



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:  
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) &
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS **1720 SOUTH JOHN KING BLVD.**

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION **NW CORNER TX 276 AND SOUTH JOHN KING BLVD (6 +/- ACRE TRACT)**

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING **PD-10 TRACT D-5** CURRENT USE **VACANT RAW LAND**

PROPOSED ZONING **MODIFY PARA** PROPOSED USE **COMMERCIAL**

ACREAGE **6.17** LOTS [CURRENT] **1** LOTS [PROPOSED] **3**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**

OWNER  APPLICANT **Car Wash Pro Designers (CWPD)**

CONTACT PERSON **Jim Dunn** CONTACT PERSON **Alan M Jacob, General Counsel**

ADDRESS **1377 Kettering Dr.** ADDRESS **6400 N Northwest Hwy, Unit 4**

CITY, STATE & ZIP **Ontario, CA 91761** CITY, STATE & ZIP **Chicago, IL 60631**

PHONE **949-910-1167** PHONE **630.394.1256**

E-MAIL **Dunndevelopment@cox.net** E-MAIL **alan.j@carwashprodesigners.com**

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

} ss.

COUNTY

OF

Orange

On 10/4/2023, before me, Suketu R Bhatt, a Notary Public, personally appeared James. Dunn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

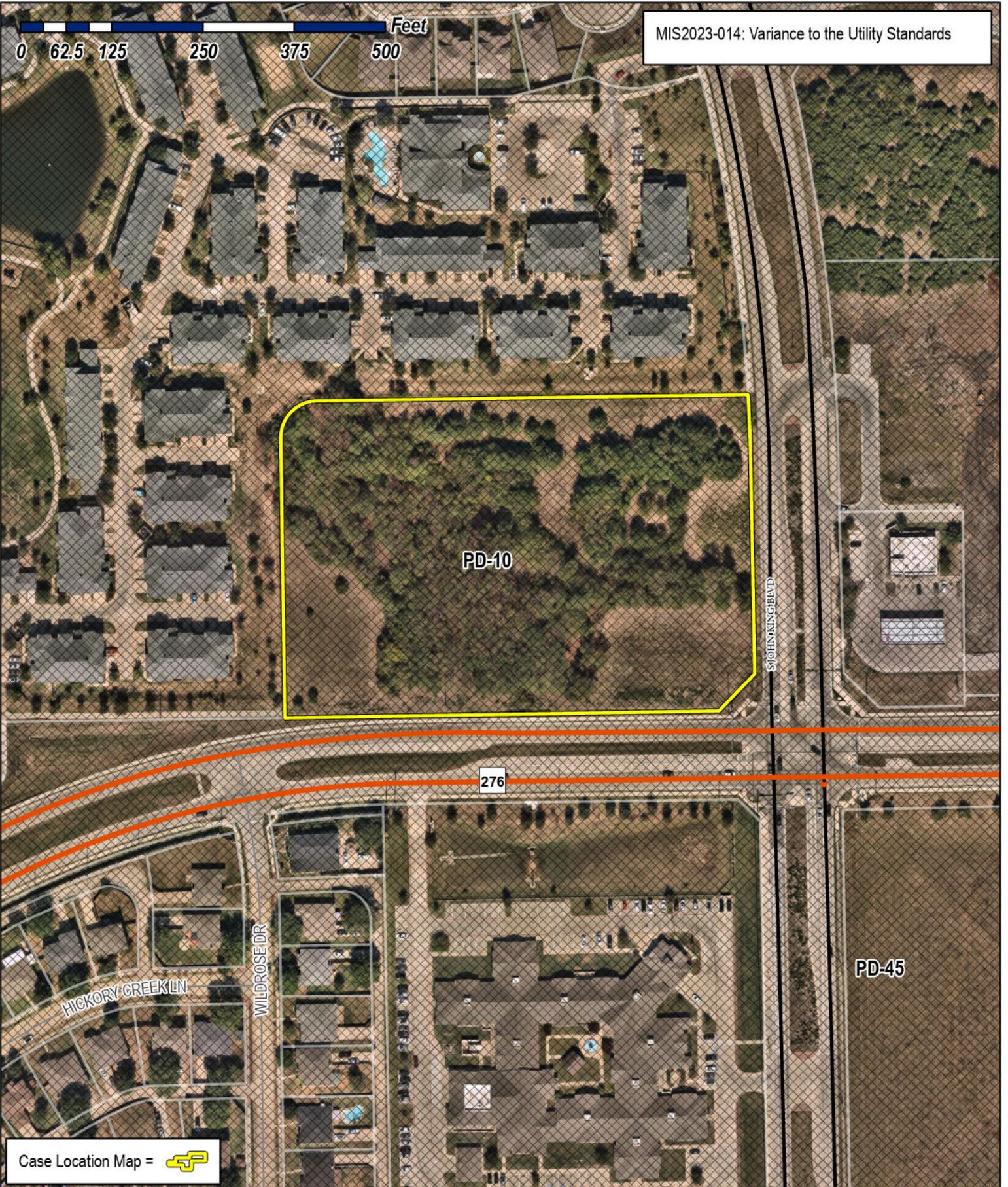
**WITNESS** my hand and official seal.

Signature

Suketu R. Bhatt

(This area for official notarial seal)





Case Location Map = 



# City of Rockwall

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

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





October 5, 2023

City of Rockwall Texas  
385 South Goliad Street  
Rockwall, Texas 75087

**Attn: Planning Department, Variance Application Submittal**

**Re: PROPOSED CAR WASH, NORTHWEST CORNER OF TEXAS 276 AND SOUTH JOHN KING BLVD.  
1720 Texas 276, Rockwall Texas  
City Engineering Project Number 2023-0013  
WTCE Project No.: C2200058  
Variance Request Letter**

**Dear Mr. Edwards:**

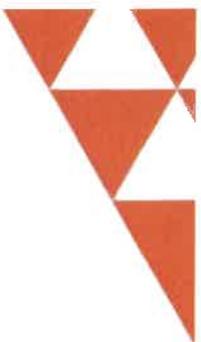
Please accept this letter as a formal request for a Variance to the provision in Planned Development Ordinance PD-10 that requires the burial of approximately 700 feet of a 3 conductor circuit of 24,500 volt distribution power lines along the frontage of the subject tract.

This variance is requested to protect the health and safety of the public. The variance requested is to keep the existing power lines in their existing aerial location and to avoid the construction of two transition poles that will have the 3 power lines located on the side of the power poles encased in steel conduit and exposed to damage by the traveling public. We agree that in certain conditions it is necessary to transition power lines from an aerial position to an underground location such as crossing a major highway, water way, railroad yard or airport runway.

