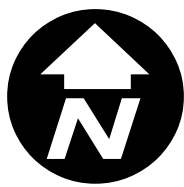


## City of Rockwall

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

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



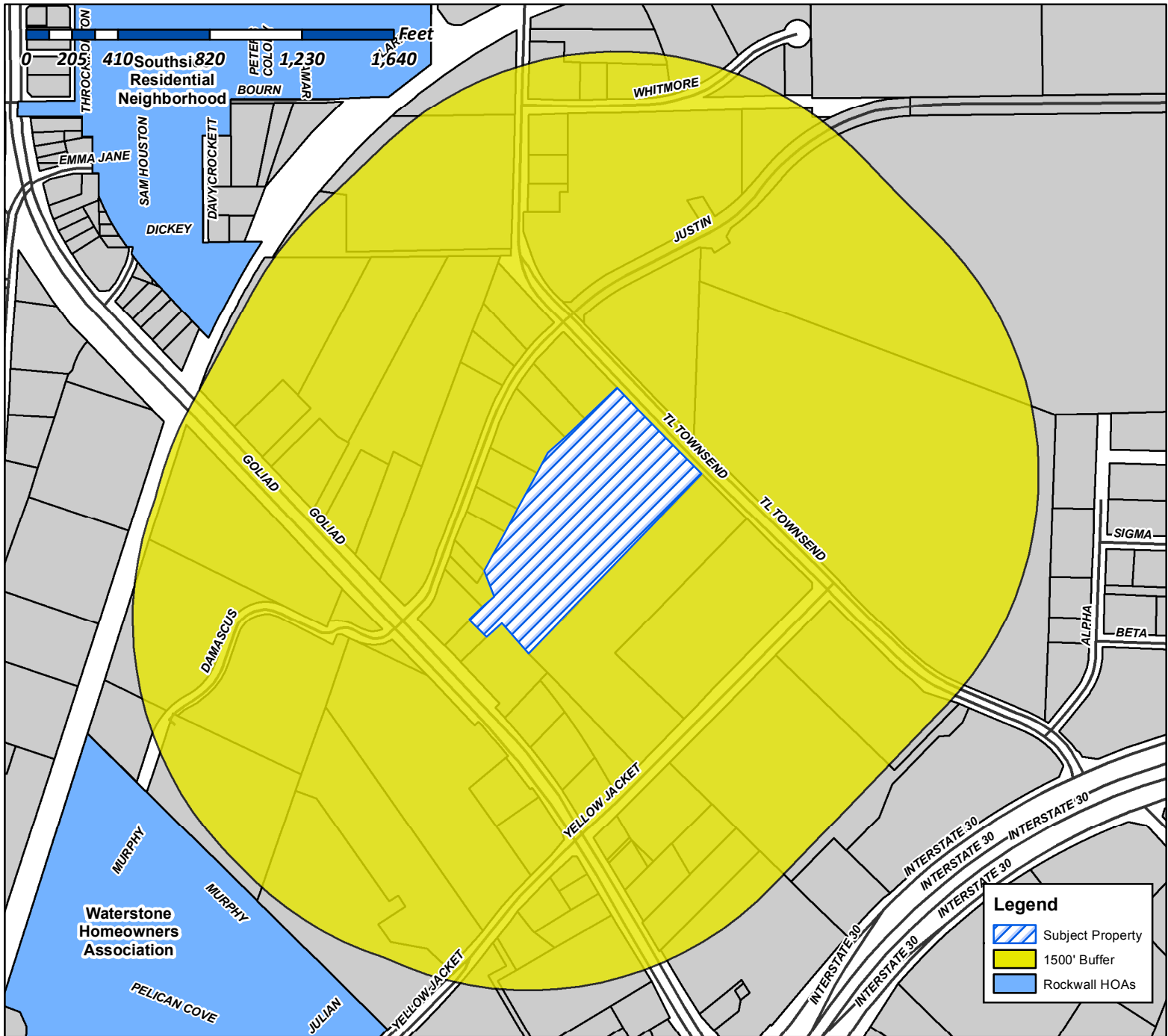




# City of Rockwall

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

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**Case Number:** Z2017-051  
**Case Name:** Zoning Change (AG & C to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** West side of T.L. Townsend Drive  
South of Justin Road

