

CITY OF ROCKWALL

ORDINANCE NO. 24-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

WHEREAS, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

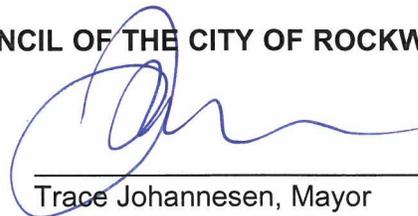
SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such 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;

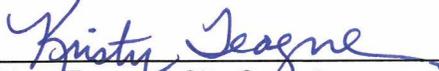
SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MARCH, 2024.



Trace Johannesen, Mayor

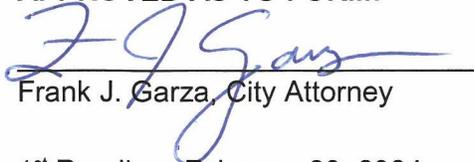
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

Exhibit 'A':
Legal Description

BEING 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (*NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet*);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

Exhibit 'A':
Legal Description

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the *POINT OF BEGINNING AND CONTAINING* 171.35 acres of land (7,464,084.07 square feet) more or less.

Exhibit 'B':
Survey

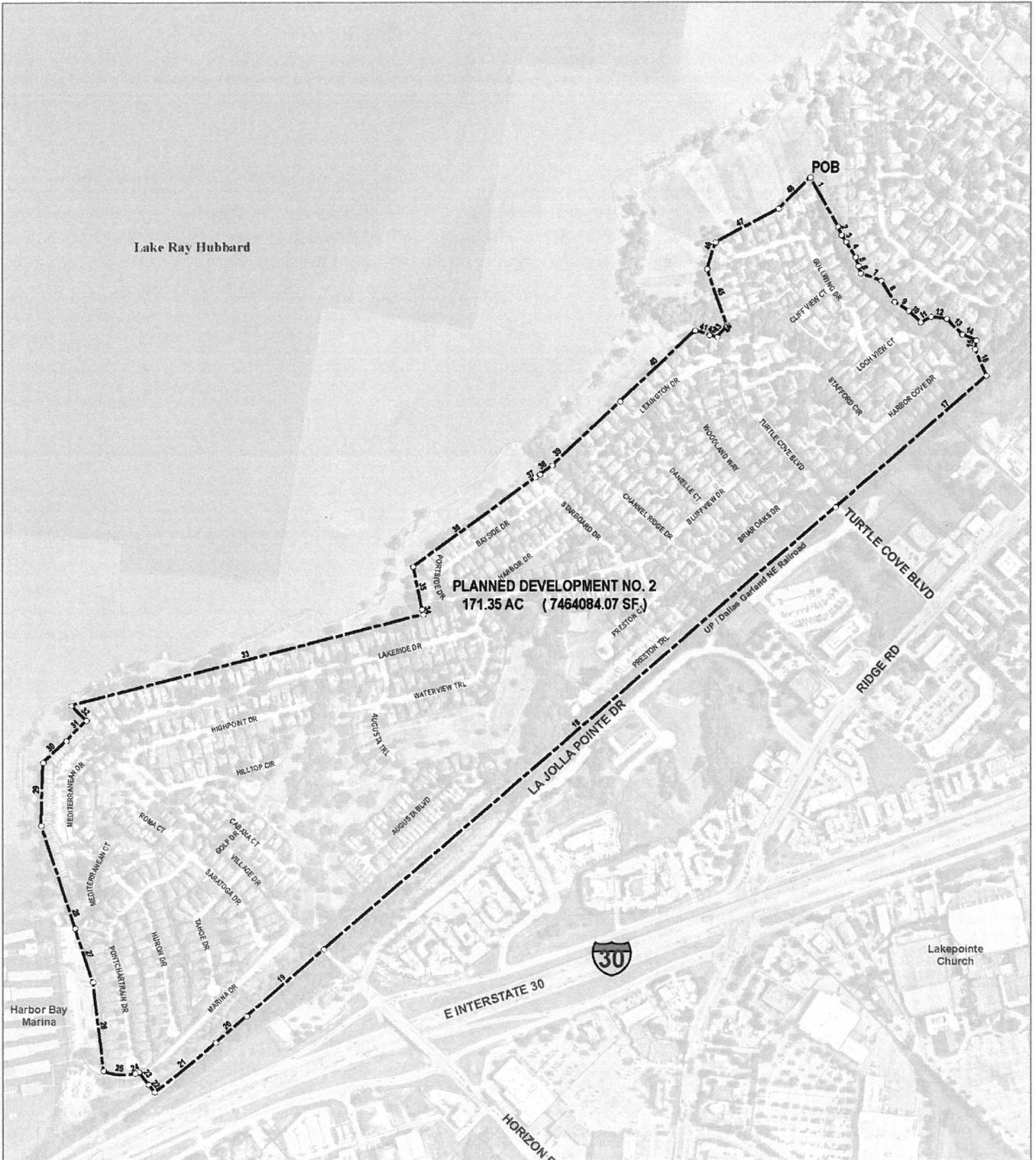
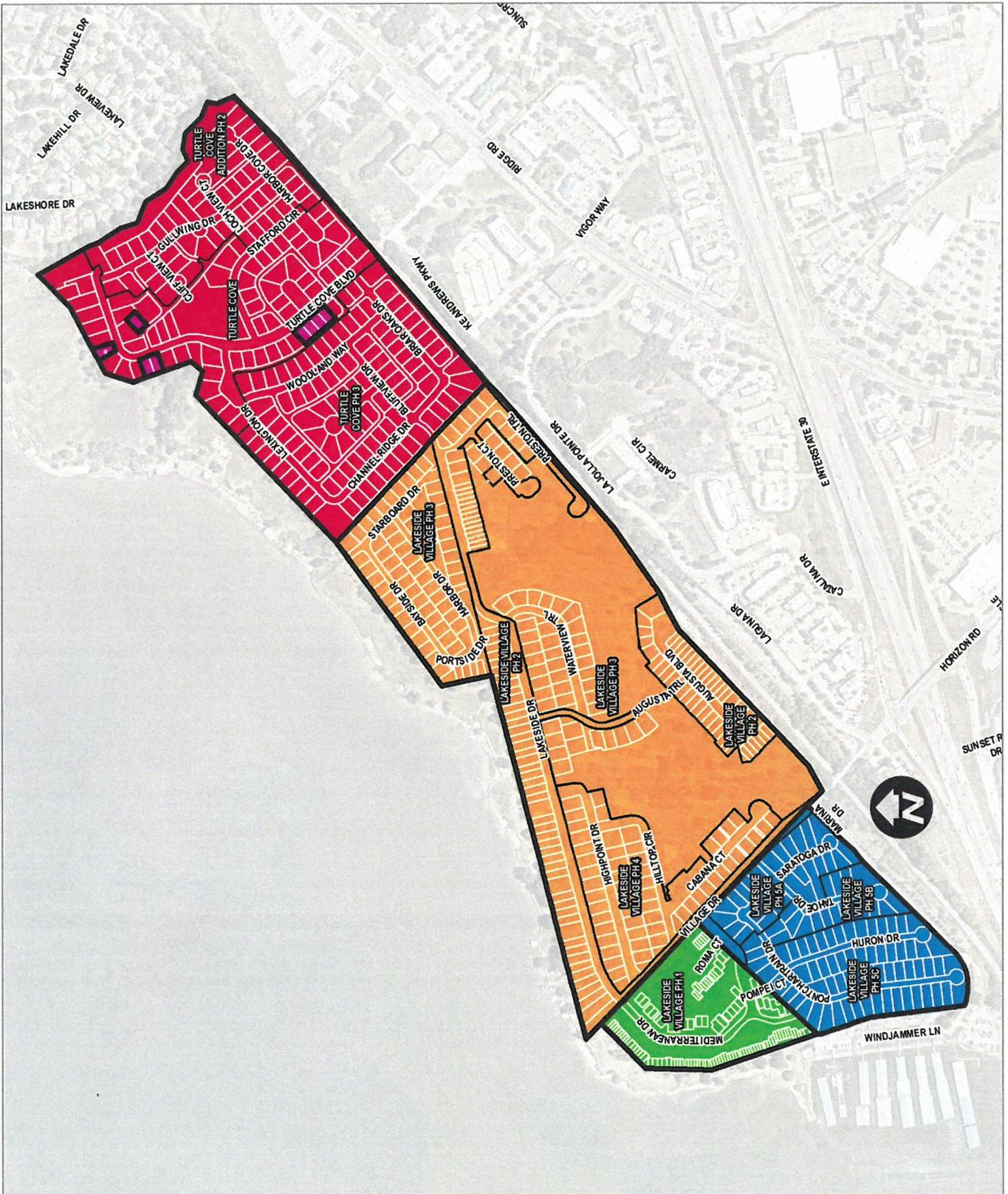


Exhibit 'C':
Concept Plan



GREEN: TRACT 1; **ORANGE:** TRACT 2; **PINK:** TRACT 3; **RED:** TRACT 4; **BLUE:** TRACT 5

Exhibit 'D':
Density and Development Standards

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



Exhibit 'D':
Density and Development Standards

FIGURE 2. CONCEPT PLAN FOR TRACT 2



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

Exhibit 'D':
Density and Development Standards

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ⁽¹⁾	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ⁽¹⁾	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽²⁾	2

GENERAL NOTES:

- ¹: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
²: An enclosed garage shall not be considered in meeting the off-street parking requirements.