In this case the 24,500 volt power lines will be relocated to an underground position purely for aesthetic reasons. The Texas 276 right-of-way is currently lined with overhead power lines on both sides for its entire length. This will be the only 700 foot length of the highway that has buried power lines. The tract of land that is the subject of this variance is referenced in the PD-10 as tract D-5.

We request a variance to the existing paragraph in PD-10:

Exhibit C, PD Development Standards, Paragraph D, Item 1, Subparagraph F regarding the burial of overhead power lines except along the perimeter of the Area C that is located immediately to the east of the subject tract.



A copy of the paragraph from the PD-10 document is shown below:

**(F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement and as otherwise approved by the City of Rockwall.**

We request that the referenced paragraph be re-phrased as follows:

Buried Utilities. All overhead utilities shall be placed under ground except:

1. at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement;
2. The south side of Tract D-5; and
3. as otherwise approved by the City of Rockwall.

The compensatory measures offered to support this request are listed below:

*(A) If the proposed compensatory measures sufficiently offset the requested variance or exception.*

No compensatory measures are required for this variance request, however, should Staff or the City of Rockwall require compensatory measures to offset the variance, the Owner will consider all options.

*(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.*

The request is to allow overhead lines in certain areas around the property. If this variance is granted, the exception will not substantially or permanently injure the appropriate use of adjacent property. In fact, the granting of this variance will not, in any way, deprive or interfere with adjacent property current or future uses.

*(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.*

Granting of this variance will prevent the exposure of the travelling public on Texas Route 276 (10,860 Average Daily Traffic) to three high voltage (24,500 volts) power lines (contained in vertical galvanized steel or CPVC plastic conduits) in two locations on the north side of Texas 276. One of the points of exposure is within 20 feet of a very high traffic intersection. Granting the variance will assure that the high voltage power lines will remain as aerial lines as is the current location.

*(D) If such a request will be contrary to the public interest.*

Granting of this variance will prevent the exposure of the traveling public to the power lines in the zone of potential damage by automobile accidents. Such granting will not be contrary to the public interest as the variance is a common use and generally accepted locally and within nearly every urban area.



*(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.*

The granting of the variance has no relevance to use. No special use or operation is granted with this request. The actual use and operation on the property is an allowable one existing regardless of this request.

*(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.*

The request will be in harmony with the UDC, Comprehensive Plan and City policies as it will allow utility use and will be uniform with other utilities throughout the City of Rockwall and specifically within the District.

*(G) If such a request will alter the essential character of the district in which the subject property is located.*

Granting of this variance will not alter the character of the district in that it will not negatively alter the clean and orderly appearance of the power lines in a presently uniformly elevated and safe location. Two power poles will be removed if this variance is not granted. One of the power poles is a concrete pole that is required to support the power lines due to a change in alignment. The other pole is a wood pole with a larger diameter than a standard wood pole. The failure to grant this variance may alter the District's uses.

*(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.*

Granting of this variance will not weaken the general purpose of the requirements in that no adjacent properties will be effected by granting this variance. Additionally, the variance is not a zoning change request to modify the actual use of the property.

We have attached the following documents to this letter:

1. Application executed by the property owner; 2 pages with current deed (5 pages) and the OMI Rockwall Operating Agreement.
2. Exhibit 1 showing the location of the site
3. Exhibit 2 showing the overall site layout
4. Exhibit 3 showing the street view on the south side of the property
5. Exhibit 4 showing the details of the scope of the work that will be avoided should this variance be granted
6. A copy of select pages from PD-10 that reference the site.