**Date Created:** 10/17/2017

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

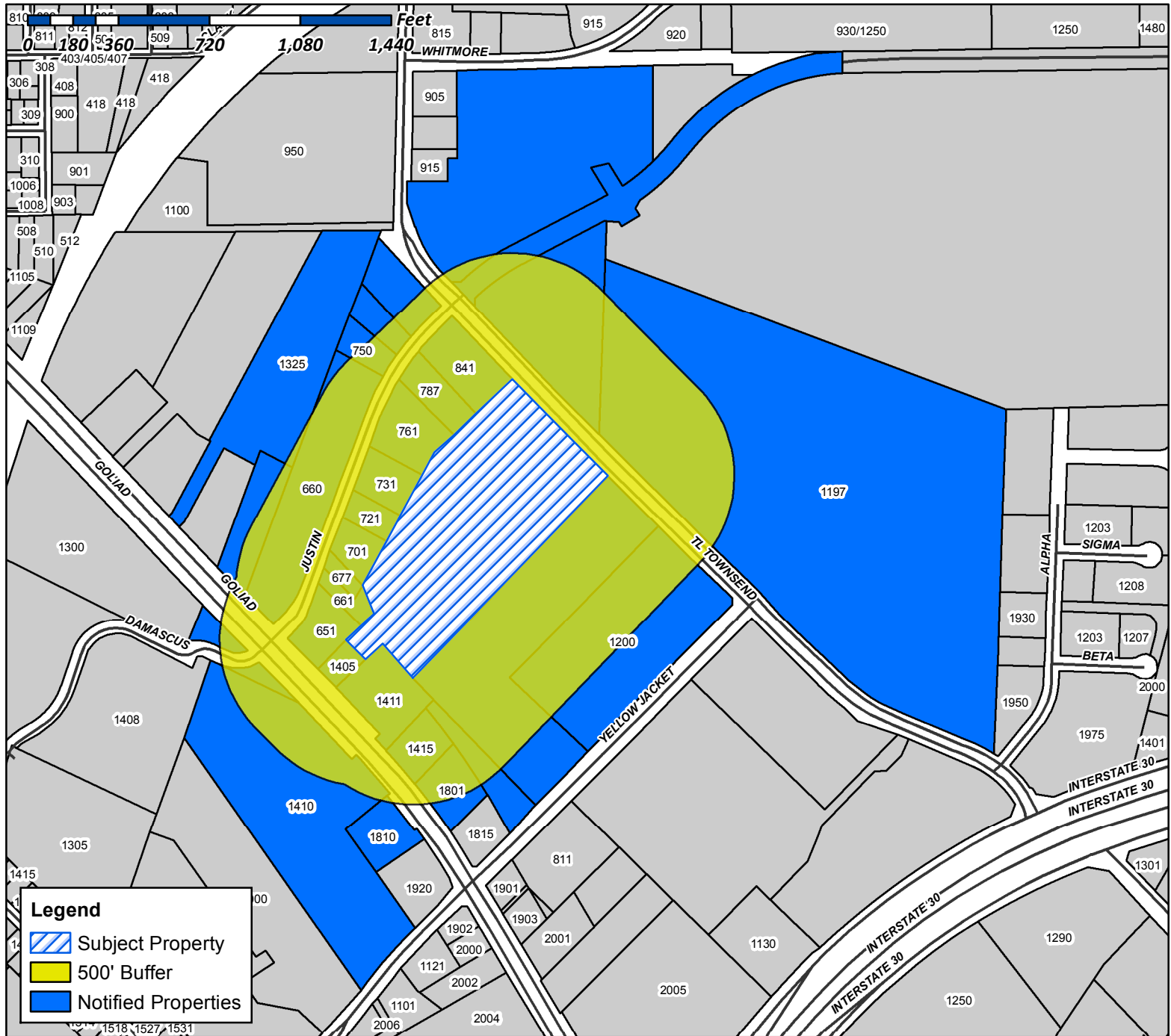




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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SMARTT LOFLAND & J BOND PTNRS  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC  
109 STILL WILD LANE  
ELGIN, SC 29045

