

City of Rockwall

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

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

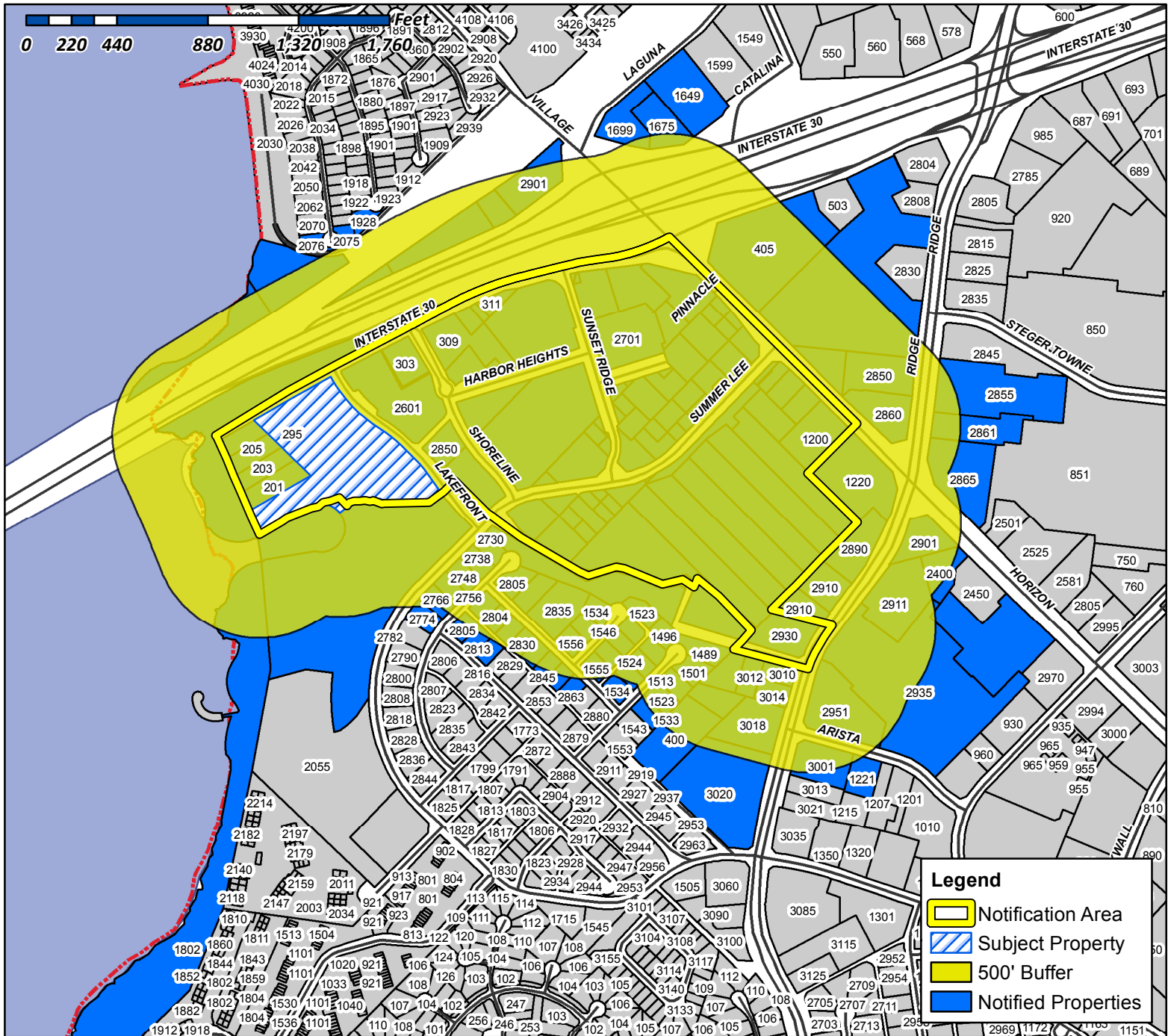




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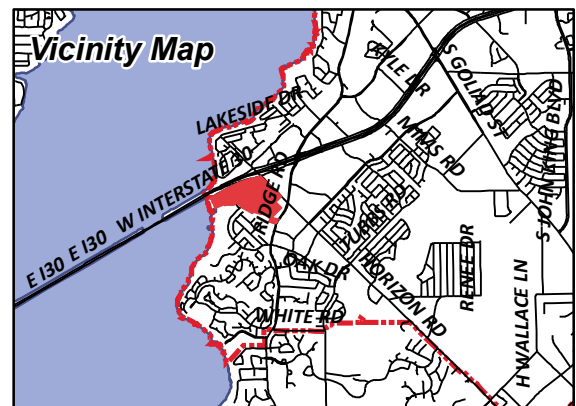
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Case Number: Z2017-055
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of the intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: 10/19/2017

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



FRIEDEL JOHN M & SANDRA G
1 KEAHOE PLACE APT 1204
HONOLULU, HI 96825

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

WIESENDANGER CHRISTIAN AND KORIN
GARNER-
14644 SUNNY WATERS LN
DELRAY BEACH, FL 33484

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

LYON TERENCE A AND LINDA E
1533 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75032

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 EAST INTERSTATE 30
ROCKWALL, TX 75032