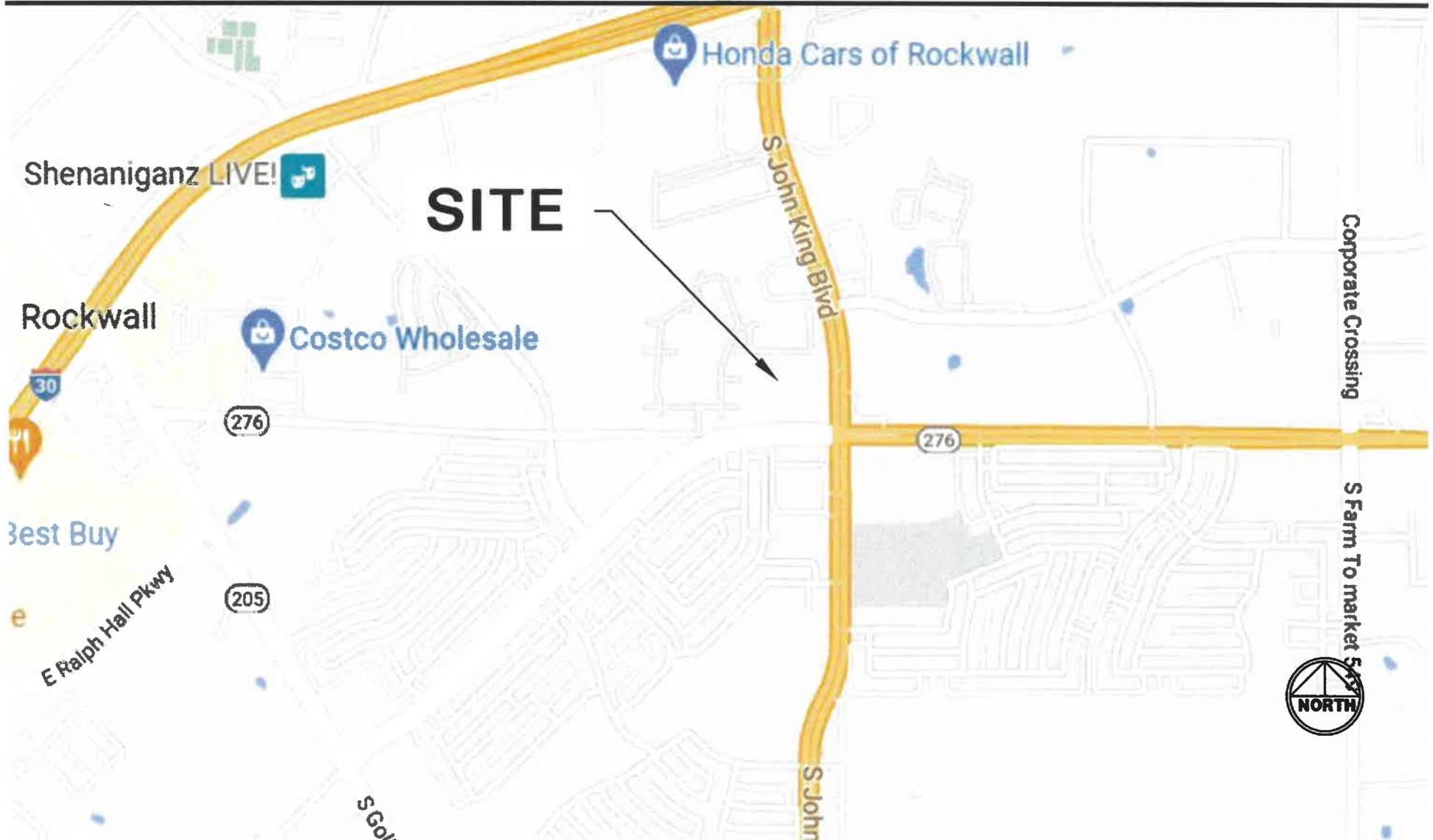
**Respectfully Submitted,**

**The W-T Group, LLC**



**Randall E. Siemon, PE**  
**Senior Project Manager, Civil Engineering Division**

EXHIBIT ONE  
VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL  
TRANSMISSION LINE AS REQUIRED IN PD-10



GRID REFERENCE: E5

SCALE 1" = 1000'

MAP DATA © 2022 GOOGLE

CAR WASH  
1720 S. JOHN KING BLVD.  
ROCKWALL TEXAS 75082



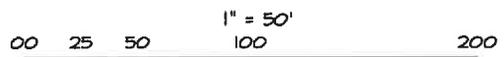
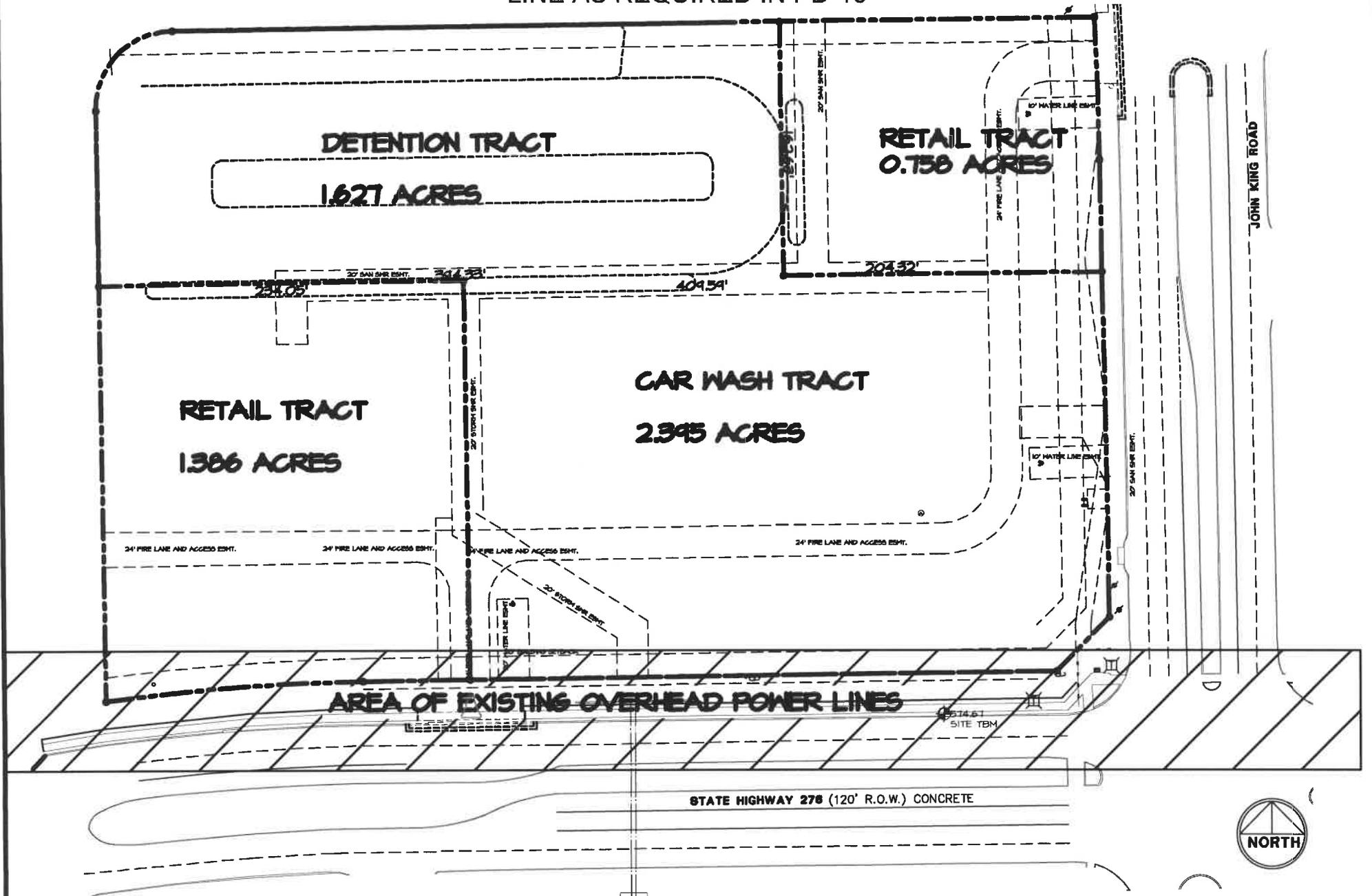
**WT GROUP**

Engineering with Precision, Pace and Passion.