CURRENT RESIDENT  
1197 T L TOWNSEND DR  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1325 S GOLIAD  
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1405 S GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1411 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1415 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

ADV ROCKWALL PROPERTY OWNER LLC  
2600 ELDORADO PKWY SUITE 110  
MCKINNEY, TX 75070

CAMERON & CAMERON  
4090 EAST FM 552  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
5605 N MACARTHUR BLVD SUITE 580  
IRVING, TX 75038

CURRENT RESIDENT  
651 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

BREEN & MCKEON LLP  
661 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
677 JUSTIN RD  
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC  
685 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
701 JUSTIN DR  
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK  
721 JUSTIN RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
731 JUSTIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
750 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
761 JUSTIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
787 JUSTIN DR  
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF  
ROCKWALL COUNTY THE  
841 JUSTIN RD  
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC  
C/O RICHARD C GRANT  
CULHANE MEADOWS PLLC 100 CRESCENT CT  
SUITE 700  
DALLAS, TX 75201

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

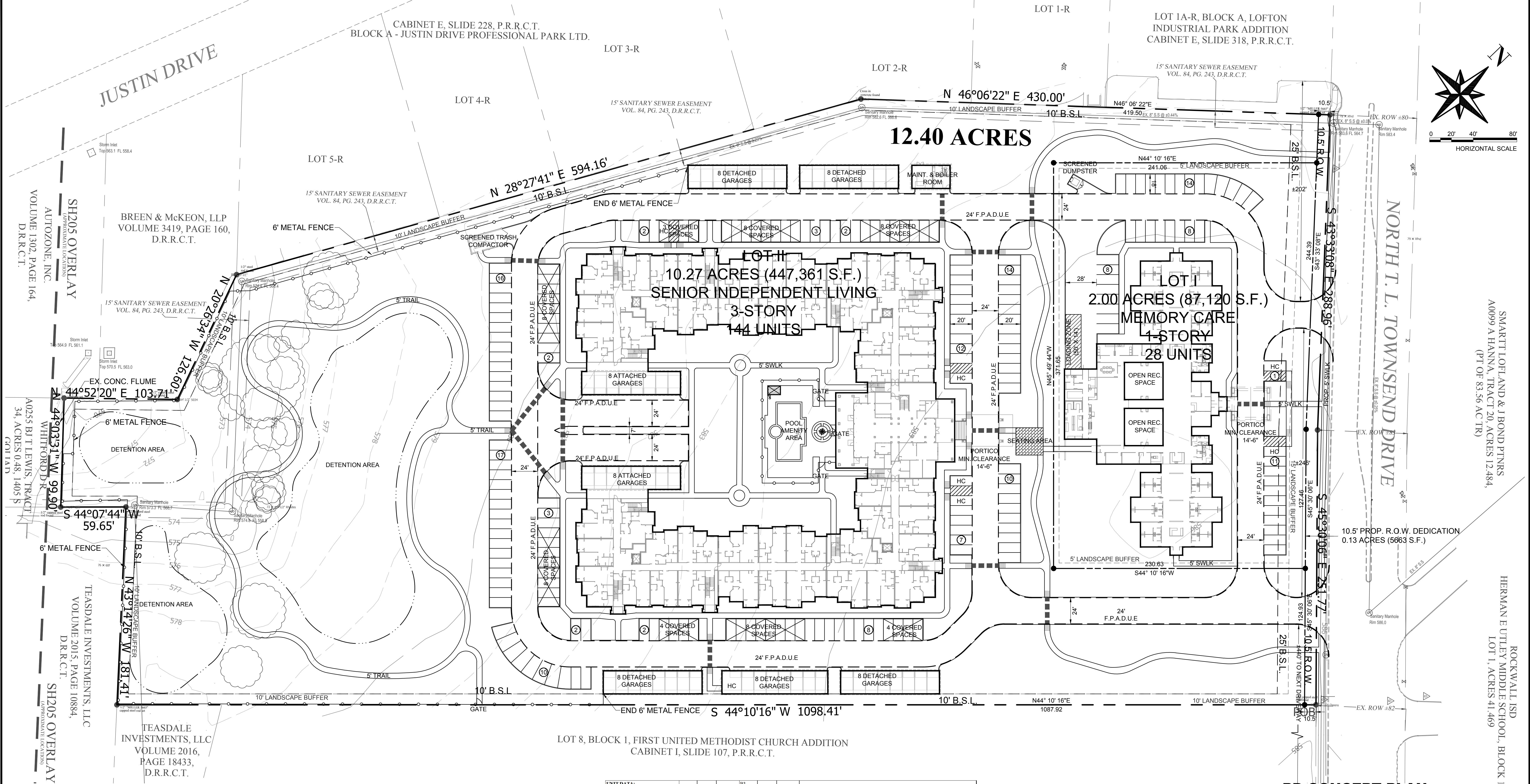
1995 OSPREY LLC  
PO BOX 1688  
ROCKWALL, TX 75087

