



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

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**TO:** Mayor and City Council

**CC:** Rick Crowley, *City Manager*  
Brad Griggs, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** May 15, 2017

**SUBJECT:** Changes to 205 By-Pass Overlay (205 BY-OV) District

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After our work session on May 1, 2017, the City Council directed staff to prepare changes to Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of creating optional lot layouts for residential properties with direct frontage on John King Boulevard. Specifically, the City Council was looking to create a set of standards for residential lot layouts that increased the separation and screening for properties adjacent to John King Boulevard. Staff has prepared a possible text amendment that creates four (4) options -- *that can be combined with the already required 50-foot landscape buffer* -- that will increase the separation between John King Boulevard and any residential structure to a minimum of 100-feet. These options are: [1] increased landscape buffer of 100-feet, [2] increased rear yard building setback of 50-feet for properties backing to John King Boulevard, [3] the incorporation of a slip street with minimum of 50-feet of right-of-way, and [4] the incorporation of an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. In addition, staff has added language that lays out the purpose of the required berm, and creates a stipulation that requires additional screening in the landscape buffer if the berm is deemed insufficient in screening traffic along John King Boulevard. The Planning and Zoning Commission will make this determination at the time of site plan. Finally, staff has made miscellaneous changes to the document for the purpose of clarifying certain sections. Should the City Council direct staff to proceed with a text amendment for this case the timeline will be as follows:

*Newspaper Advertisement Sent:* May 22, 2017  
*Newspaper Advertisement Posted:* May 26, 2017  
*Planning and Zoning Commission [Work Session]:* May 30, 2017  
*Planning and Zoning Commission [Public Hearing]:* June 13, 2017  
*City Council [Public Hearing/1<sup>st</sup> Reading of the Ordinance]:* June 19, 2017  
*City Council [2<sup>nd</sup> Reading of the Ordinance]:* July 3, 2017

If the City Council has any questions or further direction staff will be available at the meeting on May 15, 2017.

## Sec. 6.10. 205 By-Pass Corridor Overlay (205 BY-OV) District.

- A. *Purpose.* The intent of the 205 Bypass Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.
- B. *Application and boundaries.* The 205 Bypass Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- C. *Architectural standards.*
1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
    - (a) Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;
      - ☒ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
      - ☒ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
      - ☒ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
      - ☒ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
      - ☒ That the manufactured stone product shall have a minimum warranty of 75 years.
    - (b) Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.
  2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed

on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

- (a) The construction of the roof systems described in subsection C.2 above; or
- (b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

- ☒ Canopies, awnings, or porticos;
- ☒ Recesses/projections;
- ☒ Arcades;
- ☒ Peaked roof forms;
- ☒ Arches;
- ☒ Outdoor patios;
- ☒ Display windows;
- ☒ Architectural details (such as tile work and moldings) integrated into the building facade;
- ☒ Articulated ground floor levels or base;
- ☒ Articulated cornice line;
- ☒ Integrated planters or wing walls that incorporate landscape and sitting areas;
- ☒ Offsets, reveals or projecting rib used to express architectural or structural bays;
- ☒ Varied roof heights; or
- ☒ Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
  - (a) Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

*D. Site design standards.*

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum **front yard** building setbacks:

**Residential:**

**SH 205 (South) to SH 276: 25 feet.**  
**SH 276 to I-30: 25 feet.**  
**I-30 to Quail Run Road: 25 feet.**  
**Quail Run Road to SH 205 (North): 30 feet.**

**Retail/Commercial: 15-feet.**

**SH 205 (South) to SH 276: 15 feet.**  
**SH 276 to I-30: 15 feet.**  
**I-30 to Quail Run Road: 15 feet.**  
**Quail Run Road to SH 205 (North): 15 feet.**

**Industrial/Office/Technology: 50-feet.**

**SH 205 (South) to SH 276: 50 feet.**  
**SH 276 to I-30: 50 feet.**  
**I-30 to Quail Run Road: 50 feet.**  
**Quail Run Road to SH 205 (North): 50 feet.**