2675 Pralum Avenue | Hoffman Estates, IL 60192  
T: 224.293.6333 | F: 224.293.6444  
wtengineering.com

Texas Firm ID No: 16886

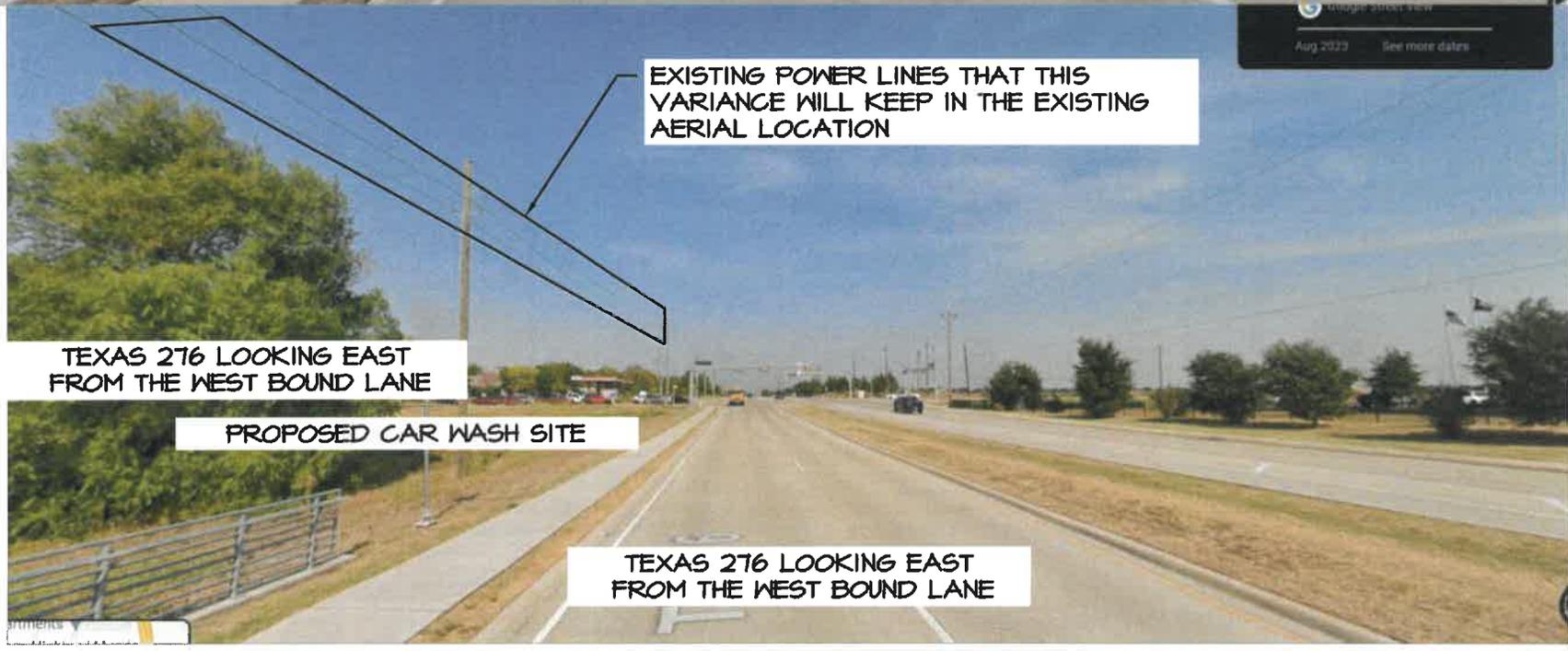
EXHIBIT TWO OVERALL LOT PLAN  
 VARIANCE REQUEST TO NOT BURY OVERHEAD  
 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION  
 LINE AS REQUIRED IN PD-10



CAR WASH  
 1720 S. JOHN KING BLVD.



**EXHIBIT THREE**  
**VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION LINE AS REQUIRED IN PD-10**



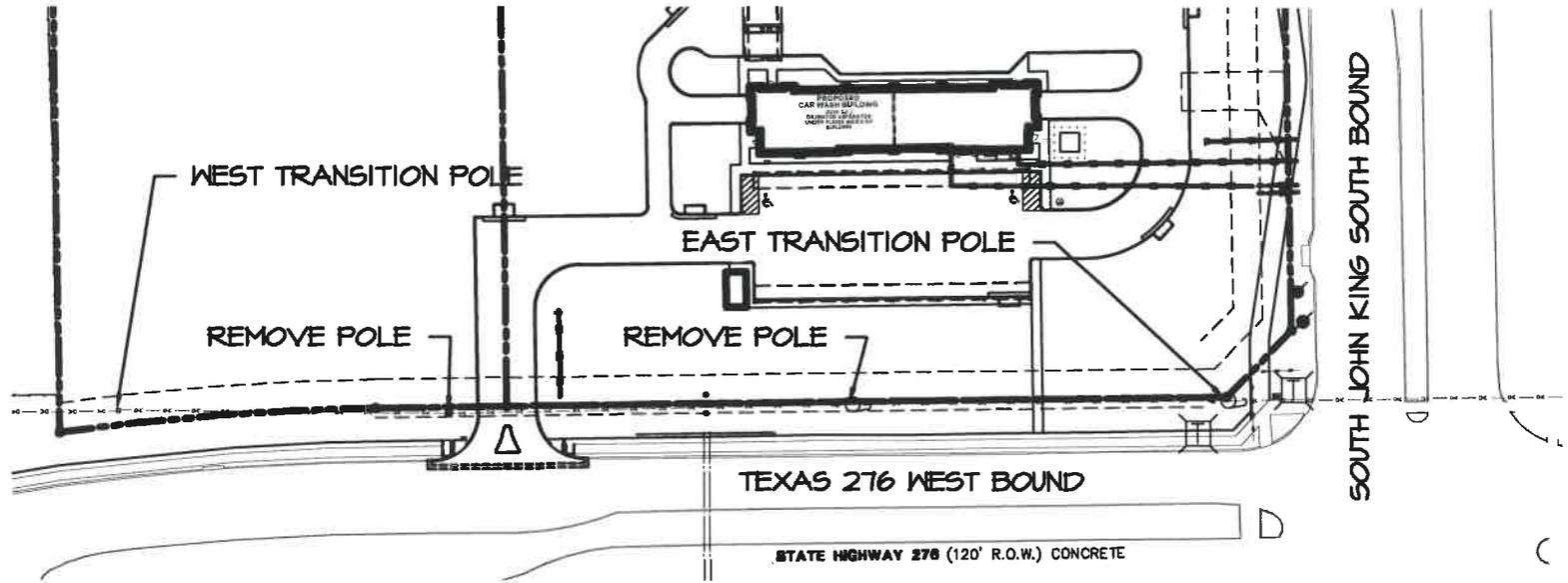
**CAR WASH**  
**1720 S. JOHN KING BLVD.**  
**ROCKWALL, TEXAS 75032**



**WT GROUP**  
Engineering With Precision, Pace and Passion.  
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wtengineering.com  
Texas Firm ID No: 18885  
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VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION LINE AS REQUIRED IN PD-10