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75032

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

EMERIROCK LLC
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

M & S MCGRATH TRUST AND MARY P MCGRATH
TRUST
C/O FAUSSET NEELY INC 199 FIGUEROA ST
THIRD FLOOR
VENTURA, CA 93001

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

From: [Kevin Hickman](#)
To: [Miller, Ryan](#)
Subject: Harbor Land
Date: Wednesday, October 18, 2017 1:09:37 PM
Attachments: [pab-logode2e97housee0af77](#)
[Harbor site plan 450 units.pdf](#)
[Lot 9 Plat.pdf](#)

Ryan,

Thank you for your time this morning. As we discussed, we have a portion of Lot 9, Block A Harbor-Rockwall Addition and all of the 1.225 acre lot identified on the plat as Rockwall Rental Properties L.P. under contract, see attached plat for reference. The Seller is retaining a portion of the Lot 9 and retaining the rights to develop 75 condo units on that parcel (the finger piece on the site plan that fronts the fountain as noted as 3-story mixed use above parking podium).

Since the Seller is retaining 75 units, that leaves only 324 units for the remaining land and we would like to make the request to increase our unit count from 324 units to 375 units to maximize the area and allow us to build the public parking garage as noted on the site plan.

While the site plan notes 4-story dwelling units and even references mixed-use, we will likely have to increase the larger project to 5 stories and I am not sure the 3-story will be mixed-use. Do I need to revise the plan to remove these details for the Planned Development approval process?

Please review and let me know if you need any additional information.

Thank you.

Kevin Hickman

Senior Vice President of Multifamily and Retail

//



P (214) 389-6901 // F (214) 871-2799 // M (214) 549-3873

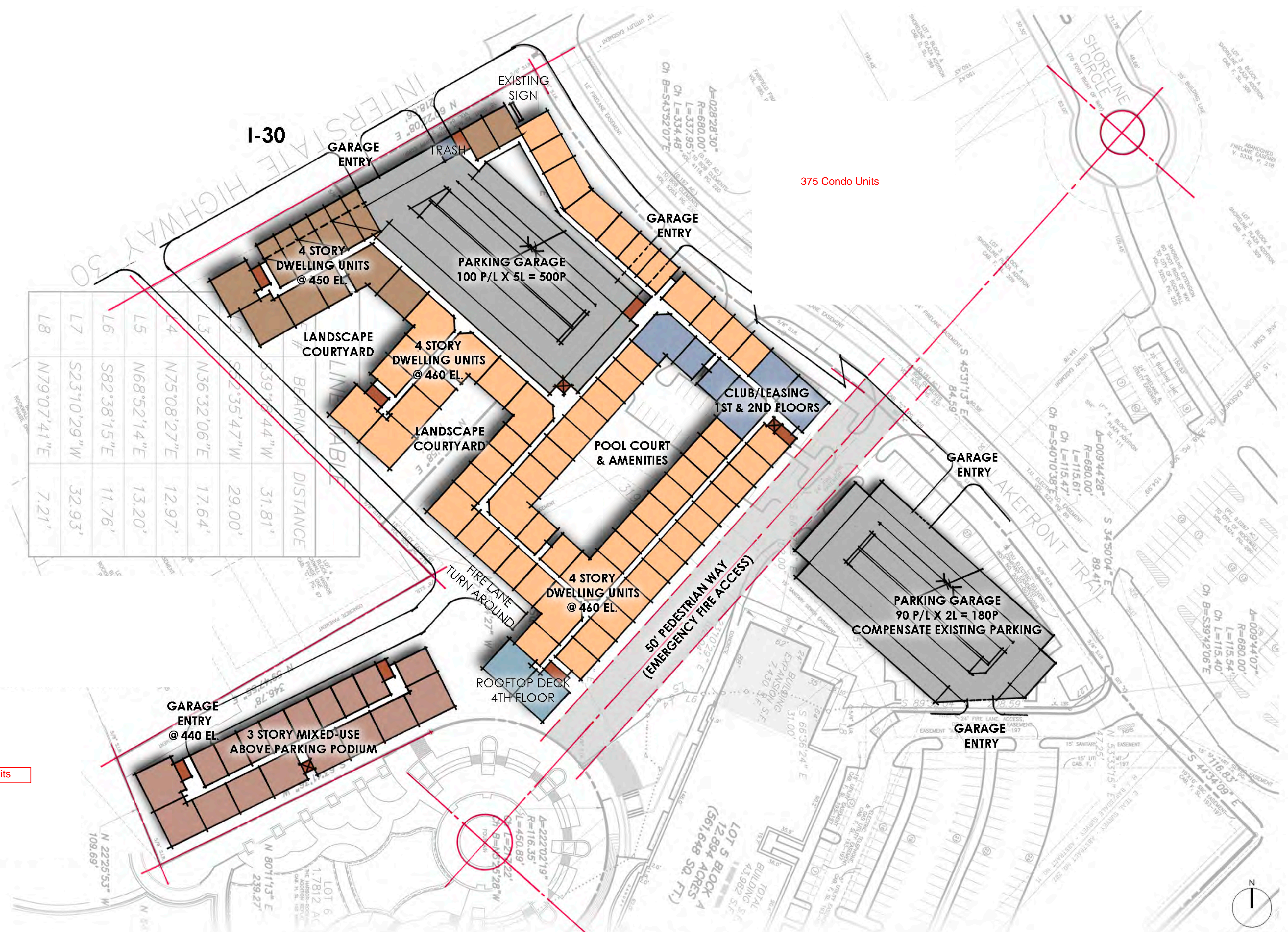
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