AUTO ZONE INC  
DEPARTMENT #8088  
PO BOX 2198  
MEMPHIS, TN 38101

WHITFORD D R  
PO BOX 307  
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168





**NOTES:**

1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
3. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
5. DUMPSTER/TRASH SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.

# BURGESS & NIPLÉ

10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477  
PHONE: (281) 980-7705  
TBPE FIRM REGISTRATION NO. F-10834  
CONTACT: JOSEPH T. REUE

JOSEPH REUE, P.E.  
86358  
October 13, 2017

It is not to be used for construction purposes.

UNIT DATA:							B3 B3b B3b-alt				Totals		Net S.F.		Net square footage includes all conditioned area included within the perimeter exterior walls of a unit.		
Unit Description	A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3 B3b-alt 2B/2B	B5 2B/2B									Gross S.F.	This number does not include private interior stairs and stair flyers.		
Total Number	66	24	0	30	24	144									Gross square footage when applied to the unit, includes all square footage associated with that unit including private stairs, balconies / patio and exterior storage closets. Private garages are not included in this number.		
Net Square Footage (Boma)	731	802	963	973	968	833									Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.		
Gross Square Footage	800	854	1,053	1,047	1,045	901											
Percent of Total	45.83	16.67	0.00	20.83	16.67	100											
Unit Net Totals	48,246	19,248	0	29,190	23,232	119,916											
Unit Gross Totals	52,800	20,496	0	31,410	25,080	129,786											
<b>BUILDING DATA:</b>		A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3b-alt 2B/2B	B5 2B/2B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Garage S.F./Misc. S.F. per Building per Building	Total Gross S.F. per Building					
Bldg. Number	Bldg. Type																
Type I	Elev. SR	15	6	3	3	3	27	2	21,600	22,395	0	0	44,790				
Type II	Elev. SR	12	6	6	3	3	27	2	22,326	24,141	0	0	48,282				
Type VI	Elev. SR	6	6	6	6	6	18	2	16,032	17,352			34,704				
Leasing Office	Club			0			0	1	14,102	18,017			18,017				
<b>TOTAL</b>		Total A2	Total A3	Total A5	Total B3b-alt	Total B5	Unit Total	Total Buildings	Total Project Net S.F.	Total Unit Gross S.F.	Total Garage S.F.	Total Misc. S.F.	Total Project Gross S.F.				
		66	24	0	30	24	144	7	134,018	145,793	0	0	145,793				