VIEW OF TEXAS 276 LOOKING WEST



VIEW OF TEXAS 276 LOOKING EAST FROM THE CULVERT CROSSING TX 276

**CAR WASH**  
 1720 S. JOHN KING BLVD.  
 ROCKWALL, TEXAS 75087



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CITY OF ROCKWALL

ORDINANCE NO. 20-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [ORDINANCE NO.'S 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10), BEING A ~580.48-ACRE TRACT OF LAND SITUATED WITHIN THE J. CADLE SURVEY, ABSTRACT NO. 65; J. M. ALLEN SURVEY, ABSTRACT NO. 2; W. H. BAIRD SURVEY, ABSTRACT NO. 25; W. H. BARNES SURVEY, ABSTRACT NO. 26; A. JOHNSON SURVEY, ABSTRACT NO. 123; AND J. R. JOHNSON SURVEY, ABSTRACT NO. 128, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an amendment to Planned Development District 10 (PD-10) [Ordinance No. 04-25] for the purpose of adding office as an ancillary land use to multi-family for a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, which is a part of a larger ~580.48-acre Planned Development District that is situated within J. Cadle Survey, Abstract No. 65; J. M. Allen Survey, Abstract No. 2; W. H. Baird Survey, Abstract No. 25; W. H. Barnes Survey, Abstract No. 26; A. Johnson Survey, Abstract No. 123; and J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39], and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept 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*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 7.** That development of the *Subject Property* shall generally be in accordance with the *Concept Elevations*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 8.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, *Concept Elevations*, and *Concept Landscape Plan*, described in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 9.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 10.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

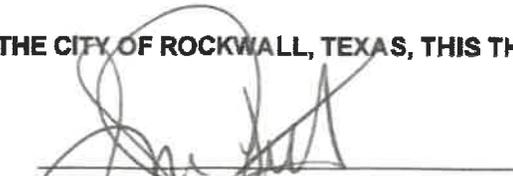
**SECTION 11.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 12.** 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 [*Ordinance No. 20-02*], 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 13.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of 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 [*Ordinance No. 20-02*] (*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 14.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



*1<sup>st</sup> Reading:* July 20, 2020

*2<sup>nd</sup> Reading:* August 3, 2020

**EXHIBIT 'A':**  
*Legal Description*

*BEING* 580.48 acres of land situated in the Abstract 2, J.M. Allen Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

*BEGINNING* at a point in the Northeastern most corner of Rockwall Downes Addition Phase 1(RCAD# 88527), Block E, Lot 31. (NAD83 Texas State Plane GPS Coordinate: 2603772.8887 E, 7019049.6742 N feet);

*THENCE* South 00° 31' 08.24" East following the Eastern boundary line of Rockwall Downes Addition, a distance of 2716.497 feet for a corner;

*THENCE* South 89° 18' 48.23" West, a distance of 454.211 feet for a corner;

*THENCE* South 01° 02' 50.24" East, following along the West Right of Way of South John King Blvd, a distance of 2015.496 feet for a corner;

*THENCE* South 88° 21' 59.93" West, a distance of 176.809 feet for a corner;

*THENCE* South 01° 21' 18.01" East, a distance of 3183.054 feet for a corner;

*THENCE* South 36° 18' 33.84" West, a distance of 1422.475 feet for a corner;

*THENCE* North 43° 10' 39.19" West, a distance of 1701.923 feet to the beginning of a curve found in the centerline of State Highway 205 (S Goliad St), said being the beginning of a curve to the right having a tangent of 556.704 and a radius of 5040.628 feet with a chord distance of 1106.679 feet and a chord bearing of North 37 degrees 15 minutes 16.86 seconds East to a point;

*THENCE* North 31° 10' 50.08" West, a distance of 3360.519 feet for a corner;

*THENCE* North 66° 36' 08.32" East, following along Buffalo Creek, a distance of 74.657 feet for a point;

*THENCE* North 50° 24' 43.10" East, a distance of 80.211 feet for a point;

*THENCE* North 18° 54' 16.58" East, a distance of 91.725 feet for a point;

*THENCE* North 03° 14' 22.07" East, a distance of 63.104 feet for a point;

*THENCE* North 11° 12' 03.41" East, a distance of 73.436 feet for a point;

*THENCE* North 26° 12' 41.06" West, a distance of 86.124 feet for a point;

*THENCE* North 37° 47' 38.14" West, a distance of 73.711 feet for a point;

*THENCE* North 25° 18' 04.49" East, a distance of 72.318 feet for a point;

*THENCE* North 45° 42' 58.69" East, a distance of 134.501 feet for a point;

*THENCE* North 37° 01' 49.36" East, a distance of 84.876 feet for a point;

*THENCE* North 46° 41' 04.42" East, a distance of 57.183 feet for a point;

*THENCE* North 41° 52' 49.85" East, a distance of 66.419 feet for a point;

*THENCE* North 33° 19' 34.75" East, a distance of 103.857 feet for a point;

*THENCE* North 76° 36' 26.52" East, a distance of 51.322 feet for a point;

**EXHIBIT 'A':**  
*Legal Description*

*THENCE* South 60° 01' 04.52" East, a distance of 35.682 feet for a point;

*THENCE* North 80° 32' 15.13" East, a distance of 21.692 feet for a point;

*THENCE* North 27° 10' 51.84" East, a distance of 49.443 feet for a point;

*THENCE* North 33° 20' 26.99" East, a distance of 54.071 feet for a point;

*THENCE* North 35° 54' 35.27" West, a distance of 42.563 feet for a point;

*THENCE* North 76° 51' 57.28" West, a distance of 36.620 feet for a point;

*THENCE* North 36° 15' 13.08" West, a distance of 44.224 feet for a point;

*THENCE* North 08° 41' 10.95" West, a distance of 86.582 feet for a point;

*THENCE* North 70° 56' 31.27" East, a distance of 90.890 feet for a point;

*THENCE* North 48° 08' 53.21" East, a distance of 91.085 feet for a point;

*THENCE* North 02° 11' 33.96" East, a distance of 88.757 feet to the beginning of a curve found crossing old State Highway 276, said being the beginning of a curve to the right having a tangent of 88.419 feet and a radius of 167.275 feet with a chord distance of 156.341 feet and a chord bearing of North 00 degrees 38 minutes 57.99 seconds West to a point;

*THENCE* South 88° 06' 20.65" East, a distance of 154.498 feet for a corner;

*THENCE* North 00° 09' 35.47" West, a distance of 1673.721 feet for a corner;

*THENCE* South 43° 38' 58.76" East, following along the West Right of Way of South TL Townsend Dr. a distance of 1912.611 feet for a corner;

*THENCE* South 14° 46' 51.19" East, a distance of 208.204 feet for a point;

*THENCE* South 06° 39' 18.55" East, a distance of 136.260 feet for a corner;

*THENCE* North 87° 12' 38.34" East, a distance of 653.482 feet for a corner;

*THENCE* North 01° 00' 29.30" West, a distance of 2042.776 feet for a corner;

*THENCE* North 71° 48' 45.72" East, a distance of 1055.068 feet to the beginning of a following along the West Right of Way of South John King Blvd, said being the beginning of a curve to the right having a tangent of 188.517 feet and a radius of 2045.685 feet with a chord distance of 375.444 feet and a chord bearing of South 89 degrees 00 minutes 03.60 seconds West to a point;

*THENCE* North 89° 48' 30.91" East, a distance of 1028.699 feet, to the *POINT OF BEGINNING AND CONTAINING* 580.48 acres of land (25,268,421.447 square feet) more or less. The above description also intended to follow all adjacent existing city limits, extra-territorial jurisdiction, and applicable parcel boundaries.