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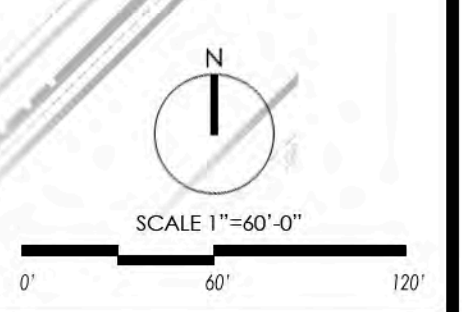
[Click to read full disclaimer.](#)



HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

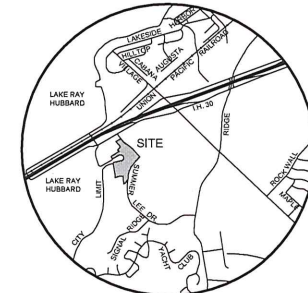
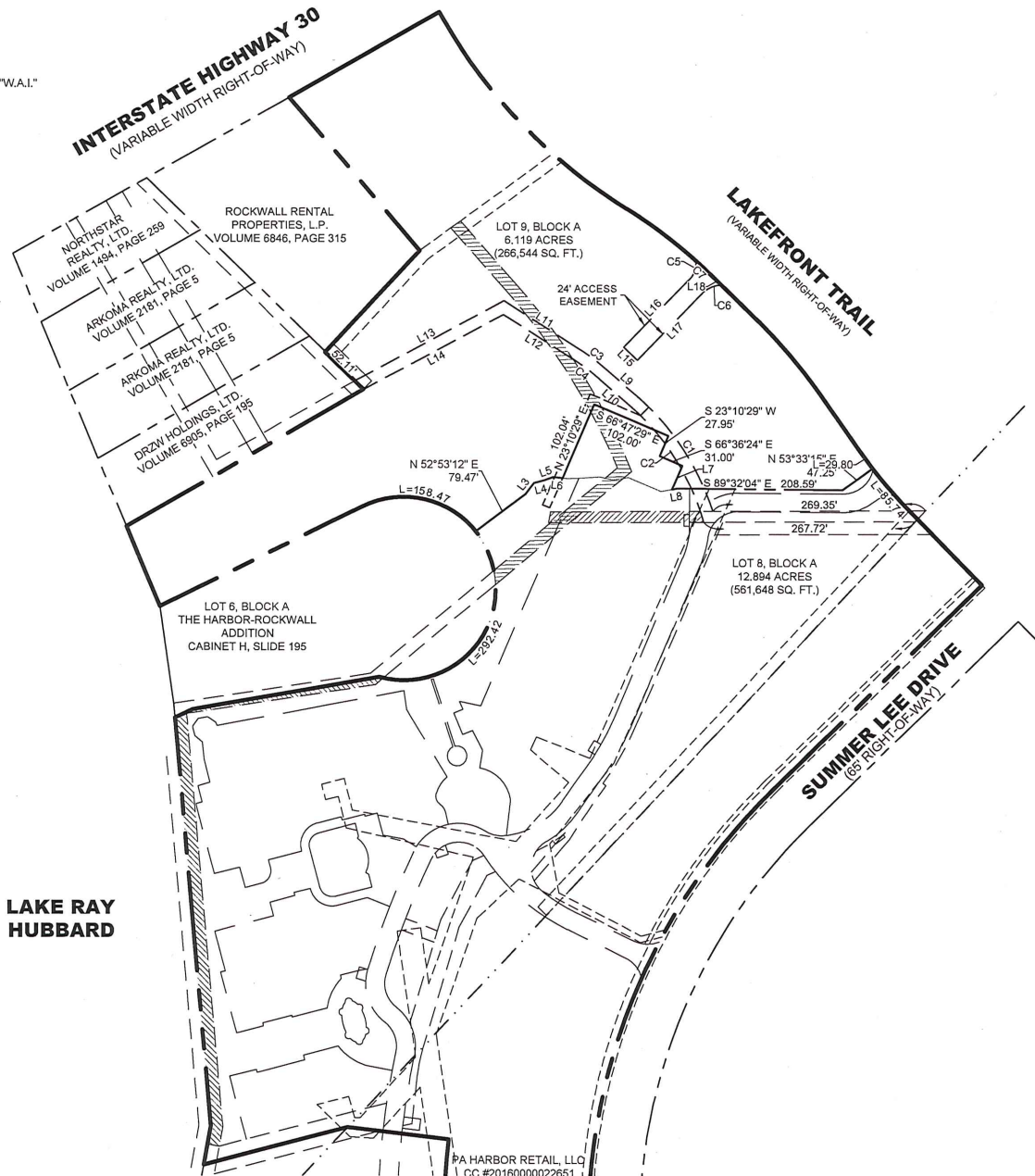
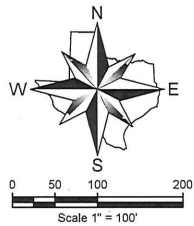
ROCKWALL, TEXAS

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17126
02.16.2017
PegasusAblon

