacent.
 - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - Must show and meet erosion hazard setback for all creeks/streams.
 - Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
 - Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
 - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Lot to Lot drainage is not allowed.

- 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".
 - No berms allowed in water or sewer easements.



Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

- 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 Estate of Karl W Erwin

APPLICANT Skorborg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

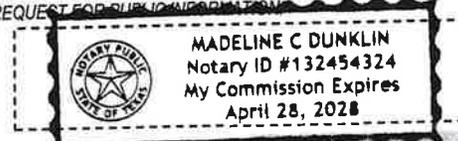
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

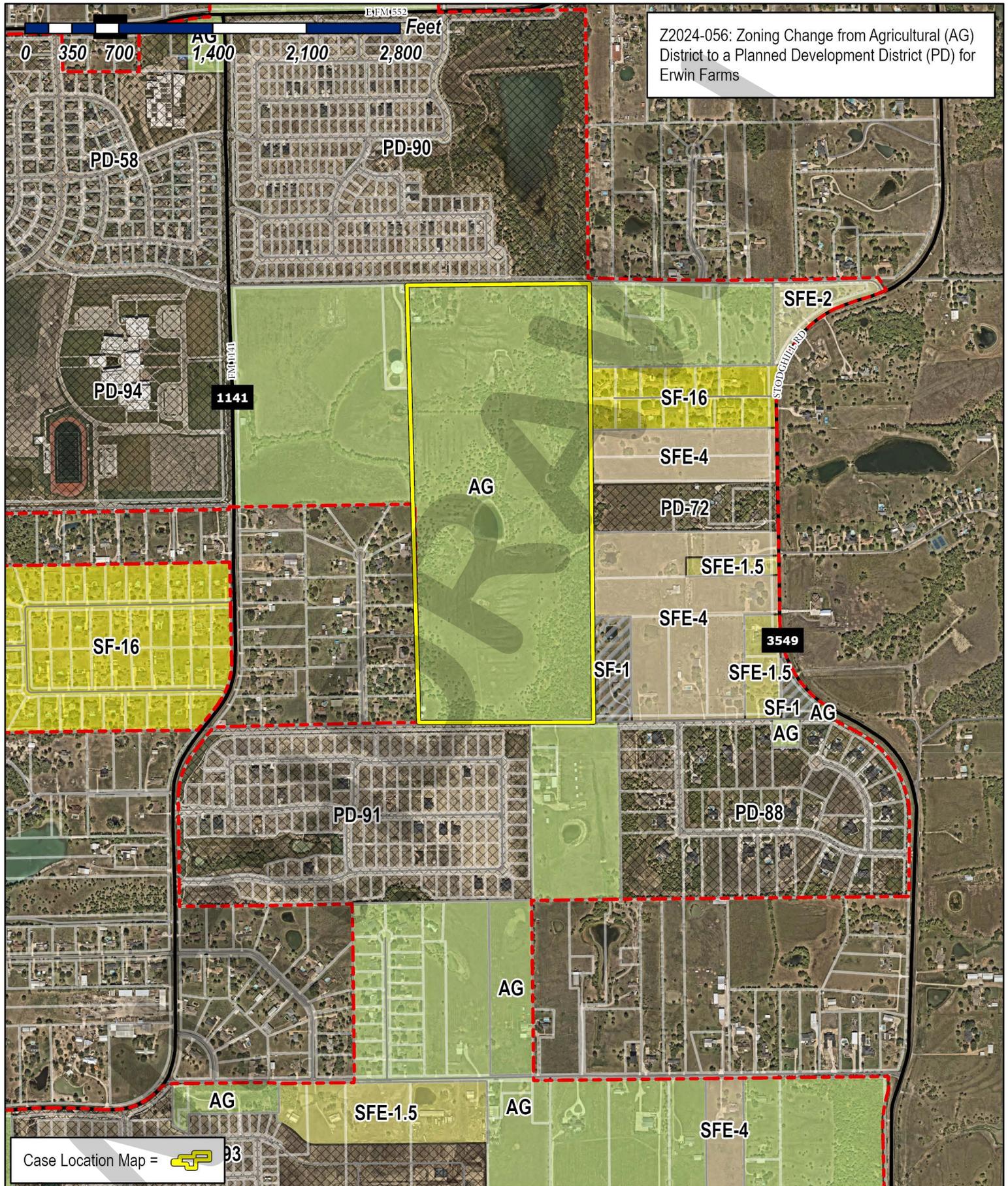
OWNER'S SIGNATURE

Karl W Erwin
Madeline Dunklin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2024-056: Zoning Change from Agricultural (AG) District to a Planned Development District (PD) for Erwin Farms

Case Location Map =  93



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.

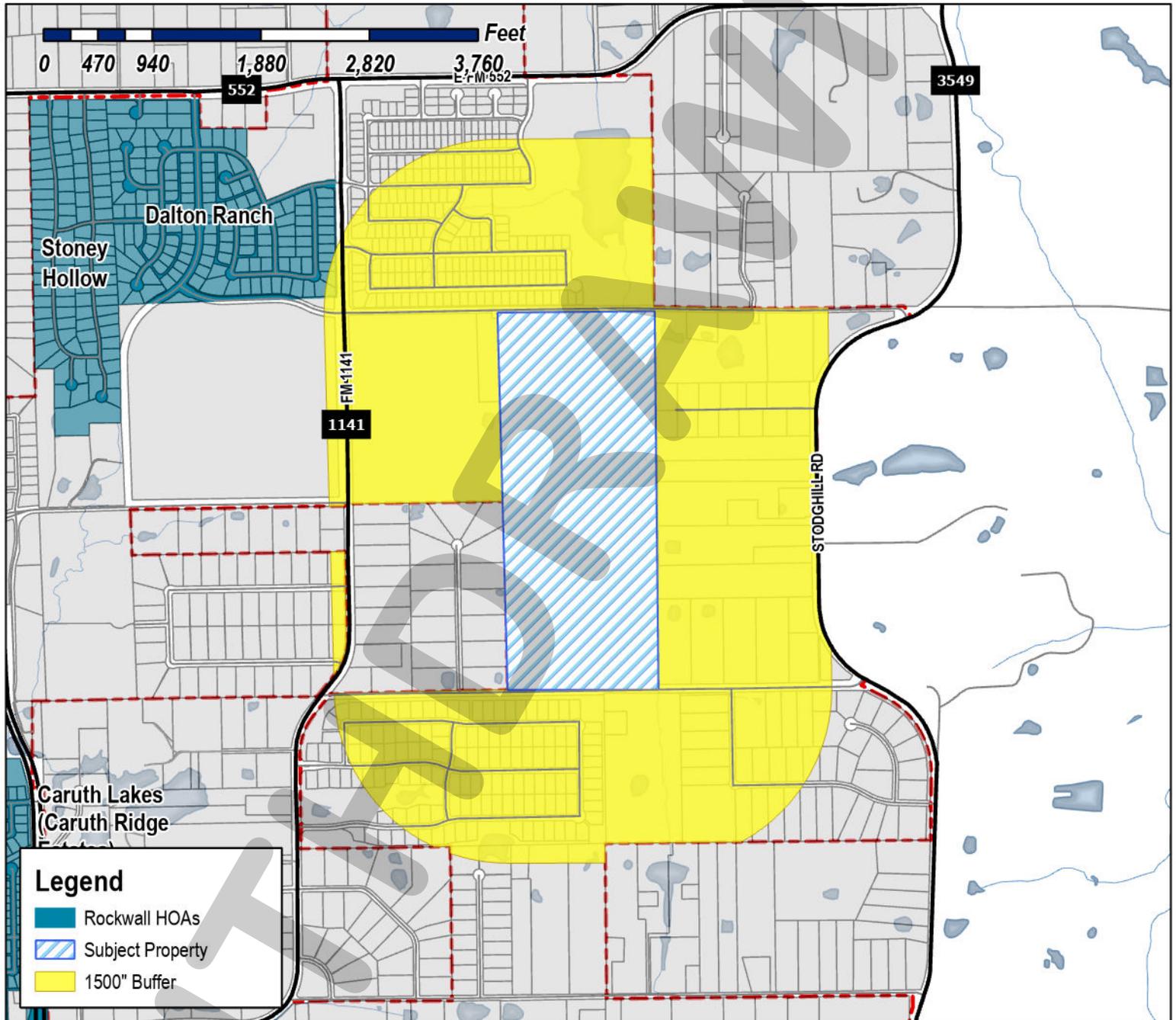




City of Rockwall

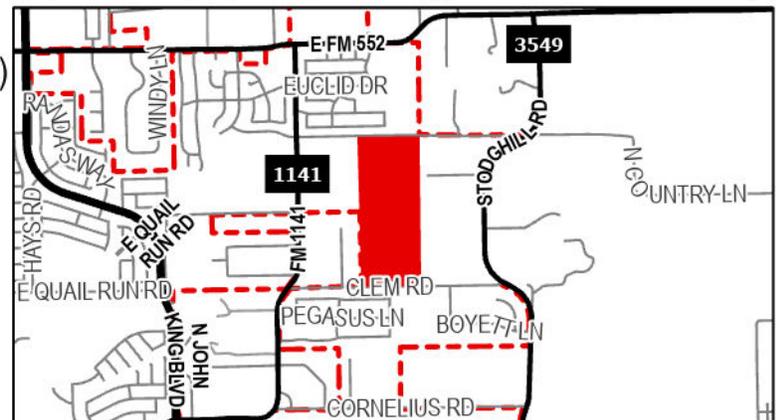
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:01 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-56]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Thank you,

Melanie Zavala

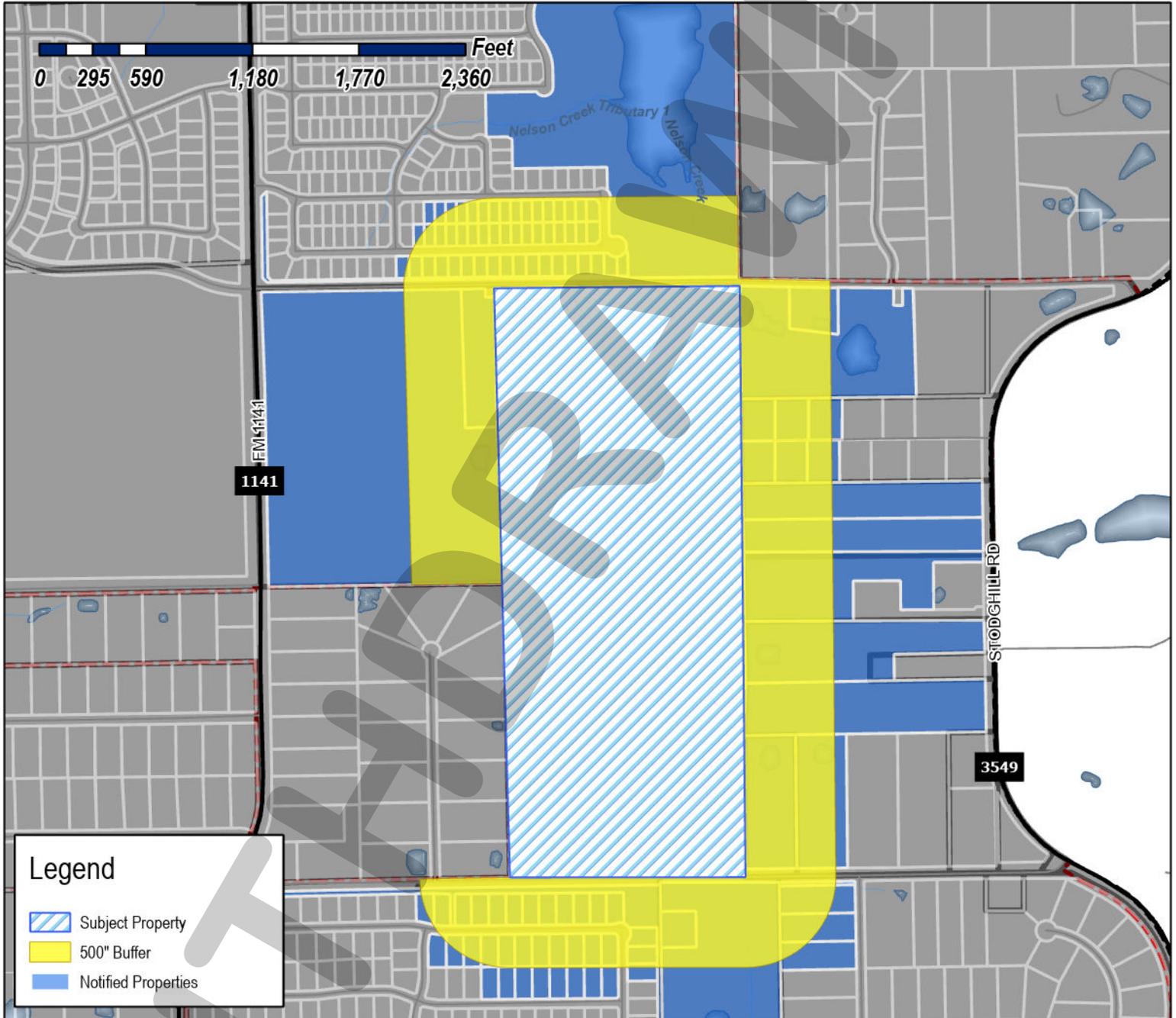
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