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:
  - (a) Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
  - (b) The ingress and egress drives shall have a minimum radius of 30 feet;
  - (c) Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
  - (d) Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
  - (e) Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
  - (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.
4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall

be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:
  - (a) Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
  - (b) Achieving the intent of the architectural standards and site design standards.
  - (c) Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.
- E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:
  1. ***Landscape Buffer. [Required width and height.]*** The buffer-strip shall be a minimum of **15 25-**feet wide for retail/commercial use; **25 50-**feet wide for residential use **with the exception of a 30-foot-wide buffer from Quail Run Road to SH 205 North**; and 50 feet wide for office, research-technology and industrial use, and include a "built-up" berm and ~~for~~ shrubbery **or a combination of both** along the entire length of the subject property's frontage along the John King Blvd. right-of-way. The minimum required height of the aforementioned berm and ~~for shrubbery or a combination thereof~~ is **30 48-**inches **and shall not exceed a maximum height of 48 inches.**
  2. *Buffer-strip plantings.* Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Blvd. right-of-way. Canopy trees, accent trees, and shrubs **as defined, along with** sizes and types are included in **subsections E(3) and (4) Subsection F.3, District Landscaping Requirements, of Appendix F, Landscaping Guidelines and Requirements, of the Unified Development Code.. The area of John King Blvd. from Quail Run Road to SH 205 North shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (i.e. deciduous or evergreen).**

***3. Plant material sizes. The following size requirements shall be required:***

***Canopy trees: four-inch caliper.***

***Accent trees: four-foot height.***

***Shrubs:***

***Deciduous: 15 inches; two-gallon minimum.***

***Evergreen: 12 inches; two-gallon minimum.***

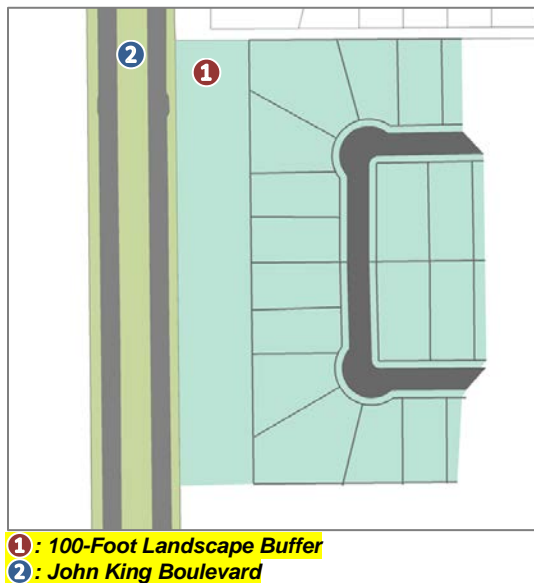
***4. Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:***

***Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.***

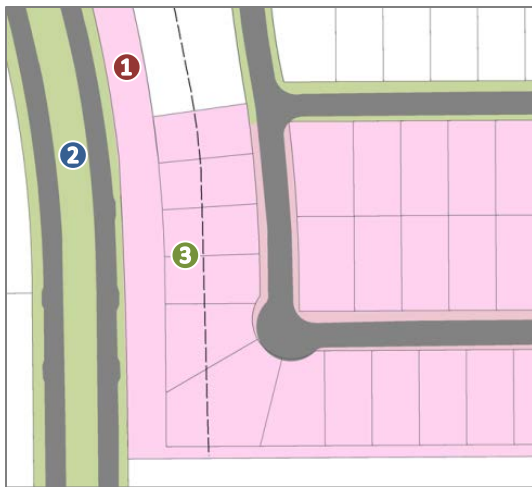
**Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.**

3. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.
- F. *Sign standards.* All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.
- G. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.
- H. *Utility placement.* All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.
- I. **Residential Frontage Requirements. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:**

**(1) Increased Landscape Buffer. A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.**

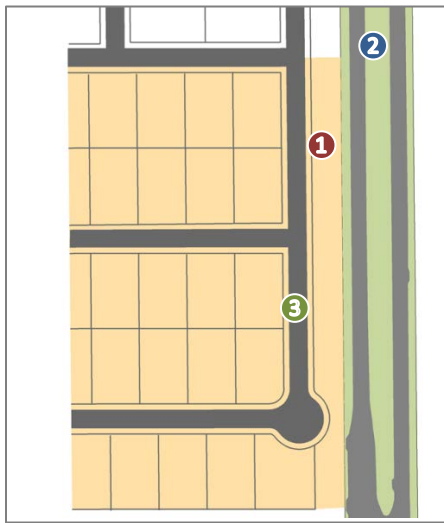


**(2) Increased Rear Yard Building Setback. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.**

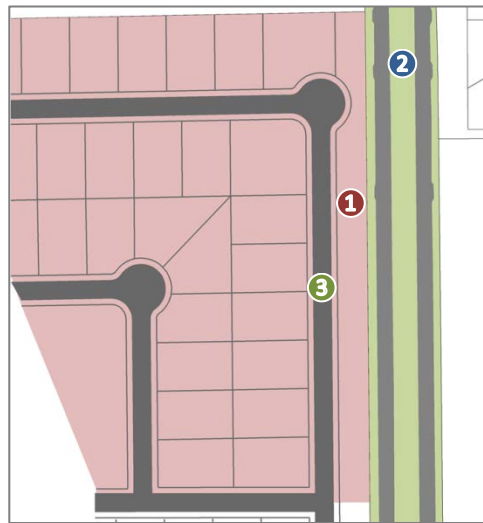


- ① : 50-Foot Landscape Buffer
- ② : John King Boulevard
- ③ : 50-Foot Rear Yard Building Setback

**(3) Incorporation of a Slip Street.** A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.



- ① : 50-Foot Landscape Buffer
- ② : John King Boulevard
- ③ : Slip Street



- ① : 50-Foot Landscape Buffer
- ② : John King Boulevard
- ③ : Slip Street

**(4) Incorporation of an Eyebrow.** An eyebrow street meeting the -- Engineering Department's requirements for right-of-way and design -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.



- ① : 30-Foot Landscape Buffer
- ② : John King Boulevard
- ③ : Eyebrow Street
- ④ : 25-Foot Front Yard Building Setback

***In addition, homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (due to topography, height, etc.) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.***

#### **PICTURE OF BUFFER AND PICTURE OF SCREENING TO BE ADDED IN FINAL ORDINANCE**

- J. Residential **Subdivision Fence** Standards. No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. ~~**Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design.**~~ Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.
- K. **Variance.** The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015)



### Sec. F.3. District Landscaping Requirements.

		Overlay Districts									NON
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	
Landscape Buffer Requirement	10' Landscape Buffer										X
	20' Berm and/or Shrubbery Row (30"-48")	X	X	X	X		X				
	15' Berm and/or Shrubbery Row (30"-48") [Retail/Commercial]					X		X	X	X	
	<b>25' Berm and/or Shrubbery Row (48") [Retail/Commercial]</b>					X					
	<b>50' Berm and/or Shrubbery Row (48") [Residential]</b>					X					
	25' Berm and/or Shrubbery Row (30"-48") [Residential]					X		X	X	X	
	50' Berm and/or Shrubbery Row (30"-48") [Industrial/Research/Technology]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	<b>3</b> 2, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

#### References:

- ☑ IH-30: Section 6.6, Article V, UDC
- ☑ SH-205: Section 6.7, Article V, UDC
- ☑ SOV: Section 6.8, Article V, UDC
- ☑ SH-66: Section 6.9, Article V, UDC
- ☑ 205-BY: Section 6.10, Article V, UDC
- ☑ N-205: Section 6.11, Article V, UDC
- ☑ E-66: Section 6.12, Article V, UDC

#### References (Continued):

- ☑ FM-549: Section 6.13, Article V, UDC
- ☑ SH-276: Section 6.14, Article V, UDC

#### Abbreviations:

- ☑ NON: Non-Overlay Districts