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE



VICINITY MAP
NOT TO SCALE

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

(772) 400-7089
(772) 400-7088
(772) 400-7081

8750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230

Texas Engineers Registration No. 89
Texas Surveyors No. 100560/0 Expires 12/31/2015

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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

Date : 01.06.17
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

**SHEET
1
OF
4**

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A,
HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

CONSULTING ENGINEERS:
Winkelman & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 5)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 7)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

CITY OF ROCKWALL

ORDINANCE NO. 13-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 11-43, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 10-21] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 12.72-ACRES FOR PROPERTY IDENTIFIED AS TRACTS 16 & 16-1, M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; LOT 7, BLOCK A, THE HARBOR-ROCKWALL ADDITION; LOT 1-1, BLOCK A, HENRY AFRICA SUBDIVISION ADDITION; AND LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; 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 Russell Phillips on behalf of Randall Noe with Rockwall Rental Properties, L.P., for a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) on an approximately 12.72-acre tract of land identified as Tracts 16 & 16-1, M. J. Barksdale Survey, Abstract No. 11; Lot 7, Block A, The Harbor-Rockwall Addition; Lot 1-1, Block A, Shoreline Plaza Addition; and Lot 3A, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas; and more fully described in Exhibit 'A' 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 Ordinance No. 11-43, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plan approved with Ordinance No. 11-43 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described 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*; and,

Section 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *Zoning Exhibit* depicted in *Exhibit 'B'* of this ordinance;
- 2) Future submittals shall conform to all requirements stipulated in Planned Development District 32 (PD-32) as specified in Ordinance No. 10-21 [*as amended*], with the exception of the modifications stipulated in this ordinance, specifically with regard to the following requirements concerning street types:
 - a. Lakefront Trail (i.e. the north/south public road connecting Interstate Highway 30 to Summer Lee) shall be designed and constructed in accordance with the *Street Type 'E'* standards stipulated in Ordinance No. 10-21 and outlined in the draft ordinance, and
 - b. Harbor Heights Drive (i.e. the east/west public road connecting Lakefront Trail and Shoreline Circle) shall be designed and constructed in accordance with the *Street Type 'D₁'* standards stipulated in *Exhibit 'C'* of this ordinance.
- 3) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the three (3) affected subdistricts (i.e. the Harbor Residential Subdistrict, the Freeway Frontage Subdistrict and the Harbor Link Mixed-Use Subdistrict) shall conform to the Harbor District Guidelines (Resolution 10-40 [*Exhibit 'A'*]), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a Pedestrian Access Easement to be shown of the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support their use.

Section 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

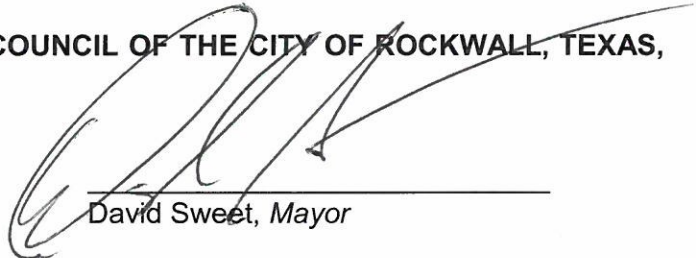
Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. 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 7. 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;

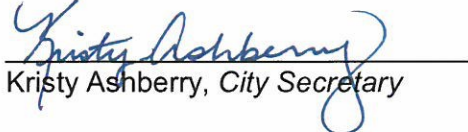
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17th DAY OF JUNE, 2013.**



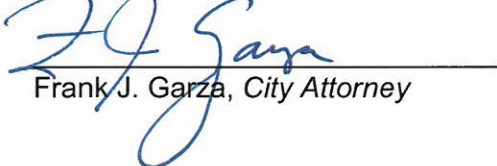
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: June 3, 2013

2nd Reading: June 17, 2013

Exhibit 'A':
Legal Description

Tract 1 (2.96-Acres): Lot 1-1, Block A, Henry Africa Addition & Lot 3A, Block A, Shoreline Plaza Addition

LEGAL DESCRIPTION

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being all of multiple tracts conveyed to Bob L. Clements as recorded in Volume 5203, Page 230, Volume 5203, Page 237, Volume 4116, Page 216, Volume 0833, Page 214 of the deed records of Rockwall County, Texas and also being part of Lot 3 Block A of Shoreline Plaza Addition as recorded in Cabinet D, Page 285 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" set in concrete on the Southwest right of way line of Interstate Highway No. 30 (a variable width right of way) at the Northwest corner of said Bob L. Clements tract as recorded in Volume 5203, Page 230 of said Deed Records;

THENCE North 58 degrees 59 minutes 27 seconds East, along the South right of way line of Interstate Highway No. 30 and the North line of said Bob L. Clements tract a distance of 35.41 feet to a 1/2" iron rod found at the Northeast corner of said Bob L. Clements tract recorded in Volume 4116, Page 216 also being the Northwest corner of Bob L. Clements tract recorded in Volume 0833, Page 214 of said Deed Records, said point being the beginning of a curve to the right whose radius is 11,309.20 feet and whose long chord bears North 62 degrees 16 minutes 25 seconds East, 207.71 feet;