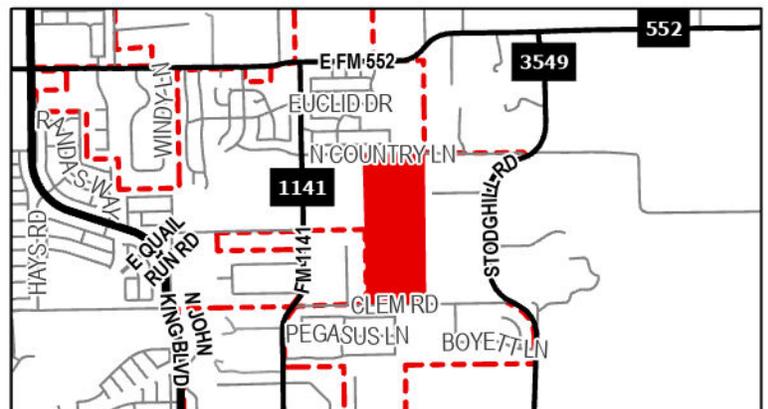
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/21/2024

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



RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

WALKER MICHAEL D & JANICE E
100 ORCHARD LN
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

RESIDENT
2652 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

ANTHONY BRANDON M & STEFANIE E
556 N COUNTRY LN
ROCKWALL, TX 75087

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
BRIAN S & NICOLE DEJARNETT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

CARRINGTON CHRISTOPHER & DIANE
720 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

WITHHOLD DRAFT

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:

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-056: Zoning Change from AG to PD

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.

Blank area for providing reasons for support or opposition.

Name: _____
Address: _____

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

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



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 13, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the November 26, 2024 Planning and Zoning Meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

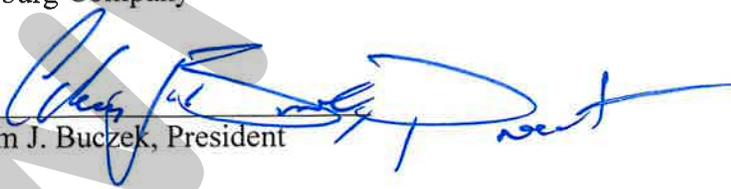
The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

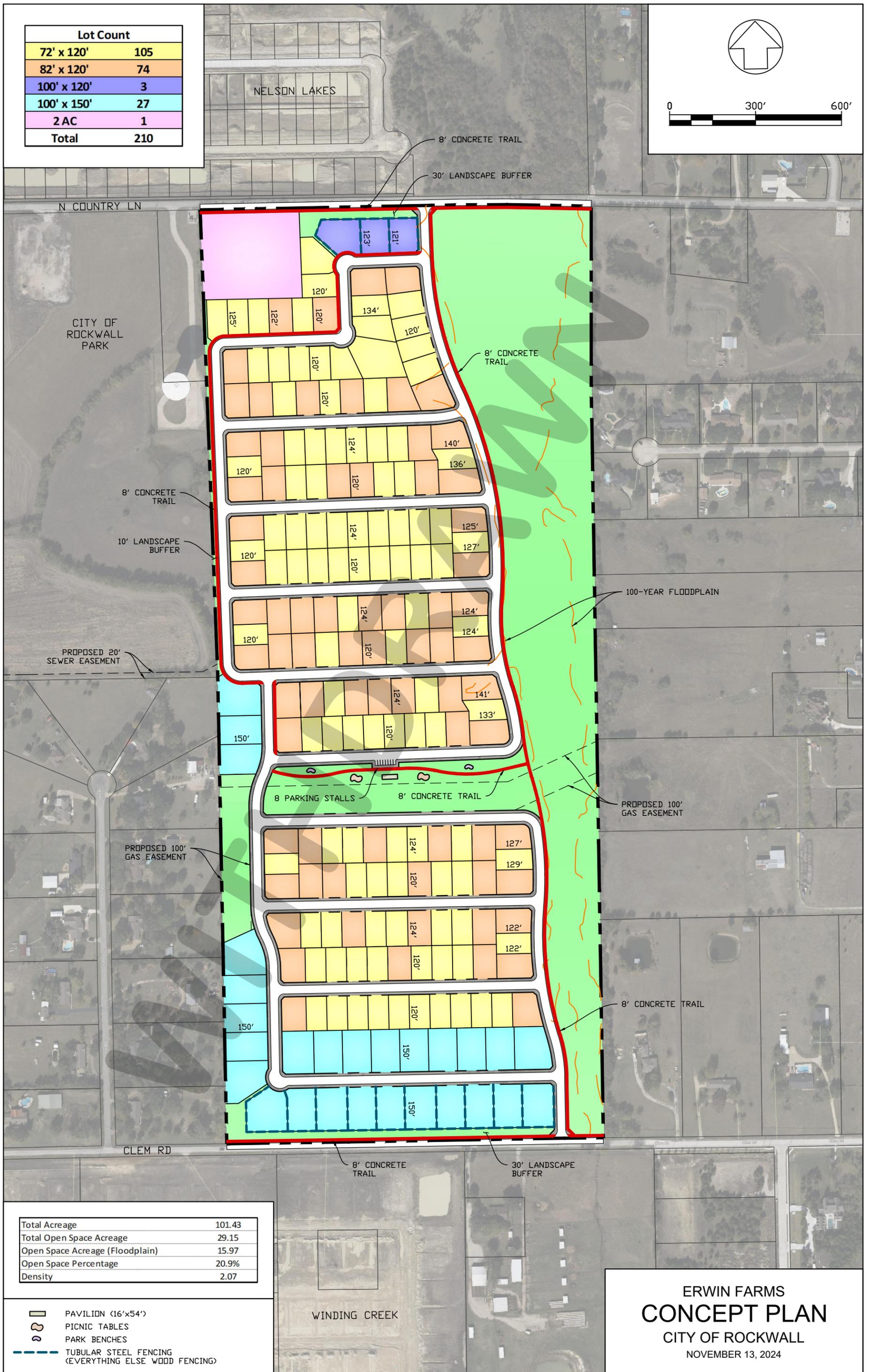
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210

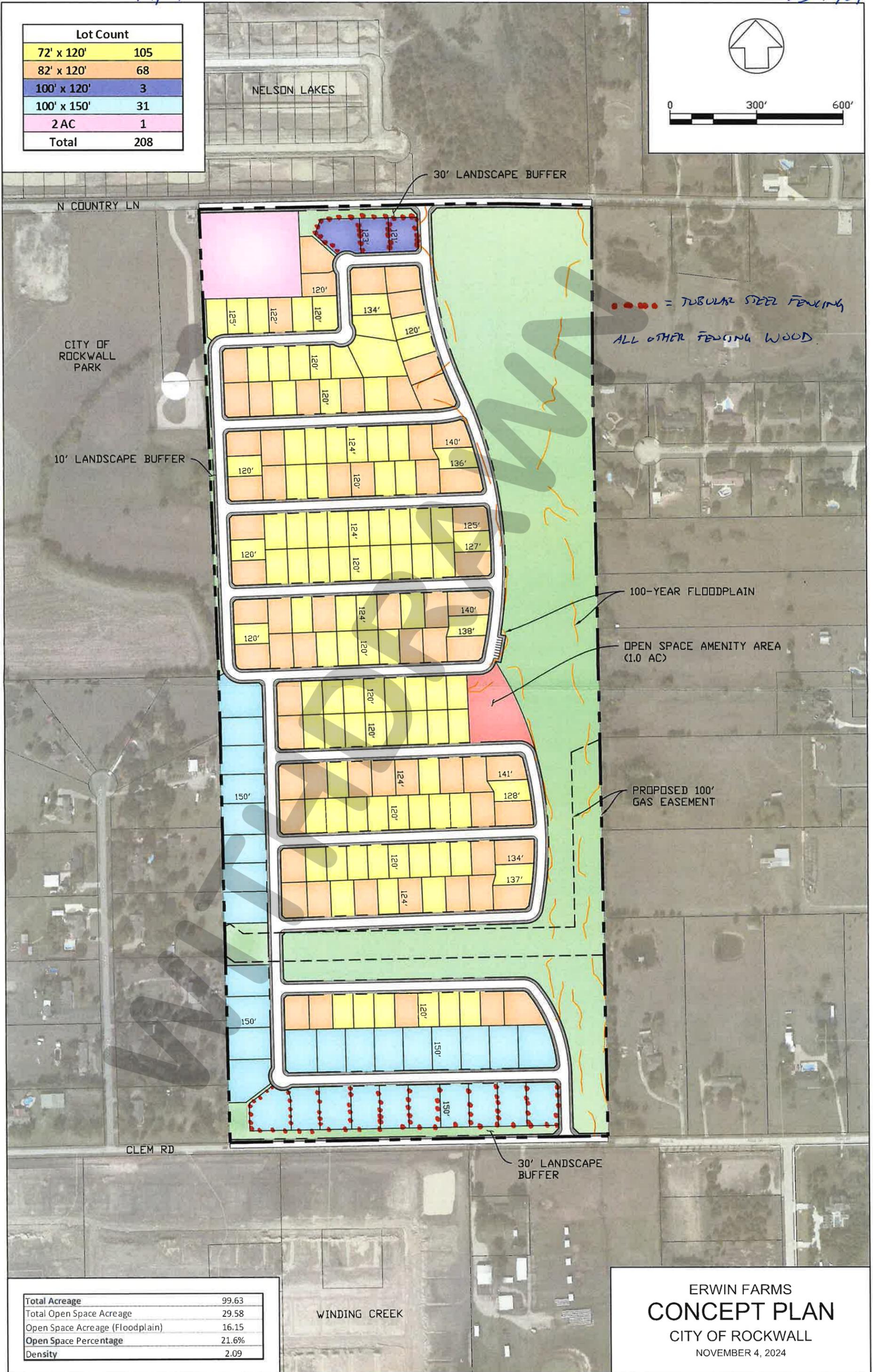
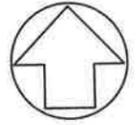


Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024

Lot Count	
72' x 120'	105
82' x 120'	68
100' x 120'	3
100' x 150'	31
2 AC	1
Total	208



N COUNTRY LN

CITY OF ROCKWALL PARK

10' LANDSCAPE BUFFER

CLEM RD

NELSON LAKES

30' LANDSCAPE BUFFER

..... = TUBULAR STEEL FENCING
 ALL OTHER FENCING WOOD

100-YEAR FLOODPLAIN

OPEN SPACE AMENITY AREA (1.0 AC)

PROPOSED 100' GAS EASEMENT

WINDING CREEK

Total Acreage	99.63
Total Open Space Acreage	29.58
Open Space Acreage (Floodplain)	16.15
Open Space Percentage	21.6%
Density	2.09

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 4, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302

CITY OF ROCKWALL

ORDINANCE NO. 25-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 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.43-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Adam Buczek of the Skorburg Company on behalf of Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 101.428-acre tract of land identified as being part of the John M. Gass Survey, Abstract No. 88, 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____, 202]

2nd Reading: [_____, 202]

Exhibit 'A':
Legal Description

101.428 +/- acres

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres

Exhibit 'A':
Legal Description

of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B':
Property Depiction

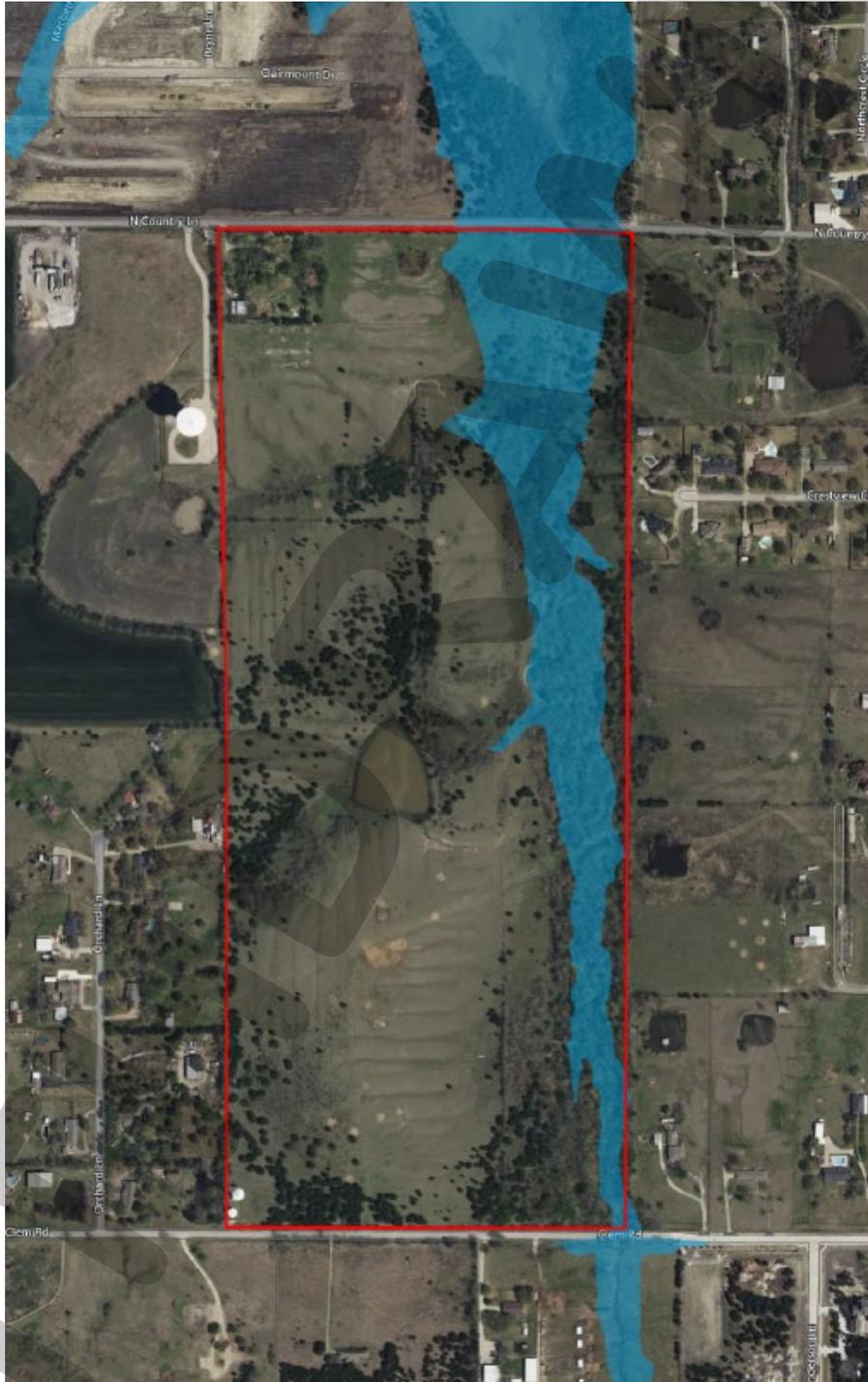
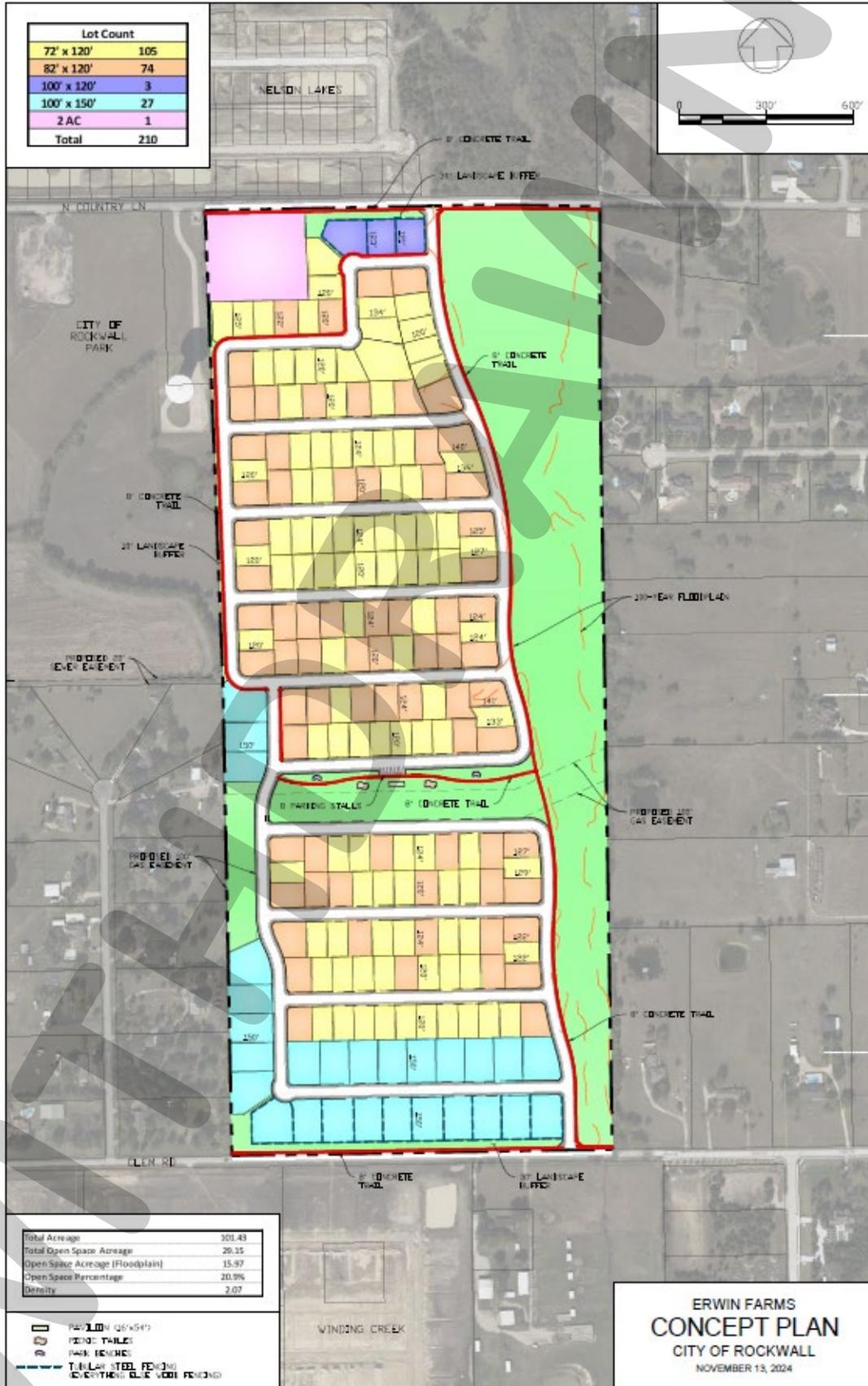


Exhibit 'C': Concept Plan



**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.23%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	2-acres	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.05 dwelling units per gross acre of land; however, in no case should the proposed development exceed 208 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes: **[RYAN – For Erik Erwin’s retained 2-acre lot, I want to make sure his existing home and existing improvements remain grandfathered. Do we need any language to that affect in this ordinance?]**

- 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 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.

Exhibit 'D':
Density and Development Standards

- 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. No more than 20% of the *Type 'A' Lots* (21 lots) may have a flat-front entry only garage configuration.
- 7: No more than 20% of the *Type 'A' Lots* (21 lots) may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement**. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. 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 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

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**. This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots**. The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 20% of these lots (*i.e. 21 Lots*)

Exhibit 'D':
Density and Development Standards

or 10.0% of the total lots) shall be permitted to be oriented in a flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

Figure 1. Example of coach lighting



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'D':
Density and Development Standards

FIGURE 3: EXAMPLES OF UPGRADED GARAGES



- (5) *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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	2-acre	(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 or Clem 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

Exhibit 'D':
Density and Development Standards

- (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.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard 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

Exhibit 'D':
Density and Development Standards

stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, 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. See Exhibit 'C' for the location of wrought iron / tubular steel fencing as depicted on the Concept Plan.
- (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.