## LOT II (SENIOR INDEPENDENT LIVING) BUILDING DATA

TOTAL SITE DATA				
TOTAL SITE AREA	12.4	ACRES		
TOTAL GROSS DENSITY	1.4	LOTSPERACRE		
TOTAL P.W. W/ ACCESSORY	0.13	ACRES		
LOT DATA				
LOT I (MEMORY CARE)		LOT II (SENIOR ASSISTED LIVING)		
LOT DATA				
MAXIMUM LOTS	26	LOTS	148	LOTS
TOTAL AREA	10.0	ACRES	10.07	ACRES
TOTAL PROPERTY	14	LOTSPERACRE	14	LOTSPERACRE
PARKING PROVIDED				
PARKING SPACES	150	SPACES/LOT	150	SPACES/LOT
COVERED	1	SPACES	95 (5.00%)	SPACES
UNCOVERED	1	SPACES	55 (3.75%)	SPACES
TOTAL PARKING PROVIDED	2	SPACES	150	SPACES
TOTAL PARKING PROVIDED	42	SPACES	267	SPACES
PER ACCESSIBLE (ON LOT)	2	SPACES	2	SPACES
LOT COVERAGE				
BASE LOT COVERAGE	45.00 (3.7%)	ACRES	45.00 (3.7%)	ACRES
PARKING COVERAGE	45.00 (3.7%)	ACRES	45.00 (3.7%)	ACRES
TOTAL COVERAGE	45.00 (3.7%)	ACRES	45.00 (3.7%)	ACRES
NET SITE COVERAGE	45.00 (3.7%)	ACRES	45.00 (3.7%)	ACRES
NOTES				
DOES NOT INCLUDE THE BUCKLE OR LANDSCAPE ELEMENTS				

## SITE DATA

# PD CONCEPT PLAN

fc

**"ROCKWALL  
MEMORY CARE  
&  
SENIOR INDEPENDENT LIVING  
COMMUNITY"  
A 12.40 ACRE TRACT IN  
ROCKWALL, TEXAS  
ROCKWALL COUNTY, TEXAS**

ARCHITECT:  
ARCHITETTURA, INC.  
808 18TH STREET,  
PLANO, TEXAS 75074

CONTACT: FRANK POLLACIA  
PHONE: (972) 509-0088

SURVEYOR:  
MILLER SURVEYING, INC.  
430 MID CITIES BLVD.,  
HURST, TEXAS 76054

CONTACT: JASON RAWLINGS  
PHONE: (817) 577-1052

CONTACT: DON CAMERON  
PHONE: (281) 789-9143

APPLICANT:  
ROCKWALL SIL, LLC  
CLARKE SPRINGS DRIVE  
ALLEN, TEXAS 75002

CONTACT: BART TINSLEY  
PHONE: (469) 446-1276

CASE NUMBER: (Z2017-\_\_\_\_)



# Rockwall Seniors Memory Care

28 Unit Count  
One Story



01 Elevation  
SCALE: 1" = 3/32'-0"

F:\XERO\2007\030819\ACAD\SPF\STEDRA

2 5/8' 13 3/8' 26 5/8'



SCALE: 3/32" = 1'-0"

architettura

architettura inc.  
808 18th street  
plano, texas 75074  
t. 972.509.0088 f. 972.509.0022  
pollacia@architettura-inc.com



05 Front Elevation  
SCALE: 3/32" = 1'-0"



Rockwall Seniors Study



**LEGAL DESCRIPTION FOR ROCKWALL**  
**MEMORY CARE AND SENIORS INDEPENDENT LIVING FACILITIES**

**LEGAL DESCRIPTION:** Being a tract of land out of the B. J. T. Lewis Survey, Abstract No. 255 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

**THENCE** South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

**THENCE** North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

**THENCE** South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

**THENCE** North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

**THENCE** North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

**THENCE** North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

**THENCE** North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

**THENCE** North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

**THENCE** South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

**THENCE** South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less.

October 13, 2017

City of Rockwall - Planning and Zoning Department  
Attention: Ryan Miller, AICP, Director of Planning  
385 S. Goliad Street  
Rockwall, Texas 75087