THENCE along said curve to the right and along the South right of way line of said Interstate Highway No. 30 a central angle of 01 degree 03 minutes 08 seconds, an arc length of 207.71 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE South 28 degrees 53 minutes 27 seconds East leaving the South right of way line of Interstate Highway No. 30, a distance of 213.36 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE North 60 degrees 52 minutes 06 seconds East, a distance of 157.82 feet to a 1/2" iron rod set with cap stamped DAI on the Westerly line of Lakefront Trail (a 70 feet right of way) said point also being located in a southerly direction along a curve to the left on having a radius of 1,265.31 feet an arc distance of 17.64 feet from the Southeast corner of Lot 2 Block A of aforesaid Shoreline Plaza Addition, said point being on a curve to the left whose long chord bears South 26 degrees 48 minutes 06 seconds East, 65.33 feet;

THENCE along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 02 degrees 54 minutes 44 seconds, an arc length of 65.33 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 50.00 feet and whose long chord bears South 23 degrees 34 minutes 57 seconds East, 70.19 feet;

THENCE along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 59 degrees 08 minutes 27 seconds, an arc length of 77.80 feet to an "x" set in concrete at the beginning of a curve to the left whose radius bears 778.60 feet and whose long chord bears South 20 degrees 40 minutes 38 seconds East, 106.69 feet;

THENCE along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 07 degrees 59 minutes 40 seconds, an arc length of 106.78 feet to a 1/2" iron rod set with cap stamped DAI at the Northeast corner of Lot 5 Block A, Replat of Shoreline Plaza Addition as recorded in Cabinet G, Page 111 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 12 minutes 54 seconds West along the North line of said Lot 5 Block A, a distance of 224.88 feet to an "x" set in concrete at the Southwest corner of Bob L. Clements tract recorded in Volume 5203, Page 237, of said Deed Records;

THENCE North 43 degrees 32 minutes 52 seconds West, along the Westerly line of said Bob L. Clements tract recorded in Volume 5203, Page 237, a distance of 78.64 feet to an Nag Nail set in concrete at the beginning of a curve to the left whose radius bears 645.54 feet and whose long chord bears North 51 degrees 50 minutes 57 seconds West, 142.46 feet;

THENCE along said curve to the left a central angle of 12 degrees 40 minutes 19 seconds, an arc length of 142.77 feet to an "x" set in concrete at the beginning of a curve to the right whose radius bears 646.81 feet and whose long chord bears North 43 degrees 52 minutes 50 seconds West, 319.59 feet;

THENCE along said curve to the right a central angle of 28 degrees 28 minutes 01 seconds, an arc length of 322.90 feet to an "x" set in concrete on the Westerly line of a tract to Bob L. Clements recorded in Volume 5203, Page 230 of said Deed Records;

THENCE North 29 degrees 38 minutes 51 seconds West along said Bob L. Clements Westerly line a distance of 6.18 feet to the POINT OF BEGINNING and containing 2.9674 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

LEGAL DESCRIPTION

PART of the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, Rockwall County, Texas, and embracing all of a tract of land described in the deed to Mariah Bay Development, Inc. recorded in Volume 2161, Page 130 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southeast line of I. H. 30, a variable width right-of-way, with the southwest line of Lakefront Trail, a variable width right-of-way;

THENCE South 29 degrees 38 minutes 53 seconds East, along the southwest line of said Lakefront Trail, a distance of 10.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 28 degrees 28 minutes 28 seconds, a chord which bears South 43 degrees 53 minutes 06 seconds East at a distance of 334.48 feet, and an arc length of 337.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 12 degrees 33 minutes 07 seconds, a chord which bears South 51 degrees 49 minutes 48 seconds East at a distance of 135.91 feet, and an arc length of 136.19 feet to an "X" cut set at the end of said curve to the right;

THENCE South 45 degrees 32 minutes 14 seconds East, along the southwest line of said Lakefront Trail, a distance of 84.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 10 degrees 41 minutes 10 seconds, a chord which bears South 40 degrees 11 minutes 40 seconds East at a distance of 115.47 feet, and an arc length of 115.63 feet to a 1/2 inch iron rod found at the end of said curve to the right;

THENCE South 34 degrees 51 minutes 05 seconds East, along the southwest line of said Lakefront Trail, a distance of 89.41 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 02 degrees 30 minutes 44 seconds, a chord which bears South 36 degrees 06 minutes 76 seconds East at a distance of 29.81 feet, and an arc length of 29.62 feet to an "X" cut found for the northeast corner of The Harbor-Rockwall addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet F, Slide 163 of the Plat Records of Rockwall County, Texas;

THENCE South 53 degrees 37 minutes 14 seconds West, departing the southwest line of said Lakefront Trail and along the north line of said The Harbor-Rockwall addition, a distance of 47.25 feet to an "X" cut found for corner;

THENCE North 69 degrees 33 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 209.16 feet to a 5/8 inch iron rod found for corner;

THENCE South 78 degrees 06 minutes 40 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 20.72 feet to a 5/8 inch iron rod found for corner;

THENCE North 66 degrees 23 minutes 18 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 45.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 60 degrees 58 minutes 47 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 19.85 feet to a 5/8 inch iron rod found for corner;

THENCE North 77 degrees 04 minutes 30 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.50 feet to a 5/8 inch iron rod found for corner;

THENCE South 66 degrees 11 minutes 31 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 22.15 feet to an "X" cut found for corner;