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ⁽¹⁾	5'
MINIMUM SIDE YARD SETBACK [ABBUTTING A STRUCTURE] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ⁽¹⁾	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS ⁽²⁾	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽³⁾	2

GENERAL NOTES:

- ¹: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
²: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
³: An enclosed garage shall not be considered in meeting the off-street parking requirements.

Exhibit 'D':
Density and Development Standards

TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE

LOT TYPE (SEE CONCEPT PLAN) ►	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK ⁽¹⁾	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ^{(2) & (3)}	5'
MINIMUM SIDE YARD SETBACK [ABBUTING A STRUCTURE] ^{(2) & (3)}	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ^{(2) & (3)}	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ^{(2) & (3)}	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS ⁽⁴⁾	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽⁵⁾	2

GENERAL NOTES:

- ¹: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- ²: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- ³: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- ⁴: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- ⁵: An enclosed garage shall not be considered in meeting the off-street parking requirements.

Exhibit 'D':
Density and Development Standards

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

Exhibit 'D':
Density and Development Standards

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	TRACT 3
<i>MINIMUM LOT AREA ⁽¹⁾</i>	4,500 SF
<i>SINGLE-FAMILY DWELLING UNITS PER LOT</i>	1
<i>MINIMUM SQUARE FOOTAGE PER DWELLING UNIT</i>	1,400 SF
<i>MINIMUM LOT WIDTH</i>	50'
<i>MINIMUM LOT DEPTH</i>	
<i>REAR ENTRY</i>	90'
<i>FRONT ENTRY</i>	100'
<i>MINIMUM FRONT YARD SETBACK</i>	
<i>REAR ENTRY</i>	10'
<i>FRONT ENTRY</i>	20'
<i>MINIMUM REAR YARD SETBACK</i>	10'
<i>MINIMUM SIDE YARD SETBACK</i>	0' & 10'
<i>MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET</i>	15'
<i>MINIMUM LENGTH OF REAR YARD DRIVEWAY</i>	18'
<i>MINIMUM WIDTH OF REAR YARD DRIVEWAY</i>	18'
<i>MAXIMUM BUILDING HEIGHT</i>	2 STORIES/28'
<i>MINIMUM MASONRY REQUIREMENT PER FAÇADE</i>	75%
<i>MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE</i>	2

GENERAL NOTES:

¹: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

Exhibit 'D':
Density and Development Standards

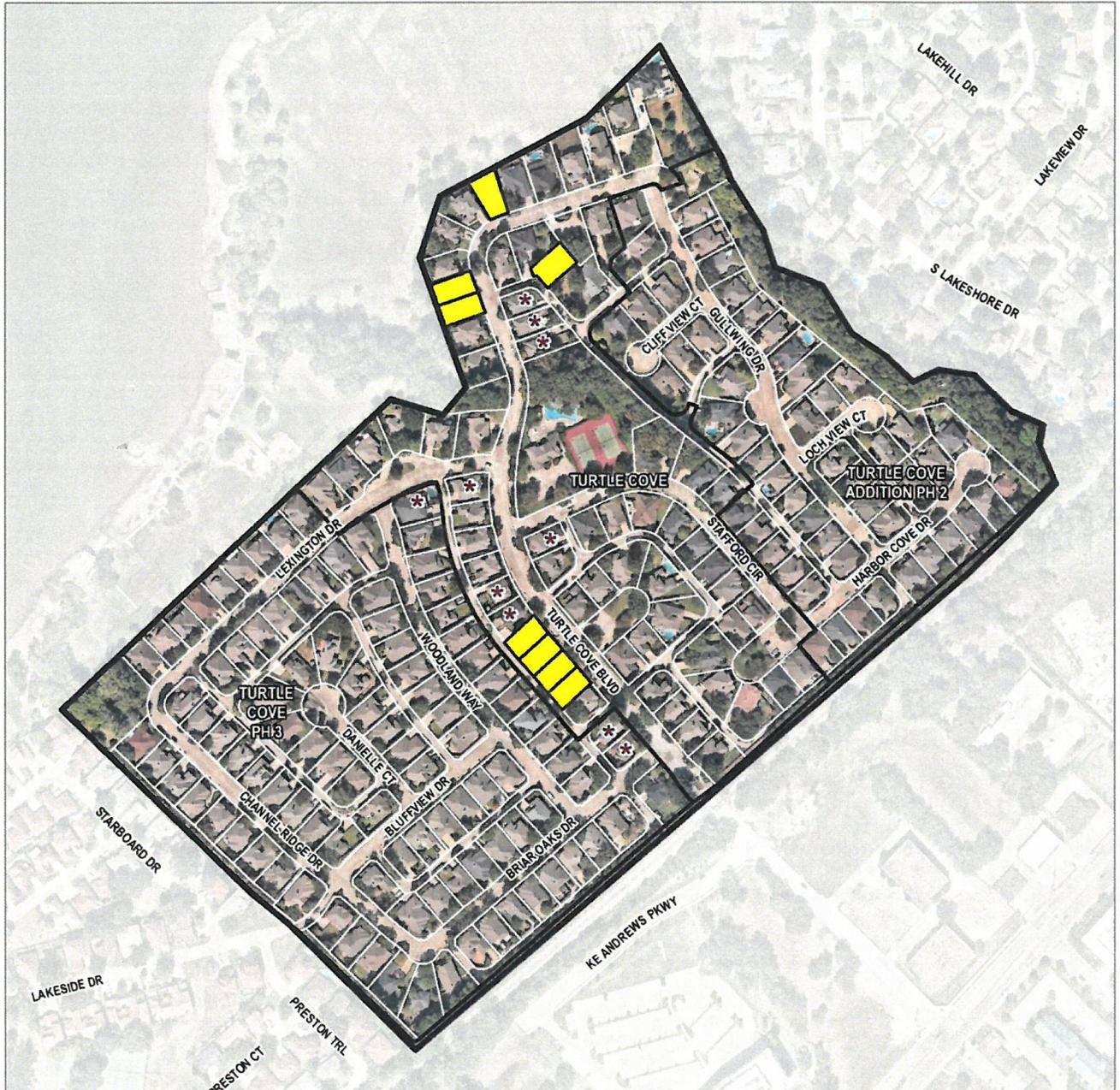
(C) TRACT 4. (Turtle Cove Subdivision)

- (1) Concept Plan. All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

FIGURE 4. CONCEPT PLAN FOR TRACT 4

TOTAL GROSS ACREAGE: 53.6337-ACRES

ZONING AREA (I.E. NET ACREAGE): 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN **YELLOW**)



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.

Exhibit 'D':
Density and Development Standards

- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA ^{(1) & (5)}	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH ^{(1) & (2)}	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY ⁽⁴⁾	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

GENERAL NOTES:

- ¹: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- ²: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- ³: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- ⁴: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- ⁵: All lots will be above flood level.

- (4) Building Standards. All development shall adhere to the following building standards:
- (b) Garage Orientation. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.
- (5) Additional Community Parking. The following additional parking shall be incorporated into *Tract 4*:
- (a) Cluster Areas: 30 Parking Spaces
- (b) Recreation Center: 20 Parking Spaces

NOTE: Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) Open Space. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) Takeline. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

Exhibit 'D':
Density and Development Standards

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
 - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
 - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
 - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

Exhibit 'D':
Density and Development Standards

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	TRACT 5
<i>MINIMUM LOT AREA</i>	5,000 SF
<i>SINGLE-FAMILY DWELLING UNITS PER LOT</i>	1
<i>MINIMUM SQUARE FOOTAGE PER DWELLING UNIT</i>	1,800 SF
<i>MINIMUM LOT WIDTH ⁽¹⁾ & ⁽²⁾</i>	50'
<i>MINIMUM LOT DEPTH</i>	90'
<i>MINIMUM FRONT YARD SETBACK ⁽³⁾</i>	20'
<i>MINIMUM REAR YARD SETBACK</i>	7½'
<i>MINIMUM SIDE YARD SETBACK ⁽⁴⁾</i>	0'/10' OR 5'
<i>MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET ⁽⁵⁾ & ⁽⁶⁾</i>	15'
<i>MAXIMUM BUILDING HEIGHT</i>	30'
<i>MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽⁷⁾</i>	2
<i>MAXIMUM LOT COVERAGE</i>	50%

GENERAL NOTES:

- ¹: As measured from the front building setback.
- ²: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- ³: As measured from the Access and Fire Lane Easement.
- ⁴: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- ⁵: This shall be increased to 20-feet when abutting an arterial.
- ⁶: Unless otherwise denoted on the approved subdivision plat.
- ⁷: Plus, a two (2) car garage.