**Re: Letter of Intent – Planned Development for “Rockwall Memory Care and Seniors Independent Living Community” located on North T. L. Townsend Drive in Rockwall, Texas**

To Planning and Zoning Department:

Our Client, Rockwall SIL, LLC, would like to submit a zoning change application for a 12.4 acre planned development (PD) that would allow development of a 3-story senior independent living (SIL) community with 144 units and a 1-story memory care facility with 28 units in the City of Rockwall. The subject property is bounded by North T.L. Townsend Drive to the northeast, office/commercial uses to the northwest, an Auto Zone and commercial uses to the southwest, and vacant land to the southeast owned by the First United Methodist Church.

The southwest portion of the site is currently zoned Commercial (C). The remainder is zoned Agricultural (AG). We are requesting that the site be re-zoned as a Planned Development for use as a SIL community (age restricted to 62 years of age or older) and a memory care facility. The SIL community will be located on the western portion of the site within a 10.27 acre lot, the memory care facility will be located on the eastern portion of the site on a 2.0 acre lot and the remaining 0.13 acres along North T.L. Townsend Drive will be dedicated as street right of way. The property will be final platted as two lots, however, the SIL community and the memory care facility will be developed in one (1) phase, each on their respective lot.

The SIL community will consist of 3-story building(s) with 144 units with garages and carports available for residents. The west portion of the SIL lot will be maintained as a private open space area to preserve existing quality trees, provide onsite storm water detention and provide the residents' an active functional recreational area. The private open space shall include 5' meandering walking trails around the detention pond areas and through the existing stand of native trees. A 5' walking trail will be extended to the south property line for future connectivity to First United Methodist Church tract. Private open space areas with 5' meandering trails will also be provided along the northeast, east and southeast portions of the SIL lot. The 5' trails will be looped and allow for connectivity to the memory care facility and the 5' city sidewalk proposed along the west side of North T.L. Townsend Drive. Other amenities within the SIL community will include, but not limited to, a swimming pool, putting green and indoor recreation area.

The memory care facility will consist of a 1-story building with 28 units. The memory care facility will have a commercial kitchen with dining area. There will also be two (2) enclosed courtyards outdoor recreation areas within the memory care facility.



# BURGESS & NIPLE

---

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

Attached with this letter are the following: (1) Completed Development Application for zoning change, (2) Check for \$386 for zoning change application fee, (3) PD Concept Plan, (4) PD Development Standards, (5) Property Description of PD area, (6) Location Map with aerial photograph and PD Boundary Overlay, and (7) Typical Building Elevations for city review and comment. Should you have any questions, please feel free to contact me at 281.980.7705, extension 6301.

Respectfully submitted,

**Burgess & Niple, Inc.**

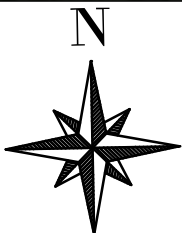
TBPE FIRM REGISTRATION NO. F-10834



Joseph T. Reue, P.E.

Vice President

Cc: Tim O'Hanlon & Bart Tinsley with Rockwall SIL, LLC



0 150' 300' 600'

HORIZONTAL SCALE

LOCATION MAP  
FOR  
"ROCKWALL  
MEMORY CARE  
&  
SENIOR INDEPENDENT LIVING  
COMMUNITY"  
ROCKWALL, TEXAS  
10701 Corporate Drive, Suite 118, Stafford, TX 77477 TBPE FIRM  
REGISTRATION NO. F-10834

**BURGESS & NIPLE**



# PD Development Standards

## **Rockwall Memory Care and Senior Independent Living Community**

**A. Authority and exemptions.** The standards and regulations set forth in this Planned Development Design Criteria document shall supersede the standards and regulations of any underlying zoning or overlay district entirely.