THENCE South 67 degrees 31 minutes 10 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 18.75 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 38 minutes 16 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.58 feet to a 5/8 inch iron rod found for corner;

THENCE South 68 degrees 51 minutes 13 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 13.20 feet to a 5/8 inch iron rod found for corner;

THENCE South 75 degrees 07 minutes 26 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 12.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 36 degrees 31 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.64 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 02 degrees 59 minutes 22 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 38.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 48 degrees 52 minutes 49 seconds East, along the north line of said The Harbor-Rockwall addition, a distance of 18.61 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 17 degrees 08 minutes 00 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 87.39 feet to an "X" cut found for corner;

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

THENCE South 60 degrees 54 minutes 03 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 162.25 feet to an "X" cut found for corner;

THENCE South 73 degrees 43 minutes 56 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 67.55 feet to a 5/8 inch iron rod found for corner;

THENCE South 74 degrees 42 minutes 54 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 63.28 feet to an "X" cut found for corner;

THENCE South 80 degrees 10 minutes 12 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 142.24 feet to an "X" cut found for corner;

THENCE South 64 degrees 39 minutes 37 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 24.61 feet to an "X" cut found in the Lake Ray Hubbard lake line for corner;

THENCE North 04 degrees 52 minutes 35 seconds West, along said Lake Ray Hubbard lake line, a distance of 17.69 feet to a point for corner;

THENCE North 08 degrees 06 minutes 53 seconds West, along said Lake Ray Hubbard lake line, a distance of 124.36 feet to a 1/2 inch iron rod found for corner;

THENCE North 22 degrees 26 minutes 54 seconds West, along said Lake Ray Hubbard lake line, at a distance of 12.47 feet pass the former southwest corner of the replat of Lot 4, Block A of Rockwall Harbor Phase One, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet C, Slide 67 of said Plat Records, part of which recited by plat recorded in Cabinet D, Slide 85 of said Plat Records and continuing for a total distance of 109.69 feet to a 1/2 inch iron rod found for the new southwest corner said Lot 4, Block A;

THENCE North 59 degrees 46 minutes 54 seconds East, along the south line of said Lot 4, Block A, a distance of 346.78 feet to a 1/2 inch iron rod found for the east corner of said Lot 4, Block A;

THENCE North 45 degrees 35 minutes 28 seconds West, along the east line of said Lot 4, Block A, a distance of 67.69 feet to a 1/2 inch iron rod found for a northwest corner of said Mariah Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the southwest corner of a tract of land described in the deed to Mariah Bay Development, Inc. tract recorded in Volume 4424, Page 127 of said Deed Records;

THENCE North 42 degrees 51 minutes 58 seconds East, along a north-line of said Mariah Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the south line of said Mariah Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 176.29 feet to a 1/2 inch iron rod found for corner;

THENCE North 40 degrees 11 minutes 25 seconds West, along the east line of said Mariah Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the east line of Mariah Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 255.20 feet to a 1/2 inch iron rod found in the southeast line of said L. H. 30 for the northwest corner of said Mariah Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the northeast corner of said Mariah Bay Development, Inc. tract recorded in Volume 4424, Page 127;

THENCE North 50 degrees 21 minutes 07 seconds East, along the southeast line of said L. H. 30 and the northerly line of said Mariah Bay Development, Inc. tract recorded in Volume 2161, Page 130, a distance of 218.66 feet to the Point of Beginning and containing 354,547 square feet or 8.139 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 3 (1.225-Acres): Tract 16, Abstract 11, M. J. Barksdale Survey

BEING A TRACT OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCK WALL, ROCKWALL COUNTY, TEXAS, AND BEING A 1.225 ACRE TRACT OUT OF A 55.20 ACRE TRACT AS RECORDED IN VOLUME 59, PAGE 383, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, SAID POINT BEING 286.5 FEET MORE OR LESS, FROM THE NORTH CORNER OF SAID 55.20 ACRE TRACT, A 3/8" IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 38 DEGREES 29 MINUTES 38 SECONDS EAST, LEAVING THE SAID SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 254.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 176.46 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 43 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 311.10 FEET TO A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A 3/8" IRON ROD SET FOR CORNER;

THENCE NORTH 50 DEGREES 48 MINUTES EAST, ALONG THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 206.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53,371.640 SQUARE FEET OR 1.225 ACRES OF LAND, MORE OR LESS.