(7) *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 (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width. Notwithstanding the foregoing, the sections of sidewalk as depicted on *Exhibit 'C'* as being eight (8) feet in width shall be permitted to extend up to two (2) feet outside the right-of-way (inside the lot). [Ryan – please check this paragraph for the modified language for the section of 8' trail that runs in front of SF lots.]
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit*

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

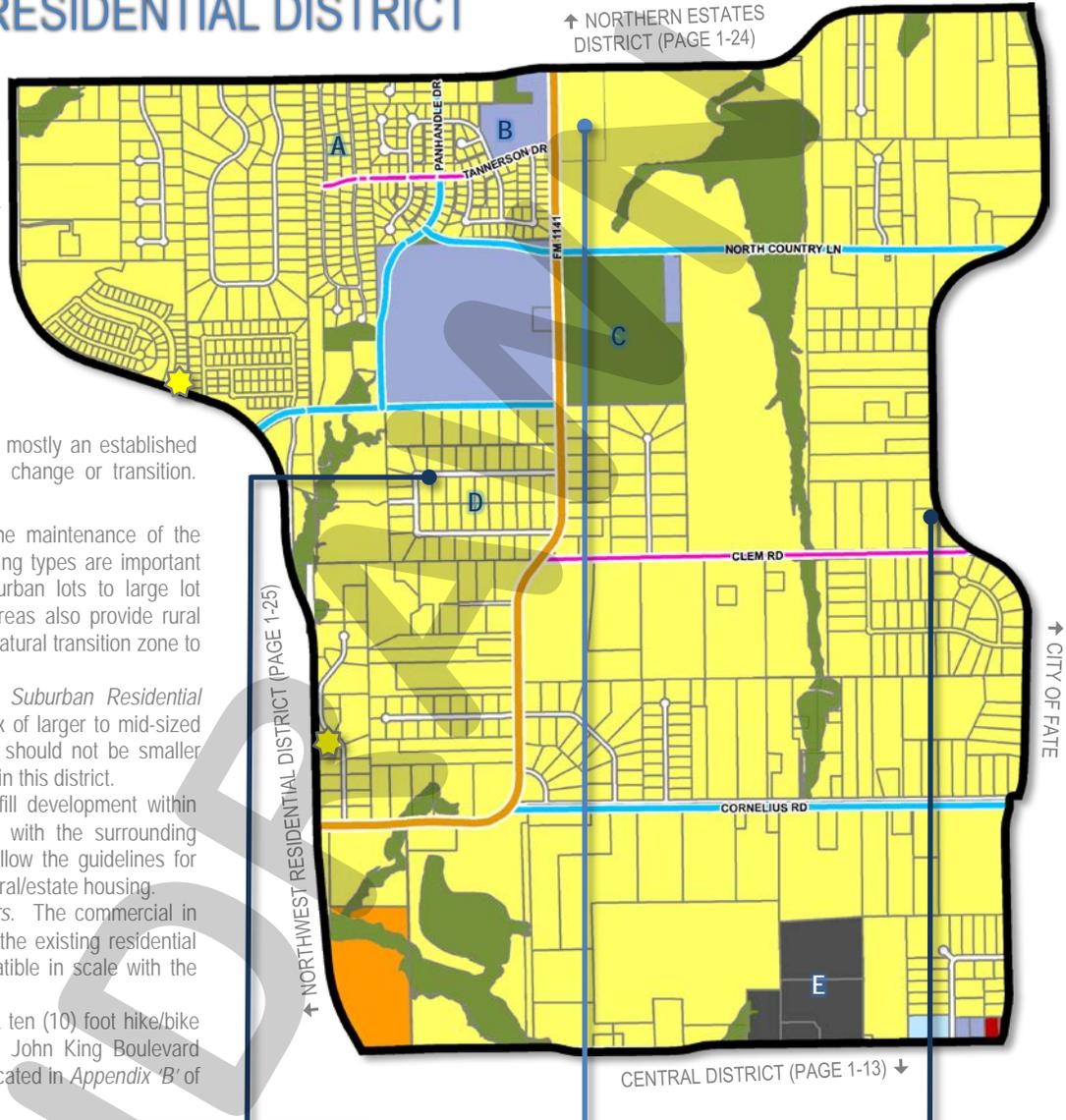
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

3.13%

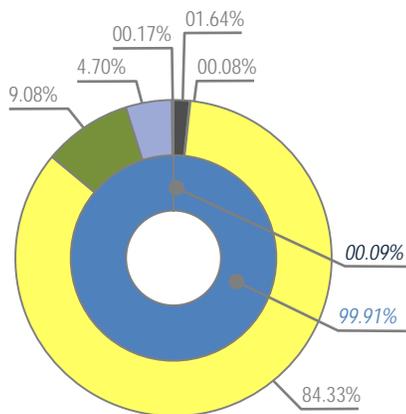
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	0.00%
M4U	0.01%
M4D	0.01%

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

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).

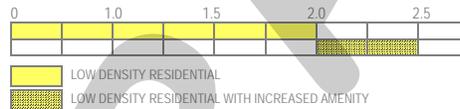
DESIGNATION CHARACTERISTICS

- 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).

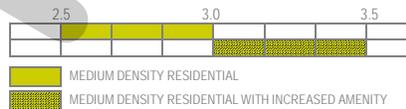
DESIGNATION CHARACTERISTICS

- 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 Vista Subdivision
- 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



CITY OF ROCKWALL

ORDINANCE NO. 25-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 LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

**Exhibit 'A':
Legal Description**

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B': Concept Plan

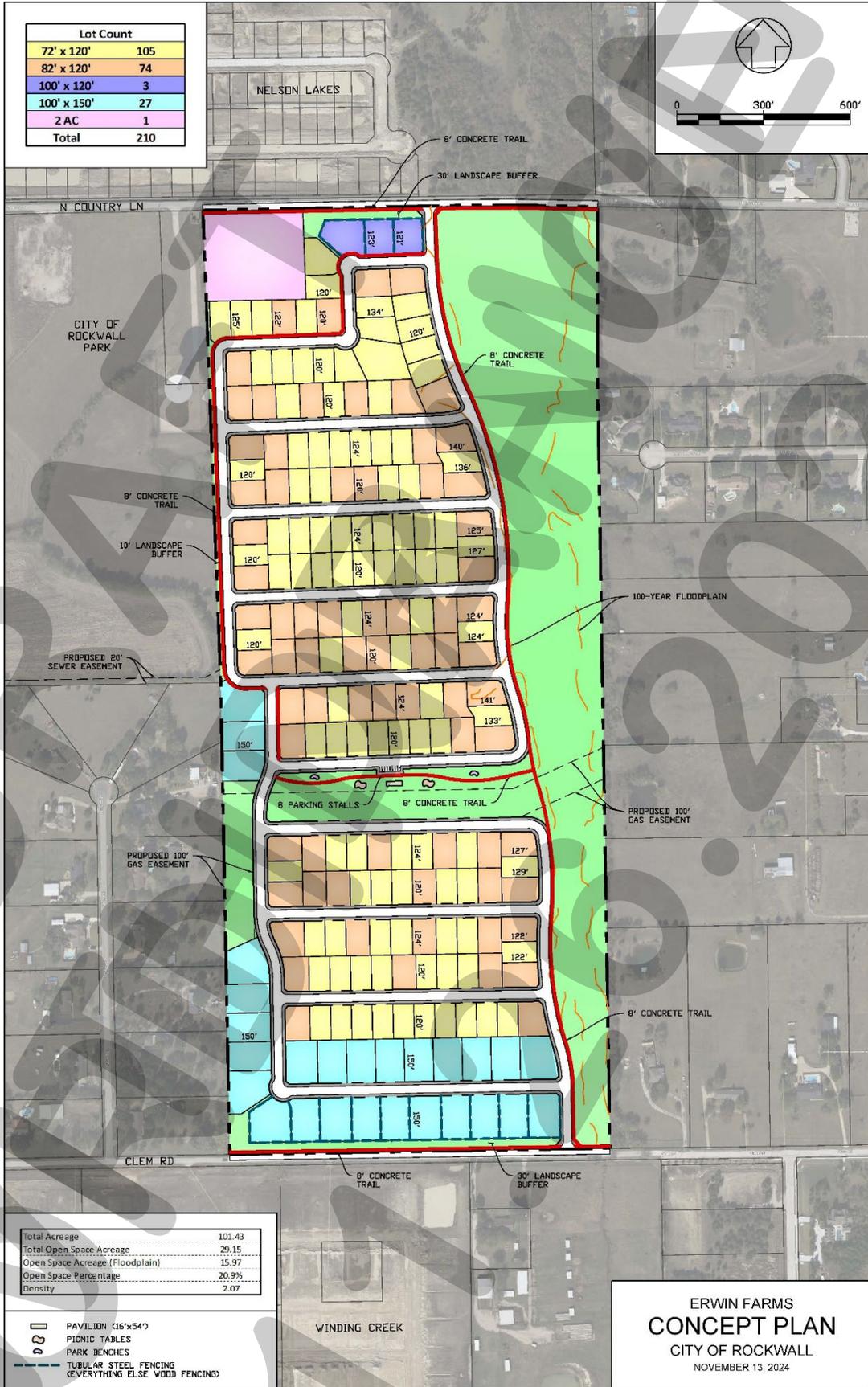


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback Adjacent to a Street ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	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 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

Exhibit 'C':
Density and Development Standards

- faces.
- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (*i.e. 21 lots*) of the *Type 'A' Lots* may have a flat-front entry garage configuration.
 - 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 - 8: Air-Conditioned Space.
 - 9: No more than 20.00% (*i.e. 21 lots*) of the *Type 'A' Lots* may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*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 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: 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.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (*i.e. 21 Lots or 10.09% of the total lots*) shall be permitted to be oriented in a *flat-front entry* configuration -- allowing the garage to be flush with the front façade of the primary

Exhibit 'C':
Density and Development Standards

structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include one [1] of the upgraded or enhanced finishes from Figure 3 below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



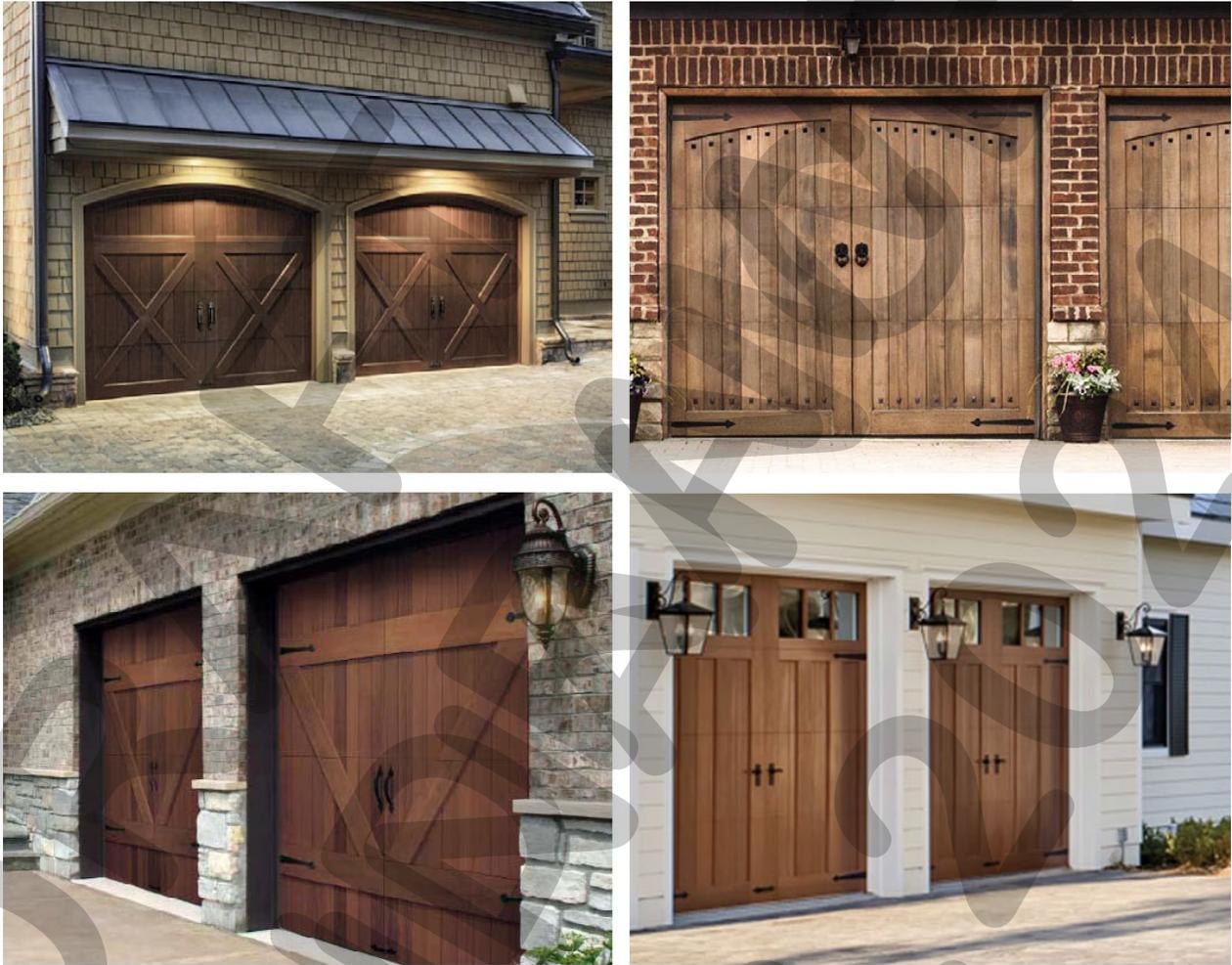
CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'C':
Density and Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(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)

Exhibit 'C':
Density and Development Standards

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem 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.