**B. Land Uses Allowed**

- a. Permitted uses: Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property, however, the subject property shall only be used as an Age Restricted, Memory Care Facility and Independent Senior Housing Facility allowing for the units being occupied by at least one (1) person who is sixty-two (62) years of age or older, or handicapped. The facilities must also follow all federal and state guidelines:
  - i. The housing facility or community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the Housing for Older Persons Act of 1995.
  - ii. The housing facility or community complies with all rules issued by the Secretary of Housing and Urban Development for verification of occupancy.
  - iii. The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.
- b. Permitted accessory uses to age-restricted independent senior housing and memory care:
  - i. Barber and Beauty Shop
  - ii. Cafeteria/Common Dining Facilities
  - iii. Chapel
  - iv. Community Center
  - v. Drug Store / Pharmacy
  - vi. Exercise Room
  - vii. Game Court / Gaming Room
  - viii. Greenhouse
  - ix. Handcrafted Art Work Studio
  - x. Health Studio
  - xi. Instructional Art Studio
  - xii. Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)
  - xiii. Office
  - xiv. Private Recreation Club or Area
  - xv. Retail Store (food and other goods)
  - xvi. Snack Bar
  - xvii. Swimming Pool

Note: Accessory uses are intended to be used by the residents of the proposed Age Restricted Independent Senior Housing and Memory Care Facilities and shall not be utilized by the general public.

**C. Memory Care Facility**

- 1. Unit Composition – The unit composition shall generally conform to the Concept Plan (attached).
- 2. Density and Dimensional Requirements – Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject

Property. The maximum permissible density for the Subject Property shall not exceed fourteen (14) dwelling units per gross acre of land; however, in no case should the proposed development exceed 28 dwelling units. All lots shall conform to the standards depicted in Table 1, which is as follows:

Table 1: Lot Dimensional Requirements:

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	5'
Minimum Rear Yard Building Setback	5'
Minimum Front Yard Parking Setback	15'
Minimum Side Yard Parking Setback	10'
Minimum Rear Yard Parking Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height	1-Story
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space	20%

General Notes:

- i. The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of fifteen (15) feet.
  - ii. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed 1-Story in overall height.
  - iii. The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.
3. Parking and Loading Standards – The parking and loading requirements shall be generally conform to the Concept plan (attached) and equal 1.50 parking spaces per residential unit: ±42 surface spaces (100%).
4. Building Standards – The building elevations shall generally conform to the Concept Building Elevations (attached); however, all development shall adhere to the following building standards.
  - i. Masonry Requirements – The minimum masonry requirements for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone and cast stone. Cementaceous fiberboard horizontal lap-siding and stucco may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building facades.
  - ii. Roof Design Requirements – All buildings shall be designed such that no roof mounted mechanical equipment shall be visible from any direction. Note: screening of mechanical equipment is necessary for all equipment regardless of location. Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.



- iii. Architectural Requirements – All Buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of SH-205 Overlay (SH-205 OV) District contained in Section 6, Overlay Districts, of Article V, District Development Standards, of the Unified Development Code.
- 5. Landscaping and Hardscaping Standards
  - i. Landscape Requirements – 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) feet in height at the time of planting. The following tree species are approved for planting within this development.
    - a. Canopy/Shade 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.
    - b. Accent/Ornamental Understory Trees – Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
  - ii. Landscape Buffers – A minimum of a fifteen (15) feet landscape buffer shall be provided along the frontage of T.L. Townsend Drive and a minimum of a five (5) foot landscaped buffer along the perimeter of the North, South and West property boundaries. The landscape buffer along the frontage of T.L. Townsend Drive shall incorporate one (1) canopy tree per fifty (50) linear feet of buffer area. The developer will also be responsible for the construction of sidewalks and trails required along T.L. Townsend Drive.
  - iii. Parking Lot Landscaping – All parking lot landscaping shall conform to the requirements of Article VII, landscape standards of the Unified Development Code with the exception of the following:
    - a. One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planed within the required parking islands or within 20-feet of a parking space.
    - b. Parking island shall be provided at a spacing not exceeding a maximum distance of 20 parking spaces.
    - c. No tree may be planted closer than 2.5 feet to the pavement.
  - iv. 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 at Texas licensed irrigator or landscape architect.
  - v. Hardscape – Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site plan and/or Open space amenity plan.
- 6. Trash Receptacles – Trash and recycling receptacles shall be four (4) sided with eight (8) foot walls constructed and clad with materials matching the primary structures and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not situated within any established building setbacks or landscape buffers.
- 7. Fence Standards – No perimeter fences required.
- 8. Variances – The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

#### **D. Senior Independent Living Facility**

- 1. Unit Composition – The unit composition shall generally conform to the Concept Plan (attached). However, in no case should the minimum size unit be less than 700 square feet and the average net unit area decrease below 800 square feet.
- 2. Density and Dimensional Requirements – Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay District, as specified by Article V, District Development

Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed fourteen (14) dwelling units per gross acre of land; however, in no case should the proposed development exceed 144 dwelling units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements:

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	10'
Minimum Rear Yard Carport/Parking Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height	3-Story
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space	20%

General Notes:

- iv. The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of fifteen (15) feet.
- v. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed 3-Story in overall height.
- vi. The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.
3. Parking and Loading Standards – The parking and loading requirements shall be generally conform to the Concept plan (attached) and equal 1.50 parking spaces per residential unit: ±56 Garage Spaces (25.8%), ±52 Covered Spaces (23.9%), ±109 Surface Spaces (50.2%).
4. Building Standards – The building elevations shall generally conform to the Concept Building Elevations (attached); however, all development shall adhere to the following building standards.
  - i. Masonry Requirements – The minimum masonry requirements for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone and cast stone. Cementaceous fiberboard horizontal lap-siding and stucco may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building facades.
  - ii. Roof Design Requirements – All buildings shall be designed such that no roof mounted mechanical equipment shall be visible from any direction. Note: screening of mechanical equipment is necessary for all equipment regardless of location. Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural



- feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.
- iii. Architectural Requirements – All Buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of SH-205 Overlay (SH-205 OV) District contained in Section 6, Overlay Districts, of Article V, District Development Standards, of the Unified Development Code.
5. Landscaping and Hardscaping Standards
- iv. Landscape Requirements – 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) feet in height at the time of planting. The following tree species are approved for planting within this development.
    - a. Canopy/Shade 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.
    - b. Accent/Ornamental Understory Trees – Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
  - v. Landscape Buffers – A minimum of a fifteen (15) feet landscape buffer shall be provided along the frontage of T.L. Townsend Drive and a minimum of a ten (10) foot landscaped buffer along the perimeter of the North, South and West property boundaries. The buffer trees along the North property line shall be located a minimum of fifteen (15) feet south of the north property line to avoid conflicts with an existing fifteen (15) foot sanitary sewer easement. Each landscape buffer shall incorporate one (1) canopy tree per fifty (50) linear feet of buffer area. The developer will also be responsible for the construction of sidewalks and trails required along T.L. Townsend Drive.
  - vi. Parking Lot Landscaping – All parking lot landscaping shall conform to the requirements of Article VII, landscape standards of the Unified Development Code with the exception of the following:
    - a. One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planed within the required parking islands or within 20-feet of a parking space.
    - b. Parking island shall be provided at a spacing not exceeding a maximum distance of 20 parking spaces.
    - c. No tree may be planted closer than 2.5 feet to the pavement.
  - vii. 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 at Texas licensed irrigator or landscape architect.
  - viii. Hardscape – Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site plan and/or Open space amenity plan.
6. Trash Receptacles – Trash and recycling receptacles shall be four (4) sided with eight (8) foot walls constructed and clad with materials matching the primary structures and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not situated within any established building setbacks or landscape buffers.
7. Fence Standards – Fences located along the north, south and west property boundaries as shown on the concept plan (attached) shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
8. Variances – The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.