**EXHIBIT 'A':**  
**Legal Description**





**EXHIBIT 'C':**  
**PD Development Standards**

**(A) Purpose.**

(1) August 3, 2020. The purpose of this amendment to Planned Development District 10 (PD-10) is to consolidate Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of adding office as an ancillary land use to multi-family for Tract D3 as depicted in Exhibit 'B' of this ordinance.

**(B) Areas A & B: Tracts A1, A2, B1, B2, B3, B4, B5, & B6**

(1) Tract A1, A2, B1 & B3: ~396.469-Acres [Hickory Ridge and Meadow Creek Subdivisions]: The areas identified as Tracts A1, A2, B1 & B3 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. Lot Types SF-6, SF-7, & SF-8.4 on Tracts A1, A2, B1 & B3 shall be subject to the permitted land uses stipulated for properties in a Single-Family 7 (SF-7) District and Lot Type SF-10 on Tract A1, A2, & B2 shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(B) Lot Layout and Composition. The lot layout and composition shall conform to the following:

Tract	Lot Type	Minimum Lot Size (SF)	Acres	Density	Dwelling Units (#)	Dwelling Unit (%)
B1 & B3	SF-6	6,000 SF	63.04	3.8	245	100.00%
B1 & B3	Open Space	N/A	8.80	N/A	N/A	N/A
A1 & A2	SF-6	6,000 SF	77.96	4.2	327	36.37%
A1 & A2	SF-7	7,000 SF	92.70	3.5	324	36.04%
A1 & A2	SF-8.4	8,400 SF	23.23	3.2	74	8.23%
A1 & A2	SF-10	10,000 SF	57.96	3.0	174	19.35%
A1 & A2	Open Space	N/A	36.20	N/A	N/A	N/A
<i>Tract B1 &amp; B3:</i>			81.84		245	21.41%
<i>Tract A1 &amp; A2:</i>			288.05		899	78.58%
<b>Total:</b>			<b>369.90</b>		<b>1,144</b>	<b>100.00%</b>

(C) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on Tracts A1, A2, B1 & B3:

Lot Type (see Concept Plan) ▶	SF-6	SF-7	SF-8.4	SF-10
Minimum Lot Width at Building Line	55'	60'	65'	75'
Minimum Front Yard Setback	20'	20'	20'	25'
Minimum Side Yard Setback	5'	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'	15'
Minimum Rear Yard Setback	10'	10'	10'	10'
Garage Setback	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,700 SF	1,800 SF	1,850 SF
Maximum Height	28'	32'	32'	36'
Minimum Off-Street Parking Requirement <sup>(1)</sup>	2	2	2	2
Minimum Masonry Requirement	75%	75%	75%	75%
Maximum Lot Coverage <sup>(2)</sup>	50%	35%	35%	35%

General Notes:

<sup>1:</sup> Minimum two (2) car garage required.

<sup>2:</sup> Lot Types SF-6, SF-7 & SF-8.4 within Tract A1 have a maximum lot coverage of 45%.

**EXHIBIT 'C':**  
**PD Development Standards**

- (D) **Garage Orientation.** Except when adjacent to open space all properties in *Tracts A1, A2, B1 & B3* shall have rear entry garages (i.e. accessible from an alleyway). No lots will be built with front entry garages (i.e. no garage doors facing the street).
  - (E) **Streets.** All streets shall be designed to be curvilinear.
  - (F) **Anti-Monotony.** The anti-monotony restrictions for properties in *Tracts B1 & B2* shall not allow the same building elevation any closer than five (5) houses apart.
- (2) **Tracts B2, B4, B5 & B6: ~40.886-Acres:** The area identified as *Tracts B2, B4, B5 & B6* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
- (A) **Permitted Land Uses.** *Tracts B2, B4, B5 & B6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
  - (B) **Density and Dimensional Requirements.** *Tracts B2, B4, B5 & B6* shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) **Area C: Tracts C1 & C2**

- (1) **Tract C1: ~25.185-Acres [Townsend Village Subdivision; Ordinance No. 04-25]:** The area identified as *Tract C1* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
- (A) **Permitted Land Uses.** *Tract C1* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (e.g. exercise club, a pool, tennis courts, or other similar amenities) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
  - (B) **Density and Dimensional Requirements.** The following density and dimensional requirements are required for development on *Tract C1*:

Lot Type (see Concept Plan) ►	SF-A	SF-D
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' <sup>(1)</sup>	50' <sup>(2)</sup>
<i>Minimum Lot Depth</i>	N/A <sup>(1)</sup>	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' <sup>(4)</sup>	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(3)</sup></i>	N/A	15'
<i>Minimum Length of Driveway Pavement <sup>(6)</sup></i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' <sup>(5)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' <sup>(1)</sup>	10'
<i>Masonry Requirement <sup>(8)</sup></i>	90%	90%
<i>Common Open Space Per Gross Acre <sup>(7)</sup></i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 <sup>(9)</sup>	2 <sup>(10)</sup>
<i>Maximum Lot Coverage</i>	N/A	45%

General Notes:

**EXHIBIT 'C':**  
*PD Development Standards*

1. All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
2. The minimum lot width shall be measured at the *Front Yard Building Setback*.
3. The minimum lot setback abutting an arterial will be 20-feet.
4. Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
5. Setback from alley way or laneway edge of pavement.
6. Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
7. There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
8. Setback from a public right-of-way.
9. In an enclosed garage.
10. An enclosed garage shall not be considered in meeting the off-street parking requirements.
11. All units shall face on a public or private street or open space and be accessed by an alleyway.
12. The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) *Clubhouse Facilities for Single-Family Attached and Single-Family Detached.* Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.

(D) *Garage Requirements for Single-Family Detached.* For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing (or Traditional Swing)* garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single care attached garage is required for each lot.