MARINA VILLAGE
ROCKWALL, TX

Case No. Z2013-0111

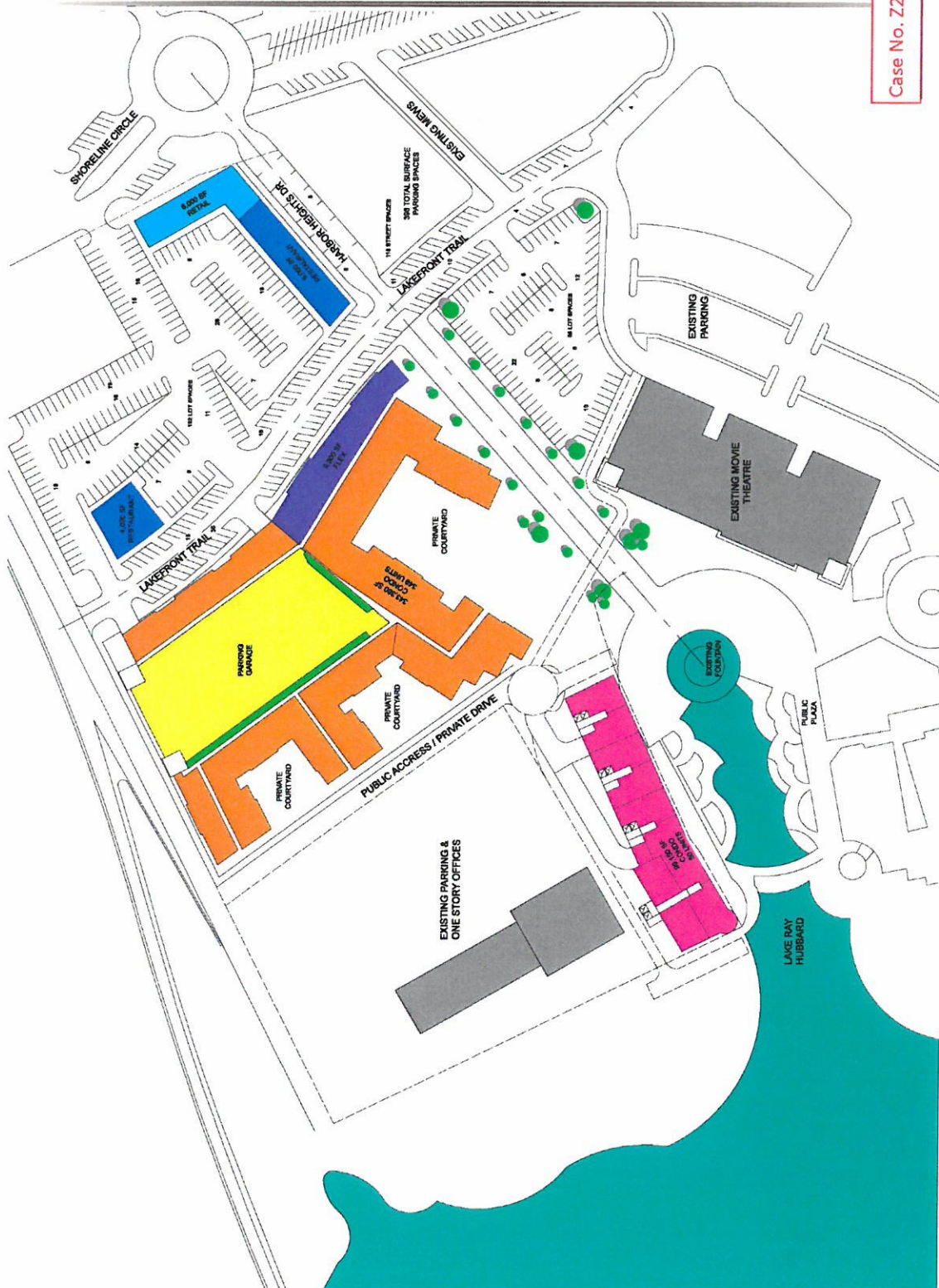


Exhibit 'C': Street Type 'D₁' Design Standards



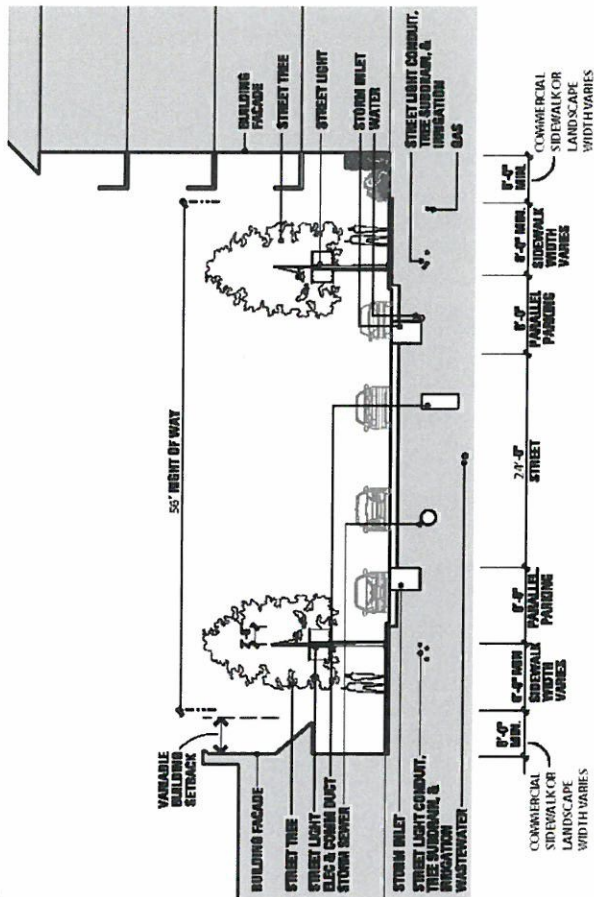
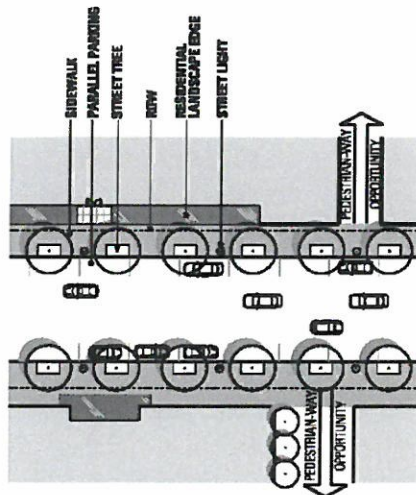
HARBOR DISTRICT FORM BASED CODE

4 STREETS

STREET TYPE D₁

Street Type 'D₁' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent subdistricts. This street type consists of parallel parking on both sides of a 24' wide street within a 55' right of way.