- (4) **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.

Exhibit 'C':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin 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. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) 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). All trail locations shall generally be in accordance with *Exhibit 'C'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*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

Exhibit 'C':
Density and Development Standards

have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*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 height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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 in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. 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), any 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 one (1), 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*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (7) 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall

Exhibit 'C':
Density and Development Standards

be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (9) **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.
- (10) **Open Space.** The development shall consist of a minimum of 20.00% open space (or a *minimum of 20.286-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. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) **Trails.** A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) **Amenities.** Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

FIGURE 4: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) 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*.
- (14) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (15) 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.

Exhibit 'D':
Density and Development Standards

'C' of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

- (13) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (14) Amenity Center. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*. The amenities will feature 8' wide trails, one (1) pavilion, and at least two (2) benches and grills in the general location as depicted on *Exhibit 'C'*.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15 of the Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) VariANCES. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: December 10, 2024
SUBJECT: Z2024-056; *Zoning Change (AG to PD for SF-10) for Erwin Farms*

On November 25, 2024, the applicant -- *Adam Buczek of Skorburg Company* -- sent an email to staff requesting to withdraw Case No. Z2024-056. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to make changes to the concept plan and to address staff comments to better conform to the Unified Development Code (UDC) and the policies and goals of the City of Rockwall's OURHometown Vision 2040 Comprehensive Plan. The applicant has stated that he intends on submitting a new application for the next submittal deadline on December 13, 2024. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the December 10, 2024 meeting.

SKORBURG

C O M P A N Y

Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 25, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests to withdraw its application for a zoning change (AG to PD) with respect to Case No. Z2024-056 consisting of ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as "Erwin Farms").

Please let me know if you have any questions.

Sincerely,

Skorburg Company


Adam J. Buczek, President



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

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 Estate of Karl W Erwin

APPLICANT Skorborg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorborgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

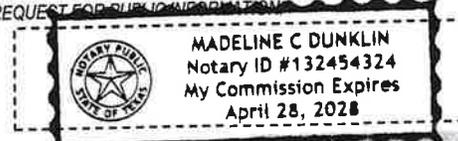
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 13th DAY OF November, 2024

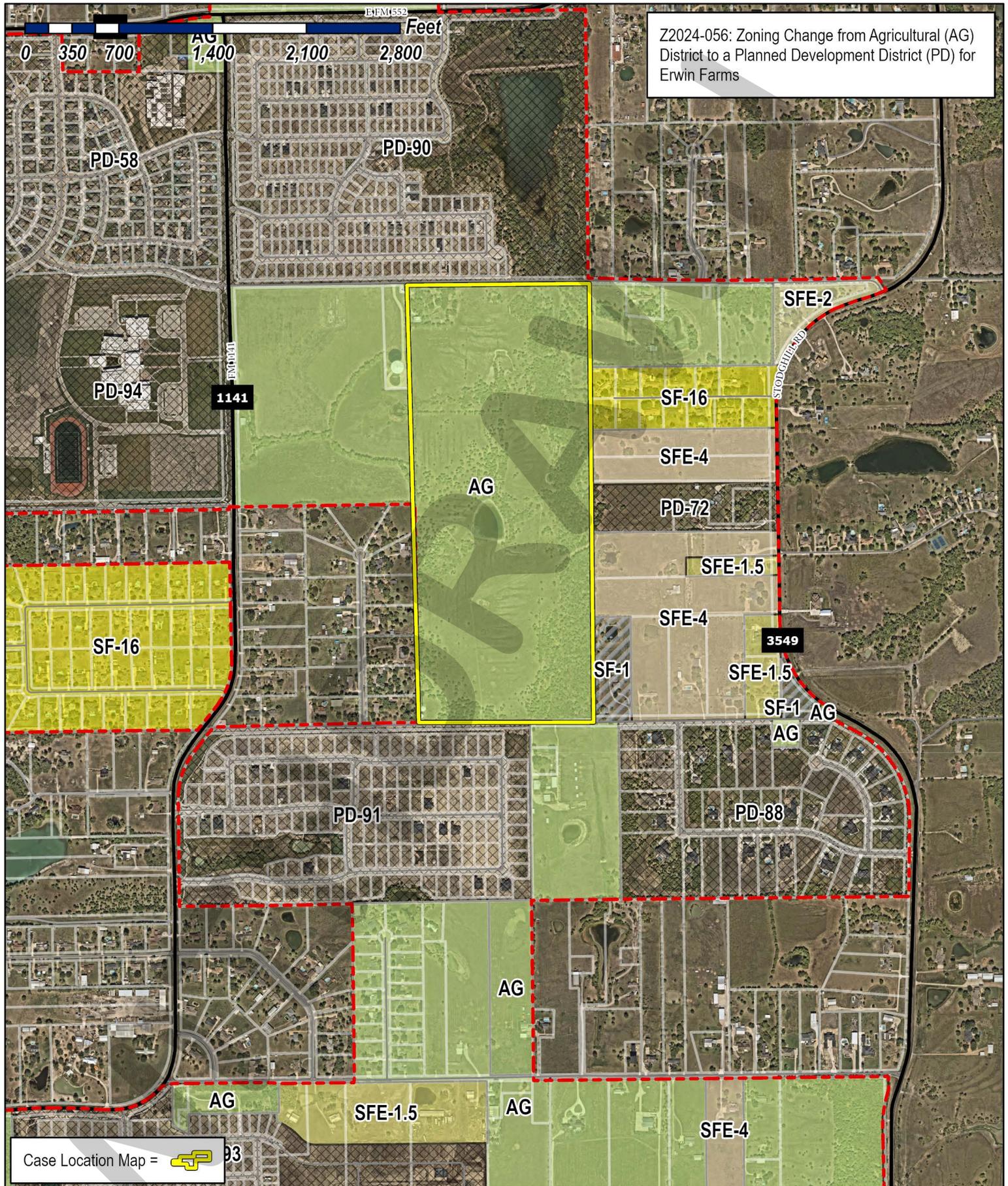
OWNER'S SIGNATURE

Karl W Erwin
Madeline Dunklin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Z2024-056: Zoning Change from Agricultural (AG) District to a Planned Development District (PD) for Erwin Farms

Case Location Map =  93



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.

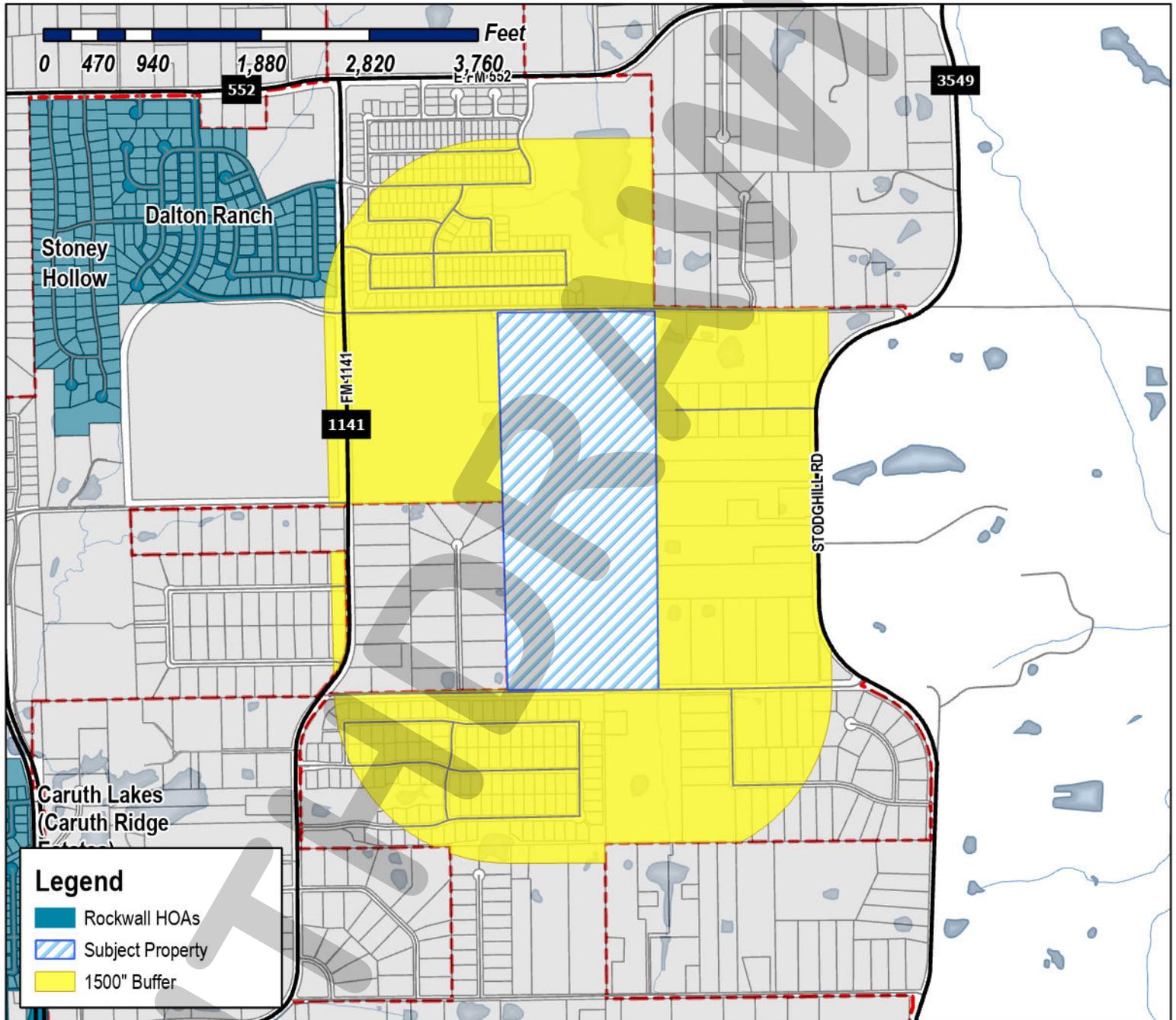




City of Rockwall

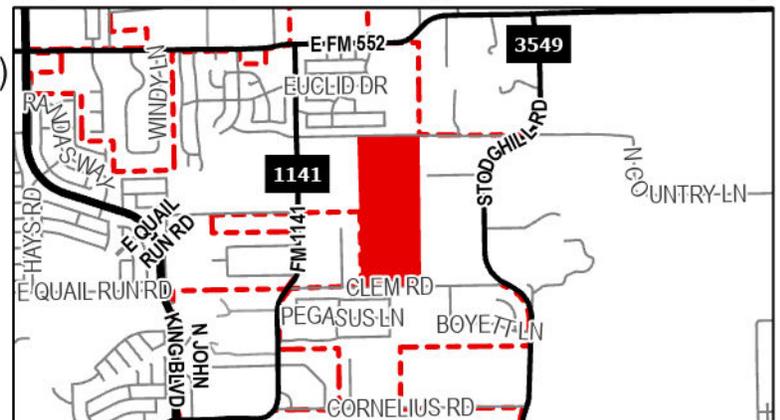
Planning & Zoning Department
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:01 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-56]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Thank you,

Melanie Zavala

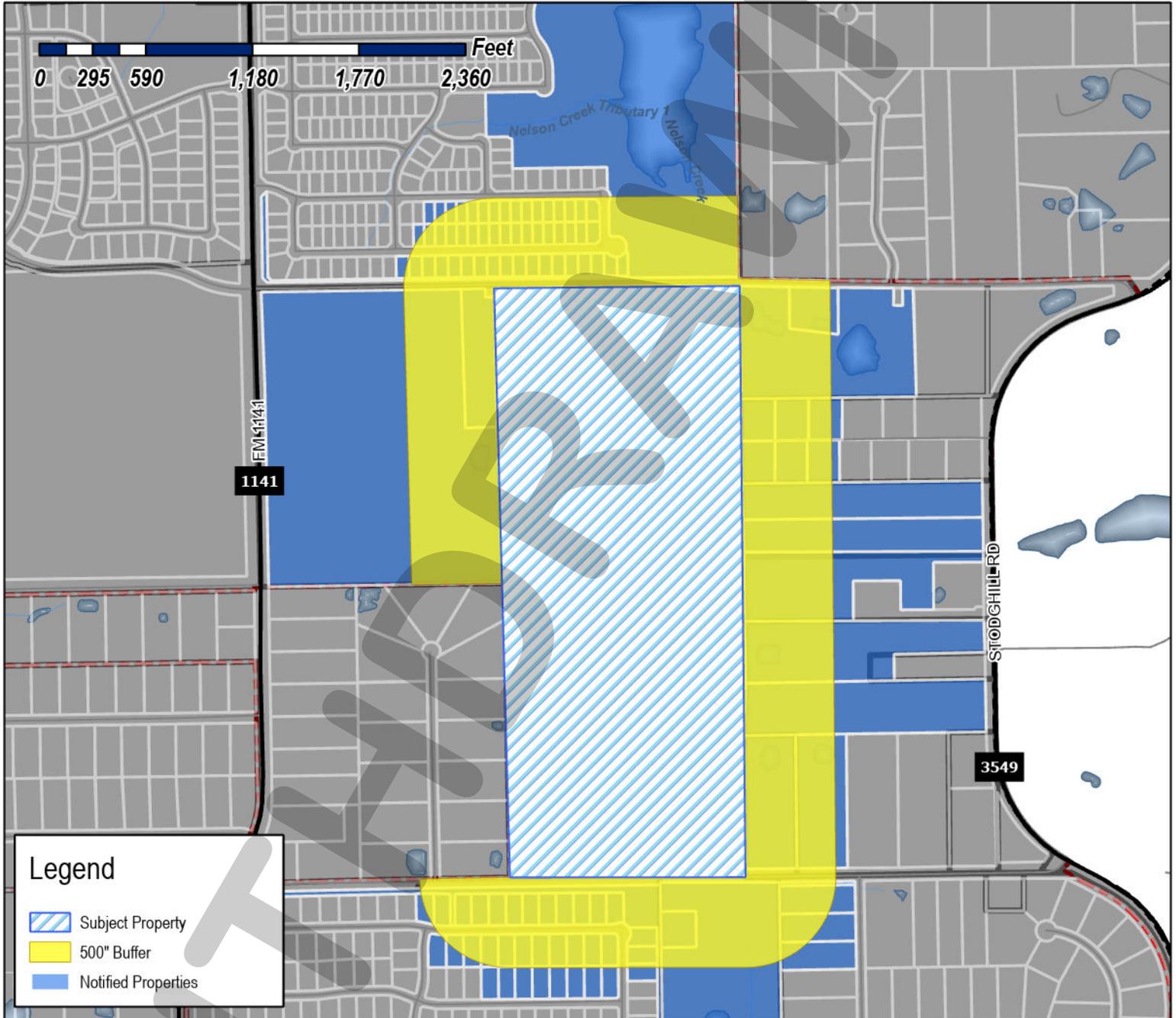
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

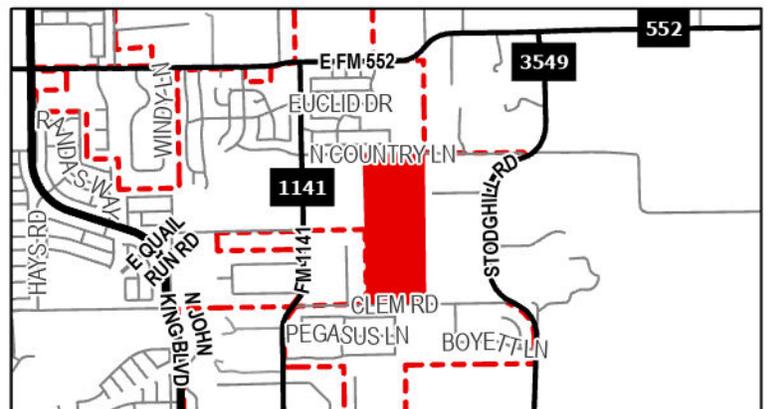
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Case Number: Z2024-056
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 11/21/2024

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



RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

WALKER MICHAEL D & JANICE E
100 ORCHARD LN
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

RESIDENT
2652 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
KARL W ERWIN ESTATE
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

ANTHONY BRANDON M & STEFANIE E
556 N COUNTRY LN
ROCKWALL, TX 75087

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
BRIAN S & NICOLE DEJARNETT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

AUTRY DIANE K
70 ORCHARD LANE
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

CARRINGTON CHRISTOPHER & DIANE
720 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

WITHDRAWN

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:

Z2024-056: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-056: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: _____

Address: _____

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

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



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

November 13, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the November 26, 2024 Planning and Zoning Meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

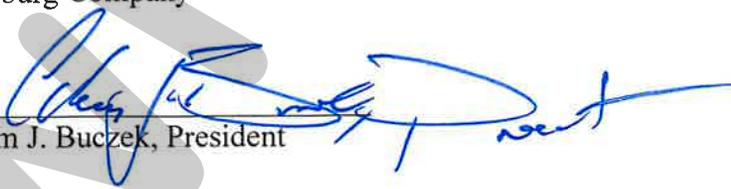
The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

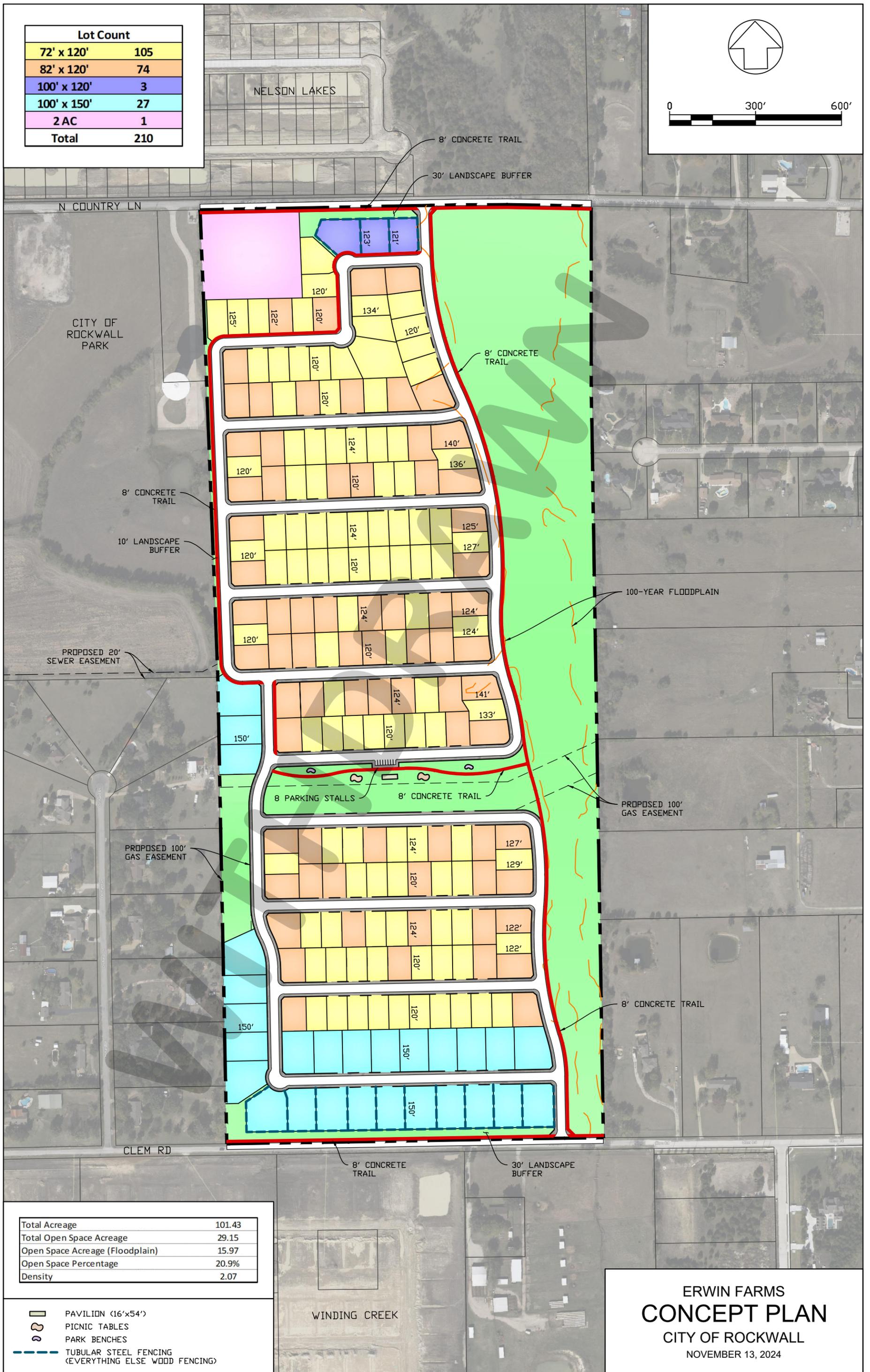
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210