(E) *Screening Walls Along Townsend Drive and/or SH-276.* Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.

(F) *Streets in a Single-Family Attached Development.* Residential streets may be constructed with a 26-foot street section if approved by the City.

(G) *HOA/PID Single-Family Attached Development.* A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.

(2) *Tract C2: 3.816-Acres [Ordinance No. 13-39]*: The area identified as *Tract C2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) *Permitted Land Uses.* *Tract C2* shall be subject to the permitted land uses stipulated for properties in a General Retail (GR) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following land uses being expressly prohibited:

- Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- Indoor Gun Club, Skeet, or Target Range
- Theater
- Night Club, Discoteque or Dance Hall
- Restaurant, Less than 2,000 SF with a Drive-Through or Drive-In

**EXHIBIT 'C':**  
*PD Development Standards*

- Restaurant, 2,000 SF or more with a Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) Dispensers (*i.e. Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Gasoline Dispensers
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- Service Station

(B) Density and Dimensional Requirements. Tract C2 shall be subject to the dimensional requirements stipulated for properties in a General Retail (GR) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Area D [Ordinance No.'s 04-25]

(1) General Requirements for Area D (i.e. Tracts D1, D2, D3, D4, D5, D6, D7 & D8)

(A) Floodplain. The floodplain will be developed and maintained as private open space by a Homeowner's Association (HOA).

(B) Conformity with Other City Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City of Rockwall that are in effect at the time of development. Any planned median openings shall be subject to review and approval by the City. All median openings shall meet design standards of the City of Rockwall.

(C) Streetscape.

(1) Landscape Buffer. The landscape buffer shall be a minimum of 15-feet wide for retail/commercial land uses; 25-feet wide for residential land uses; and 50-feet for office and industrial land uses. The landscape buffer shall include a *built-up* berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along John King Boulevard and SH-276 rights-of-way. The minimum required height of the aforementioned berm and/or shrubbery or the combination thereof is 30-inches and shall not exceed a maximum height of 48-inches. Sidewalks shall be allowed within the buffer strip as an access easement, as approved by the City of Rockwall.

(2) Buffer-Strip Plantings. Three (3) canopy trees and four (4) accent trees shall be required per 100-linear feet of frontage along John King Boulevard or SH-276 right-of-way.

(3) Plant Material Sizes. The following size requirements shall be required:

- (a) Canopy Trees: Four (4) Caliper Inches
- (b) Accent Trees: Four (4) Feet in Height
- (c) Deciduous Shrubs: 15-Inches [Two (2) Gallon Minimum]
- (d) Evergreen Shrubs: 12-Inches [Two (2) Gallon Minimum]

(4) Plant Material Selections. The following materials are recommended for planting in the buffer-strip; however, the other following materials may be acceptable:

- (a) Canopy Trees. Burr Oak, Red Oak, Live Oak, Cedar Elm, Lacebark Elm, and Leyland Cypress.
- (b) Accent Trees. Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, and Possumhaw.

**EXHIBIT 'C':**  
*PD Development Standards*

- (D) Street Standards. All private streets, excluding drives, fire lanes and private parking areas, shall be built to city public street standards unless otherwise permitted in this ordinance or approved by the City Council.
- (E) Screening Walls. No continuous solid screening walls shall be constructed adjacent to John King Boulevard or SH-276. Overlay District requirements shall not apply to *Tracts C1, D2, D3, D7, & D8*. In addition, [1] at least 50% of the wall shall be constructed of wrought/ornamental iron or similar material, including landscaping and plantings, to allow a measure of transparency; [2] no wall may extend more than 300-feet without being offset by a minimum of four (4) feet for a length of at least 20-feet; and [3] the solid portion of the wall shall be constructed of masonry material as defined in this ordinance.
- (F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in *Exhibit 'B'* including *Area C* as described in the *Settlement Agreement* and as otherwise approved by the City of Rockwall.
- (G) Lighting. No light poles shall exceed 20-feet in height. All lighting fixtures shall focus light downward and be contained on-site.
- (H) Parks. See *Tracts D1 & D4*.
- (I) Trails. A trail shall be constructed along John King Boulevard and SH-276 adjacent to the Planned Development District 10 (PD-10). The developer will be responsible for the cost of an additional three (3) feet of width to a standard five (5) foot sidewalk along the north side of SH-276 – *Tract D3 & D5* – and on one (1) side of John King Boulevard – *Tract D2, D3, D5 & D7* - as it passes through this Planned Development District.
- (2) Tracts D1 & D4: ~9.394-Acres [Private Open Space]: The area identified as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (1) Private Parks. *Tracts D1 & D4* are private parks. All residential development within Planned Development District 10 (PD-10) will include no dedication of public internal streets directly serving the residential properties within Planned Development District 10 (PD-10); therefore, the provisions outlined in *Section 24-46* and *Section 24-50*, details herein outlined, and all other applicable requirements of Chapter 24 of the City of Rockwall Municipal Code of Ordinances apply to Planned Development District 10 (PD-10); however, if public streets are to be dedicated, requirements for parkland dedication may be reviewed for compliance.
- (a) The calculated pro-rata share for mandatory parkland dedication and with current or future ordinance requirements development is:
- (1) Ten (10) acres (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) of dedication is required.
- (2) \$375,000.00 in park development fees (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) is required.
- (b) The requirement for mandatory dedication is waived as provided in *Section 24-50.2* of the Municipal Code of Ordinances and the following constitutes the development providing private amenities which meet or exceed the calculated pro-rata share noted above:
- (1) A total of ten (10) acres of land meeting the requirements of Chapter 24 will be permanently dedication and zoned for use as private parks space serving Park District No. 24.

**EXHIBIT 'C':**  
*PD Development Standards*

- (2) The developer will propose and submit to the City private parkland design for development (*to meet all applicable federal, state, local, and generally accepted park design and development standards*) of the private park(s) described above for review and approval by the City. Such design shall include providing amenities and parkland development and improvements which meet or exceed the pro-rata calculated above (\$375,000.00) for development fees which amount would be divided between the park areas as determined by the City and which would be due to the City if the development included dedication of public streets serving the residential areas of Planned Development District 10 (PD-10).
- (3) The two (2), five (5) are tracts shown as *Tracts D1 & D4* in Exhibit 'B' of this ordinance (*which includes land not covered by Planned Development District 10 [PD-10] but which the owner has agreed to dedicated as private open space*) hereto attached shall be the location of the ten (10) acres of private parkland serving Planned Development District 10 (PD-10).
  - (4) The two (2), five (5) acre tracts are not contiguous and must be accessible by way of a minimum of eight (8) foot wide concrete trail for those residents that will be served by the two (2) tracts referenced above.
    - (a) In addition to the sidewalks otherwise required by the City of Rockwall, the developer is responsible for the cost of an eight (8) foot wide concrete sidewalk or trail along the public right-of-way or access easement for John King Boulevard and SH-276 and any dedication of additional right-of-way to allow for the construction of this sidewalk or trail.
    - (b) No trail is required along the IH-30 right of way.
  - (5) The developer is required to furnish evidence for approval by the City of Rockwall that the maintenance and operation of the private park for Planned Development District 10 (PD-10) been secured such that the City will incur no costs associated with their maintenance and operation.
  - (6) Plat approval of land for residential purposes east of John King Boulevard shall trigger the construction of the private park amenities east of John King Boulevard. Plat approval of *Tract D3*, west of John King Boulevard shall trigger the construction of private park amenities west of John King Boulevard.
  - (7) The required parkland (*reflected as Tract D1*) may be integrated with *Tract D8* to better distribute parkland and increase accessibility.
- (3) Tract D2: ~20.651-Acres [The Mansions Age Restricted Apartments]: The area identified as *Tract D2* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
  - (A) Permitted Land Uses. *Tract D2* shall permit *Age-Restricted Multi-Family* (i.e. *Multi-Family restricted to occupants of a minimum age of 55 years old for at least one [1] resident*) and *Single-Family Attached* (i.e. *Townhomes*) land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
  - (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8* in Exhibit 'B'. These standards are outline in Section (D)(6) below.

**EXHIBIT 'C':**  
*PD Development Standards*

- (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D2* are as follows:
- (1) Maximum Number of Units. *Tract D2* may contain a maximum of 250 age-restricted multi-family units.
  - (2) Building Height. The maximum building height shall not exceed 60-feet or three (3) stories.
  - (3) Unit Sizes. The average unit sizes shall not be less than 940 SF.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. No less than 1.5 parking spaces shall be provided per unit. Of these parking spaces, at least 30% shall be located in garages (*i.e. attached or detached*), 30% shall be located in carports, and the remainder may be located in surface parking lots.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The age restricted multi-family area shall have a clubhouse facility including residence dining areas and a commercial kitchen. In addition, other amenities such as an exercise club, a pool or tennis courts shall be provided.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D2* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (4) Tract D3: ~29.423-Acres [The Mansions Apartments]: The area identified as *Tract D3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract D3* shall permit *Multi-Family, Single-Family Attached (i.e. Townhomes)* land uses. In addition, clubhouse and recreational land uses (*e.g. exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted. *Office/Co-Working Space* shall be permitted in the area of *Tract D3* indicated in *Exhibit 'H'* of this ordinance.
  - (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8* in *Exhibit 'B'*. These standards are outline in Section (D)(6) below.
  - (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D3* are as follows:
    - (1) Maximum Number of Units. *Tract D3* may contain a maximum of 336 multi-family units.
    - (2) Building Height. The maximum building height shall not exceed 42-feet or two (2) stories.

**EXHIBIT 'C':**  
*PD Development Standards*

- (3) Unit Sizes. At least 20% of all units must be 1,500 SF or larger, and no more than 35% may be less than 1,000 SF. In no case may any unit have less than 700 SF of interior living space. The average unit size shall not be less than 1,200 SF.
- (4) Unit Access. All units shall be accessed directly from the ground level. There shall be no exterior stair wells or common entrances.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. Every unit must have an attached, direct-access garage with an average of at least 1.3 garage spaces per unit.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The multi-family area shall have a clubhouse facility and amenities (*e.g. exercise club, a pool, tennis courts, or other similar amenities*). The clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D3* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above and identified as *Tract D4*; however, the required parkland may be integrated with *Tract D3* to better distribute parkland and increase accessibility.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (5) Tracts D5 & D6: ~14,295-Acres: The area identified as *Tracts D5 & D6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts D5 & D6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- Animal Clinic for Small Animals with No Outdoor Pens <sup>(1)</sup>
  - Antique/Collectible Store
  - Astrologer, Hypnotist, or Psychic Art & Science
  - Banquet Facility
  - Portable Beverage Service Facility <sup>(1)</sup>
  - Blood Plasma Donor Center
  - Church/House of Worship <sup>(1)</sup>
  - Day Care with Seven (7) or More Children
  - Car Wash/Auto Detail <sup>(1)</sup>
  - Catering Service
  - Temporary Christmas Tree Sales Lot or Similar Uses <sup>(1)</sup>
  - Copy Center
  - Permanent Cosmetics <sup>(1)</sup>
  - Electrical, Watch, Clock, Jewelry or Similar Repair

**EXHIBIT 'C':**  
*PD Development Standards*

- Financial Institution with Drive-Through
- Financial Institution without Drive-Through
- Garden Center <sup>(3)</sup>
- General Personal Service
- General Retail Store (25,000 SF – 49,999 SF)
- General Retail Store (50,000 SF or Greater) <sup>(2)</sup>
- General Retail Store (Less Than 25,000 SF)
- Hair Salon and/or Manicurist
- Health Club
- Laundry Service with Drop-Off or Pickup Services
- Self Service Laundry Facility
- Locksmith
- Massage Therapist
- Mini-Warehouse <sup>(1)</sup>
- Municipally Owned or Controlled Utility Facilities
- Museum or Art Gallery
- Office Building (5,000 SF or Greater)
- General Office
- Pet Shop
- Private Club, Lodge, or Fraternal Organization
- Post Office
- Rental Store without Outside Storage and/or Display
- Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) <sup>(3)</sup>
- Restaurant (2,000 SF or more with Drive-In or Drive Through) <sup>(3)</sup>
- Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- Restaurant (2,000 SF or more without Drive-In or Drive Through)
- Restaurant with Accessory Private Club or Brew Pub
- Retail Store with Gasoline Sales Limited to Four (4) Dispensers and Eight (8) Vehicles
- Shoe and Boot Repair and Sales
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Temporary On-Site Construction Office
- Theater

Notes:

<sup>1</sup>: Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].

<sup>2</sup>: Requires a Specific Use Permit (SUP)

<sup>3</sup>: Limited to one (1) per 1,000 SF as measured from the property line.

- (B) Density and Dimensional Requirements. Tracts D5 & D6 shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (C) Materials. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (D) Site Layout. If developed as retail, Tracts D5 & D6 shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (E) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.
- (F) Shared Parking and Access. Any commercial development shall incorporate cross access.