An 8'-0" wide sidewalk is provided on both sides of the street with street trees in 4' x 8' leave outs spaced at 30' O.C. and pedestrian scale street light fixtures spaced at 60' O.C. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally 1.0%. At street intersections and key pedestrian crossing areas slopes are limited to 2% for



14

CASE NO. Z2013-011

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in *Exhibit 'A'* 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 *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described 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*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;
- 3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as ① on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as ② on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.
- 4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;
- 5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40*), all applicable ordinances associated with Planned Development District 32 (PD-32) [as amended], and to the Unified Development Code;
- 6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);
- 7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown on the final plat; and
- 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 4TH DAY OF DECEMBER, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

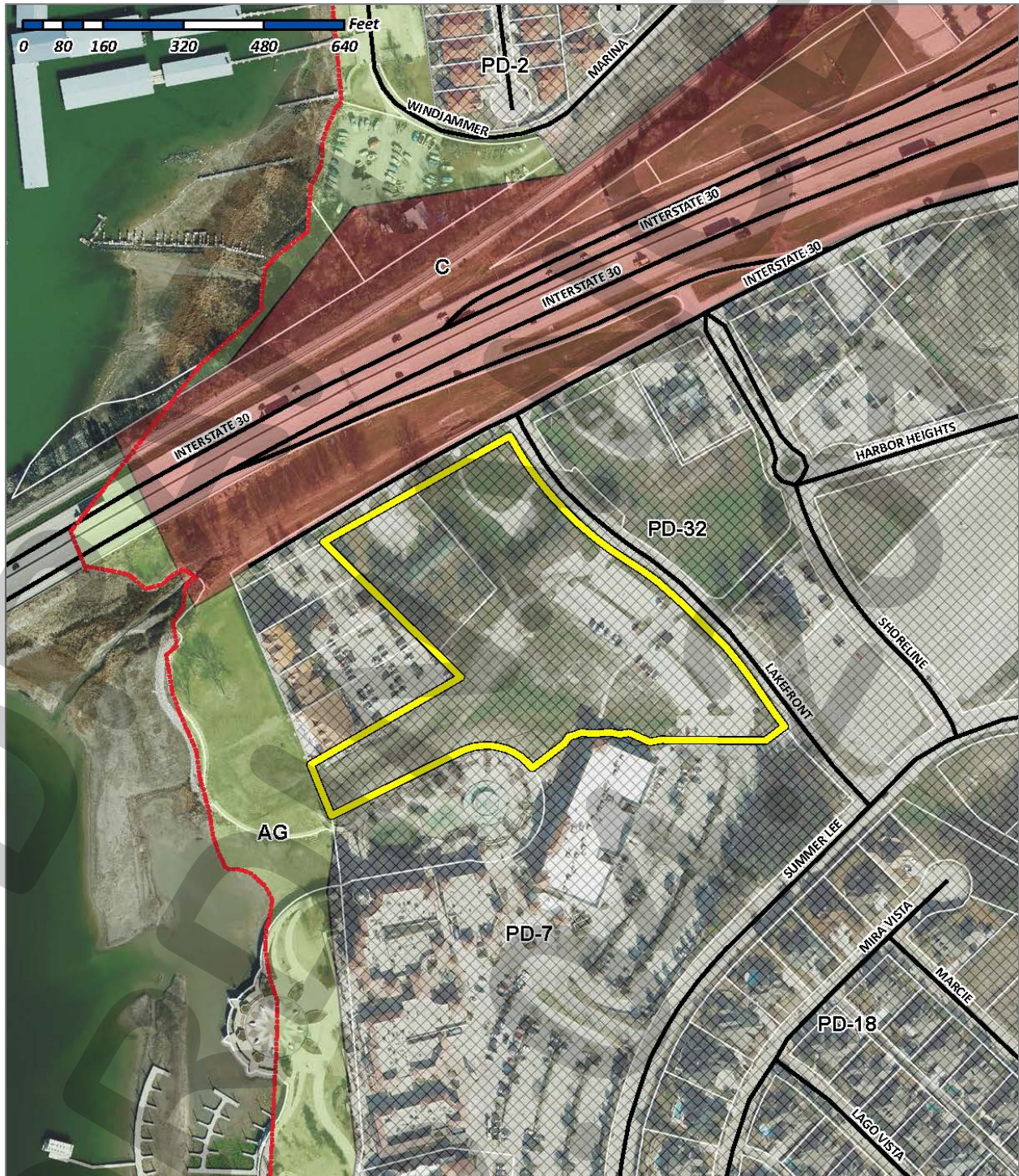
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2017

2nd Reading: December 4, 2017

Exhibit 'A':
Legal Description



Legal Description: Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a 1/2" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan