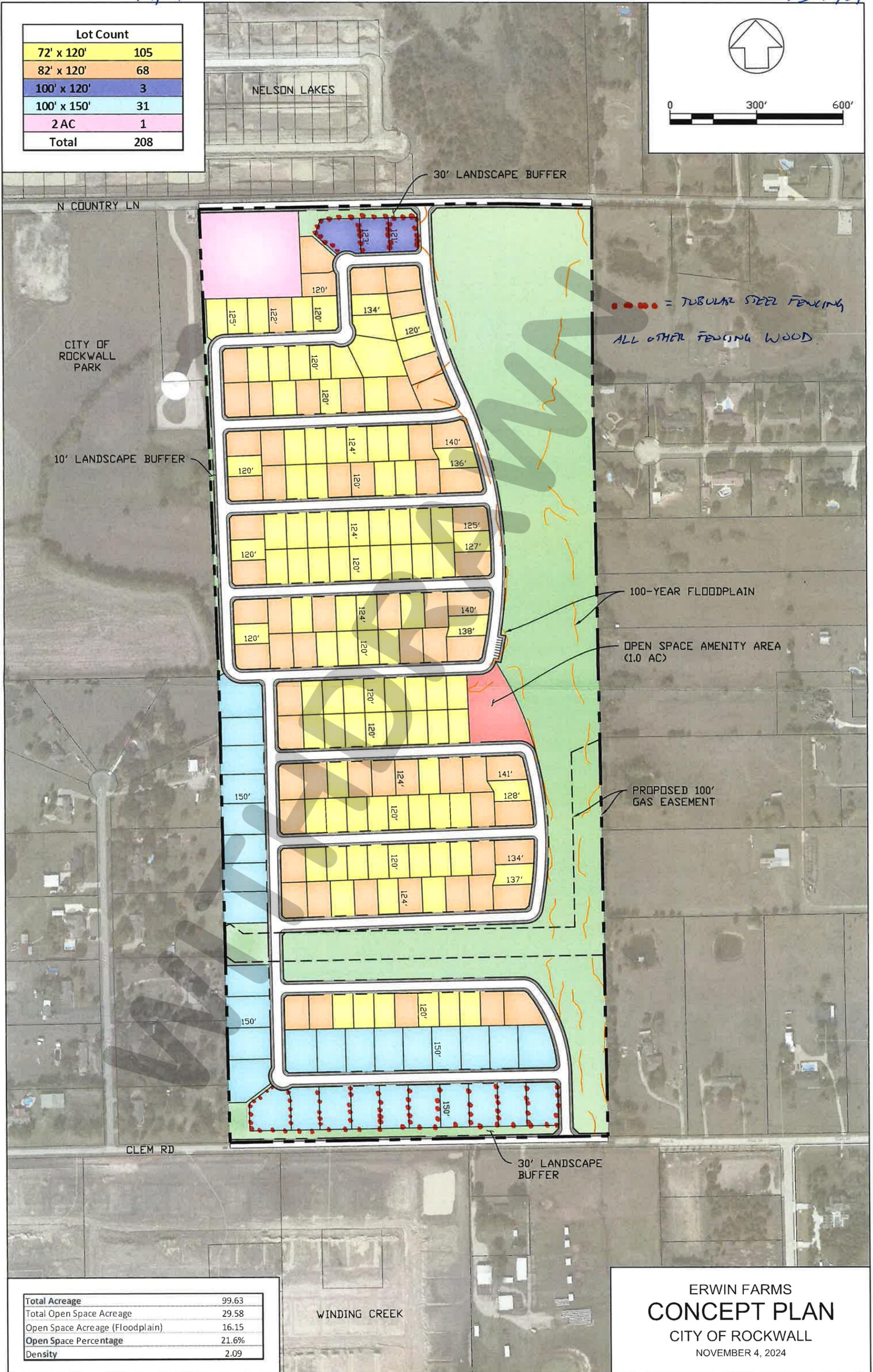
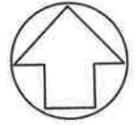


Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

-  PAVILION (16'x54')
-  PICNIC TABLES
-  PARK BENCHES
-  TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 13, 2024

Lot Count	
72' x 120'	105
82' x 120'	68
100' x 120'	3
100' x 150'	31
2 AC	1
Total	208



N COUNTRY LN

CITY OF ROCKWALL PARK

10' LANDSCAPE BUFFER

CLEM RD

NELSON LAKES

30' LANDSCAPE BUFFER

..... = TUBULAR STEEL FENCING
 ALL OTHER FENCING WOOD

100-YEAR FLOODPLAIN

OPEN SPACE AMENITY AREA (1.0 AC)

PROPOSED 100' GAS EASEMENT

WINDING CREEK

Total Acreage	99.63
Total Open Space Acreage	29.58
Open Space Acreage (Floodplain)	16.15
Open Space Percentage	21.6%
Density	2.09

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 NOVEMBER 4, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302

CITY OF ROCKWALL

ORDINANCE NO. 25-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 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.43-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, 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 Adam Buczek of the Skorburg Company on behalf of Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 101.428-acre tract of land identified as being part of the John M. Gass Survey, Abstract No. 88, 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: [_____, 202]

2nd Reading: [_____, 202]

Exhibit 'A':
Legal Description

101.428 +/- acres

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres

Exhibit 'A':
Legal Description

of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

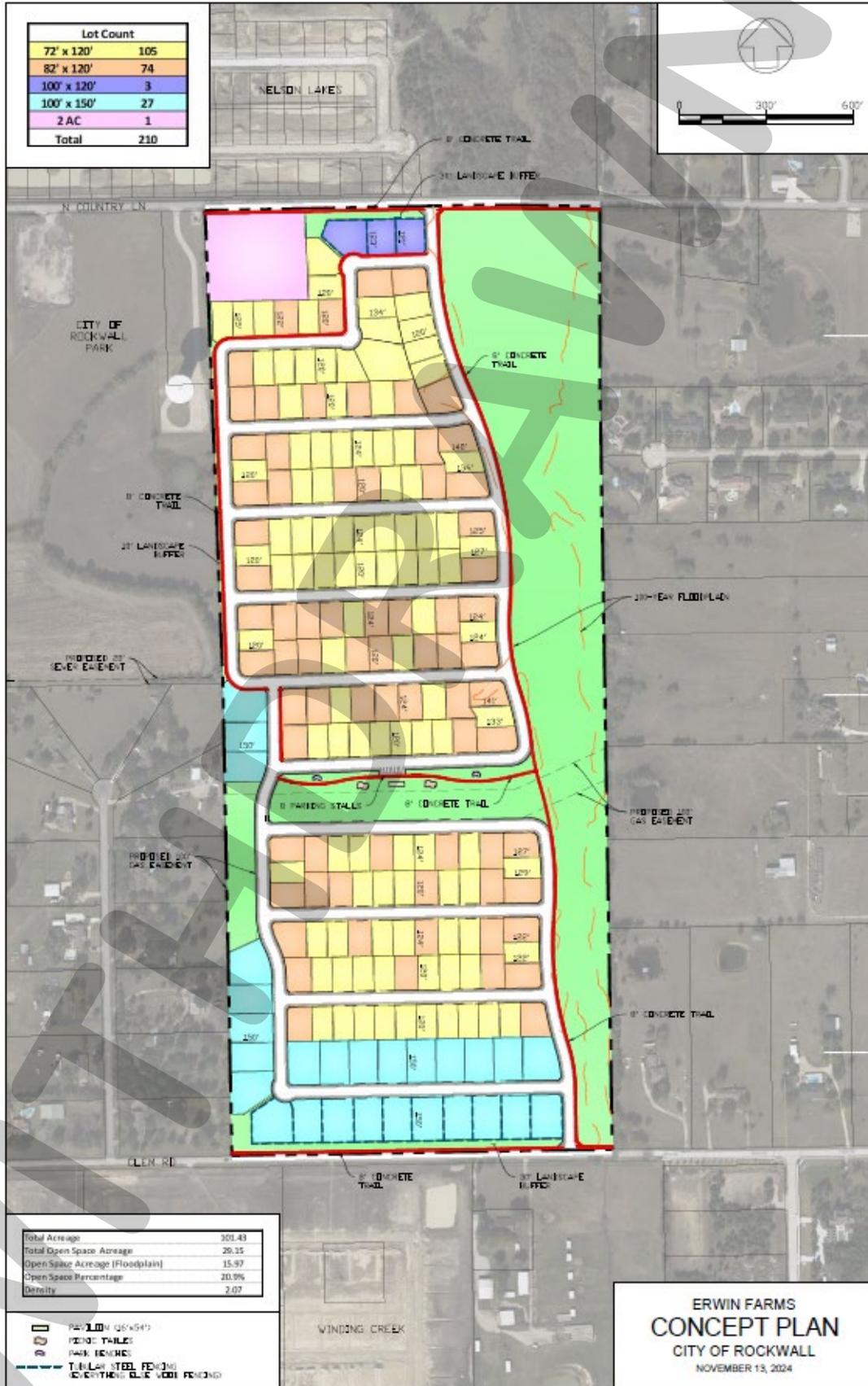
THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'C': Concept Plan



**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.23%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	2-acres	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.05 dwelling units per gross acre of land; however, in no case should the proposed development exceed 208 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes: **[RYAN – For Erik Erwin’s retained 2-acre lot, I want to make sure his existing home and existing improvements remain grandfathered. Do we need any language to that affect in this ordinance?]**

- 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 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.

**Exhibit 'D':
Density and Development Standards**

- 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. No more than 20% of the *Type 'A' Lots* (21 lots) may have a flat-front entry only garage configuration.
- 7: No more than 20% of the *Type 'A' Lots* (21 lots) may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement**. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. 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 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

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**. This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots**. The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 20% of these lots (*i.e. 21 Lots*)

Exhibit 'D':
Density and Development Standards

or 10.0% of the total lots) shall be permitted to be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a *traditional swing (or j-swing) garage configuration* -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing (or j-swing) garage configuration*, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing) configuration*.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

Figure 1. Example of coach lighting



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'D':
Density and Development Standards

FIGURE 3: EXAMPLES OF UPGRADED GARAGES



- (5) *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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	2-acre	(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 or Clem 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

Exhibit 'D':
Density and Development Standards

- (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.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard 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

Exhibit 'D':
Density and Development Standards

stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, 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. See Exhibit 'C' for the location of wrought iron / tubular steel fencing as depicted on the Concept Plan.
- (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.

(7) *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 (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width. Notwithstanding the foregoing, the sections of sidewalk as depicted on *Exhibit 'C'* as being eight (8) feet in width shall be permitted to extend up to two (2) feet outside the right-of-way (inside the lot). [Ryan – please check this paragraph for the modified language for the section of 8' trail that runs in front of SF lots.]
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit*

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

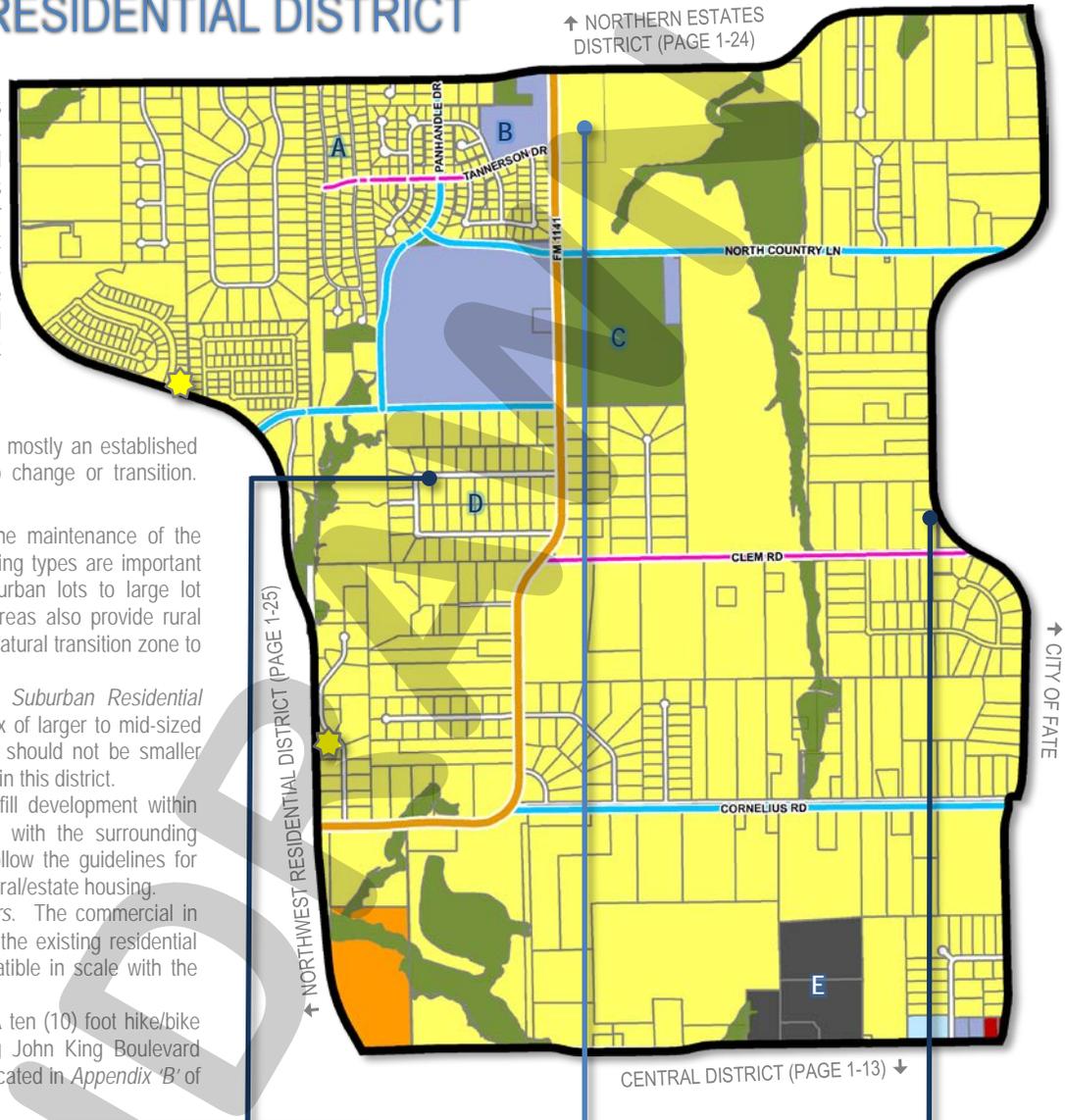
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

3.13%

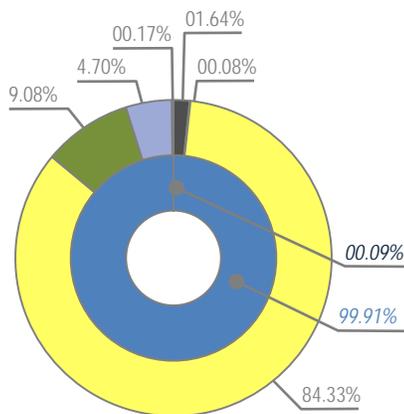
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

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*).

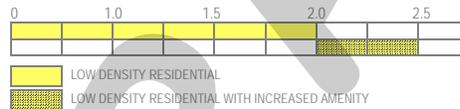
DESIGNATION CHARACTERISTICS

- 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*).

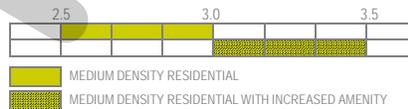
DESIGNATION CHARACTERISTICS

- 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 Vista Subdivision
- 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



CITY OF ROCKWALL

ORDINANCE NO. 25-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 LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANURARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Legal Description

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B': Concept Plan

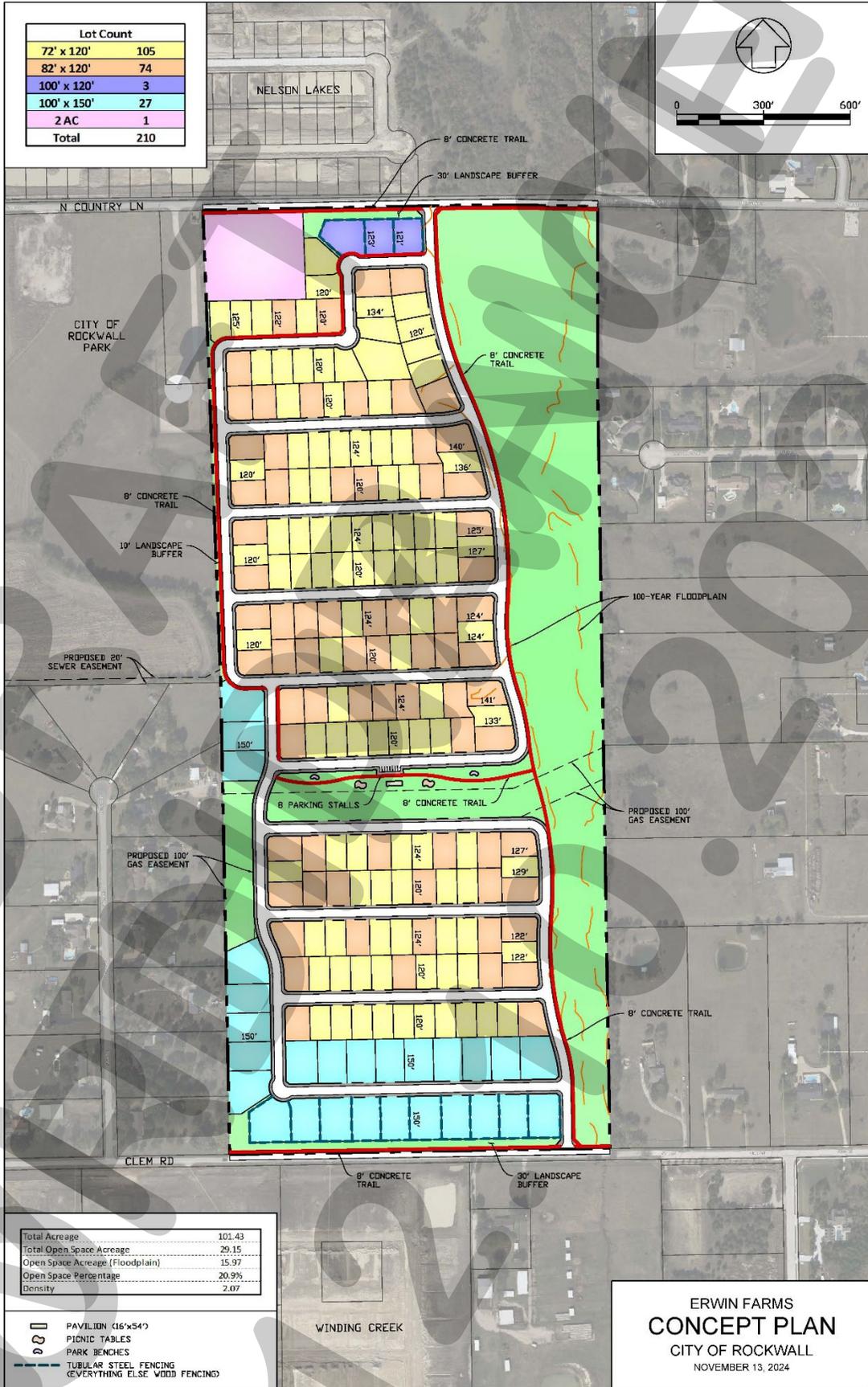


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback Adjacent to a Street ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	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 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

Exhibit 'C':
Density and Development Standards

- faces.
- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (*i.e. 21 lots*) of the *Type 'A' Lots* may have a flat-front entry garage configuration.
 - 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 - 8: Air-Conditioned Space.
 - 9: No more than 20.00% (*i.e. 21 lots*) of the *Type 'A' Lots* may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*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 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: 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.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (*i.e. 21 Lots or 10.09% of the total lots*) shall be permitted to be oriented in a *flat-front entry* configuration -- allowing the garage to be flush with the front façade of the primary

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structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include one [1] of the upgraded or enhanced finishes from *Figure 3* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



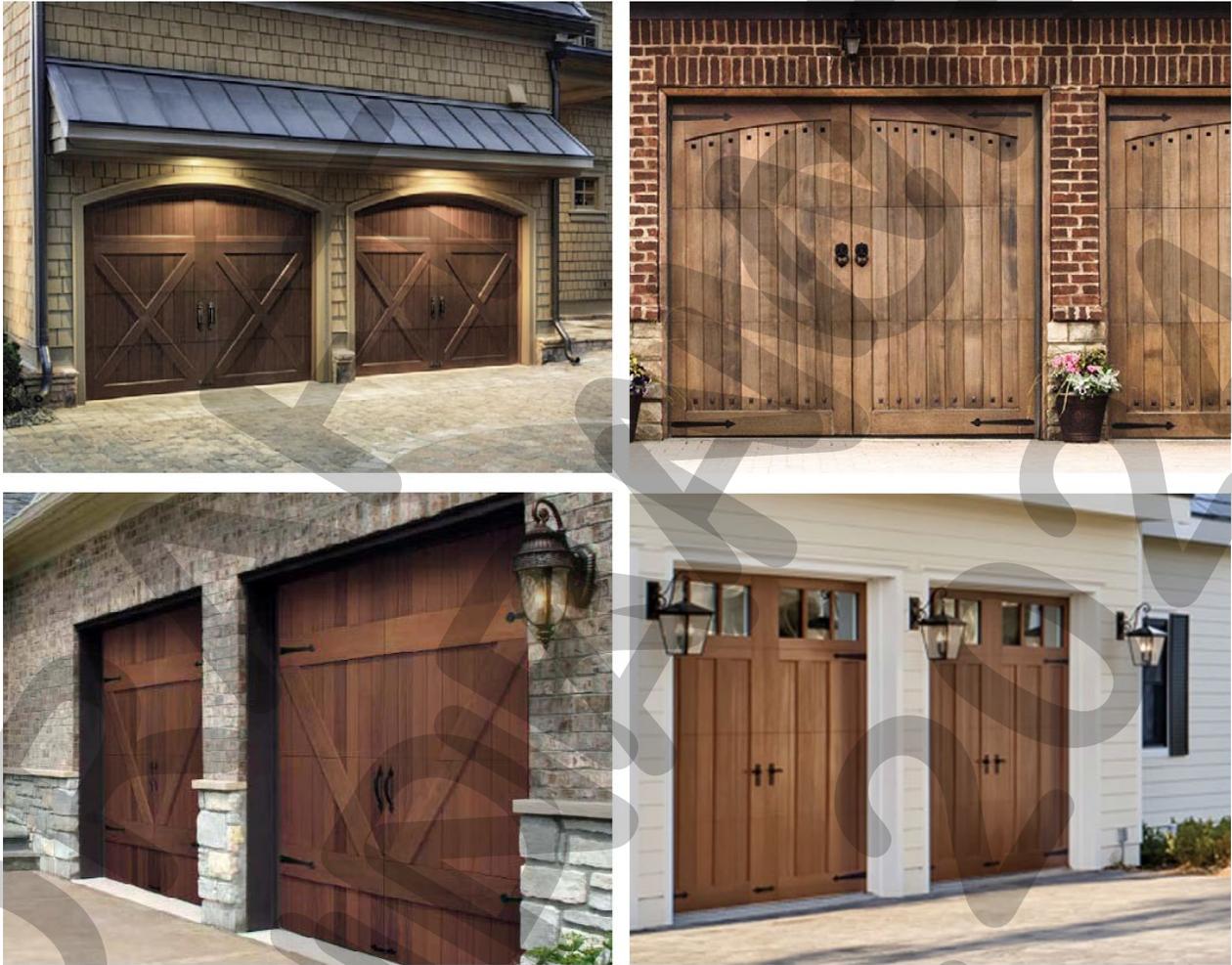
CEDAR CLADDING



ORNAMENTAL PAVING

Exhibit 'C':
Density and Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(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)

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intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem 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.



- (4) **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. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin 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. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) 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). All trail locations shall generally be in accordance with *Exhibit 'C'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*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

Exhibit 'C':
Density and Development Standards

have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*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 height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (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-foot 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 in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. 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), any 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 one (1), 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*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (7) 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall

Exhibit 'C':
Density and Development Standards

be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (9) **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.
- (10) **Open Space.** The development shall consist of a minimum of 20.00% open space (or a *minimum of 20.286-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. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) **Trails.** A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) **Amenities.** Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

FIGURE 4: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) 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*.
- (14) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (15) 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.